

WORKSHOP MEETING AGENDA

TOWN OF LLOYD PLANNING BOARD

Thursday, January 28th, 2021

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

OFFICIALLY OPEN THE MEETING
VIA Webex

Old Business:

Andola Subdivision: Conservation Subdivision: South Street in AG zone (For subdivision sketch plan discussion)

Applicant desires to create a 11 lot conservation subdivision on two parcels in the Ag zone.

New map submitted, lower lot count.

SEQRA status: Undetermined

January 2021: New maps submitted on 1/12/2021. Andy Learn reviewing. Circulated to Board.

Board to make determination and circulate for lead agency if required.

Board to send to Ulster County upon decision that application is complete.

Selux Corporation: Solar Array, site plan (subject to site plan and SUP under Zoning Code 100-39-1); 5 Lumen Lane, in GB zone. (No updates provided or discussion needed)

Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.

Off agenda until amendment to SWPPP is completed. Board requires a survey showing more precisely the location of the arrays.

SEQRA status: Undetermined

January 2021: Nothing new from applicant.

Villages ALF: Site plan and SUP. Route 9W: master parcel # 95.12-1-15.100 (For information and continued discussion)

Applicant desires to consolidate Five (5) parcels with site plan review for an Assisted Living Facility (approx 120,000 sq. ft.) with Aquatic Therapy Center (approx 7,000 sq. ft.) and Primary Care Center (approx 5,000 sq. ft.). SEQRA review being conducted for entire retirement community. Applicant has indicated intent to submit an application to the Town Board for a PRRD based on recent zoning changes.

New plans submitted 11/04/2020.

Staff applicant meeting on 11/18/20

SEQRA status: Type 1 action based on Part 1 of FEAF; Planning Board is lead agency for review of retirement community; Town Board is an involved agency and coordinated review is required.

Goldenview II: site plan. Argent Drive. #96.29-3-3.11 in PUD (For discussion)

Applicant proposes to construct a three story, 55,000 square foot (total, all floors) affordable, rental housing complex for senior citizens. The complex will include 57, one-bedroom units, outdoor parking areas, a new roadway configuration from Argent Drive to access the complex and pedestrian connections to Argent

Review of the building height and required additional site plan elements.

Applicant to determine whether it can comply with 35' height limit imposed by Town Board, for Planned Unit Development.

SEQRA status: Unlisted Action based on Part 1 of SEAF. Planning Board is lead agency.

January 2021: New submission on 1/5/2021, Andy Learn reviewing, circulated to Board.

Board to possibly set public hearing for February 25th, 2020 at 7pm.

The Views at Highland: Revised application for site plan review. 3715-3725 NYS Route 9W. SBL ## 95.2-2-12.100 and 12.200. (For discussion)

Revised application submitted to Planning Board on 11/9/20 with reduced proposal for forty-four 2d-floor dwelling units and 14,000 SF of commercial space on the first floor.

SEQRA status: Planning Board is lead agency and no determination of significance has been made.

January 2021: New landscaping plans received. New slip lane plans submitted to the County by the applicant for their review.

New Business

Highland Estates, LLC: Site plan review: Route 9W: SBL: 96.9-1-35.210 in Highway Business District on 7.84 acres (For introduction)

Applicant desires site plan for mixed use building with 16,000 sq. ft. first floor retail space including a 3,000 to 4,000 sq ft gas station facility with four pump islands and second floor residential housing. Applicant also desires a second building with professional offices with 9,600

sq. ft. of office space (two story) on 4,800 sq. ft. footprint. Parking will be shared between the two buildings.

SEQRA status: Undetermined

Green, Glenn, SUP ground mounted solar array. 611 N. Chodikey Lake Road, R-1 zone. 87.2-4-3.100. (For introduction)

Applicant desires to install a 1500 sq. ft. ground mounted solar array, consisting of 80 335watt panels. Array will be no higher than 12'.

SEQRA status: Undetermined

Board to set public hearing for February 25th, 2020 at 7pm

Michael Serini; Lot Line revision. 326, 330 Vineyard Ave. R-1 zone. 95.2-6-29.140 + 95.2-6-32 (For introduction)

Applicant desire to perform a lot line revision to make the lots more conforming.

Motion to Adjourn.