

# **WORKSHOP MEETING AGENDA**

## **TOWN OF LLOYD PLANNING BOARD**

**Thursday, November 19th, 2020**

**CALL TO ORDER TIME: 5:30pm**

**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**

### **Public Hearings for 12/3/2020**

#### **Guardian Self Storage: Site Plan; #96.1-1-30; 50 Roberts Road in Gateway Commercial Zone**

Applicant is seeking commercial site plan for the erection of two additional storage buildings with climate control on the site.

SEQRA status: The Planning Board determined that this Unlisted Action would not have a significant adverse impact on the environment at its October 22, 2020 meeting.

#### **Old Business:**

#### **Andola Subdivision: Conservation Subdivision: South Street in AG zone (For information and possible Planning Board discussion at December 3, 2020 meeting).**

Applicant desires to create a 16 lot conservation subdivision on two parcels in the Ag zone.

New map submitted, lower lot count.

SEQRA status: Undetermined

#### **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

**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 FEEAF; 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 (No updates provided or discussion needed)**

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.

**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 introduction and potential discussion at December 3, 2020 meeting)**

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.

Staff have suggested a meeting with the Applicant to review revised application based on recent amendments to zoning and prior information submitted to Planning Board.

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

**Referral From Town Board**

**Kisor Road ODA request.**

Applicant desires to construct a single family dwelling on a landlocked parcel. Property has easement but no frontage. The Town Board desires the Planning Board's input on the possible

granting of an Open Development Area, thereby waiving the requirement of frontage on an approved State, County or Town road for a building permit.

See Maps.

SEQRA status: No Planning Board action required

**Motion to Adjourn,**