

WORKSHOP MEETING AGENDA

TOWN OF LLOYD PLANNING BOARD

Thursday, December 3rd, 2020

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

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.

New maps with Board requested modifications received.

For possible action: Draft resolution to be provided

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

For possible discussion

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

Working on SWPPP, will be back in January.

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.

For possible discussion of SEQRA issues 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.

Working on SEQRA items, will return in January.

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.

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

For possible discussion of 11/9/20 submission, traffic mitigation and requirement of dense vegetative screening.

Motion to Adjourn,