

REGULAR MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, October 28, 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

Minutes to Approve

September 16, 2021 and September 23, 2021

Old Business:

Peppino's Foods: Amended Site Plan: 304 Station Rd. SBL: 86.4-1-22

Applicant is seeking an amended site plan originally approved on 3/21/02 to delete the 12 parking spaces on the north side of the building and add 18 parking spaces on the east side of the building.

Review Status: Updated Site Plan and response to CPL comments circulated. **Letter regarding requirement of ZBA relief for side yard encroachment next to an active agricultural use received by applicant. Applicant desires to appear for Planning Board input.**

New Business

Suleiman, Saman: Subdivision: 465 Red Top Rd. SBL: 88.1-2-4.110

Applicant is seeking a subdivision of a 36.6-acre parcel into a 7.02-acre lot and a 29.5-acre lot. Proposed lot 1 will be a 7.02-acre lot with an existing house, well and septic system. Proposed lot 2 will be the remaining lands, a 29.5-acre vacant lot upon which no construction is proposed at this time.

Review Status: Application and maps circulated to board. **Board to set public hearing for December 2nd, 2021 at 7pm**

2007 Route 9W LLC: Commercial Site Plan: 10 Lumen Lane, SBL: 88.1-6-1.100

Applicant is proposing an expansion of use at the commercial site at 10 Lumen Lane Highland, NY, SBL 88.1-6-1.100. The proposal includes the addition of a 15,000 sq.ft. warehouse building to the parcel existing office/warehouse use on site. The new building shall be accessed through the existing parking area and be provided with additional parking. The site is serviced by municipal water and on-site subsurface sanitary treatment facilities. An expansion of the existing sanitary facilities is proposed to accommodate the connection of bathroom facilities and additional staffing requirements.

Review Status: Application and site plan circulated to board. **Applicant to return with additional information**

Lombardo, David: Special Use Permit: 8 Sheep Ln. SBL: 95.2-3-7.100

Applicant is proposing a small-scale ground mount solar, hidden from the neighborhood on a 7-acre parcel. Array will be 20' x 40'.

Review Status: Application and site plan circulated to board. **Board to set public hearing for December 2nd, 2021 at 7pm**

Public Hearings

Stewart's: Site plan review: 3733 Route 9W: SBL: 96.9-1-33.100 in Highway Business District

Applicant is proposing a new typical Stewart's Shops convenience store (3,850 sq. ft.) with self-service gasoline.

SEQRA Status: Type II

Review Status: Updated site plan and SWPPP response circulated to board.
Potential Action: Open public hearing

Rozzi, Thomas-Subdivision; Station Rd., SBL #86.4-3-3.1

Applicant is seeking a 3-lot subdivision on existing 26 acres on Station Rd.

SEQRA Status: Unlisted Action.
Potential Action: SEQRA determination, open public hearing

Mountainside Woods-Lot Line Revision, 1 & 3 Emerson Terrace, SBL #87.21-1-25 & 87.21-1-26

Applicant is seeking a lot line revision for purpose of meeting set back requirements.

SEQRA Status: Type II Action

Review Status: Application submitted and circulated to Board.

Potential Action: SEQRA determination, open public hearing

Costantino, Raymond- Subdivision, 136 Bellevue Rd., SBL #88.1-3-24.114

Applicant is seeking a two-lot subdivision of a 7.43-acre vacant lot to create a 2.76 acre, and a 4.67-acre parcel with a proposed house, well and septic system on each lot.

SEQRA Status: Unlisted Action

Review Status: Updated map received and circulated to the Board.

Potential Action: SEQRA determination, open public hearing

AT&T- Lot Line Revision, Illinois Mountain, SBL #87.4-5-24.100 and 87.4-5-4.112

Applicant AT&T Communications is the owner of a 23.09-acre parcel (SBL 87.4-5-24.100) and a 2.81-acre parcel (SBL 87.4-5-4.112) located on Illinois Mountain. It is proposed that the 23.09-acre parcel will convey 0.5 acres to the 2.81 parcel to create an unencumbered vacant 22.59-acre parcel. The resultant 3.31-acre lot contains communication facilities and no new construction is proposed.

SEQRA Status: Type II Action

Review Status: Updated map received and circulated to the Board.

Potential Action: SEQRA determination, open public hearing

JTK Management- Site Plan, 86 North Rd., SBL #88.1-4-21

The applicant proposes construction of two two-family dwellings on the property. It is located primarily in the R-1/2 zone, and is located in a mixed-use area of single-family residences, multi-family residences and businesses. Each dwelling will be serviced by Town of Lloyd municipal water and sewer service.

SEQRA Status: Unlisted Action

Review Status: Updated site plan circulated to board.

Potential Action: Open public hearing

Motion to Adjourn.

Tentative