

**WORKSHOP MEETING AGENDA**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, February 18th, 2021**

**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**

**Minutes to Approve**

**Old Business:**

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

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

- Applicant wishes to discuss project further with the Planning Board for February workshop.

**New Business**

**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.

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

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

New maps received and circulated to the Board.

**Public Hearings**

**Silver Gardens (was Goldenview II): site plan. Argent Drive. #96.29-3-3.11 in PUD**

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

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.**

Revised application submitted to Planning Board on 11/9/20 with reduced proposal for twenty-two 2nd-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.

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

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

**Motion to Adjourn.**