

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

**Thursday, April 21, 2022**

**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**

**Minutes to Approve**

March 17, 2022 & March 24, 2022

**New Business:**

**Elms Main Street LLC: Commercial Subdivision: 41-43 Main St. SBL:  
#88.69-2-31**

The applicant is proposing a two-lot subdivision of a 0.95-acre parcel of land located at 41-43 Main St. Currently the lot contains 2 apartment buildings and a laundromat along with parking. The parcel is serviced by municipal water and sewer. Proposed lot 1 will be a 0.50-acre and will include the 2 apartment buildings and parking. Proposed lot 2 will be 0.45-acres and will include the laundromat and parking. Lot 1 and 2 granting and reserving an easement for parking and right-of-way for ingress and egress. No new improvements on either lot.

Review Status: Application and Maps circulated to the board.

**Guardian Self-Storage: Commercial Site Plan: 50 North Roberts Rd. SBL:  
#96.1-1-30**

Applicant is seeking an amended site plan to construct a climate controlled self-storage building that is approximately 11,675 Sq. Ft.

Review Status: Application and Site Plan circulated to the board.

**Old Business:**

**HHH Property Management LLC: Commercial Site Plan: 24 Main St. SBL: #88.69-9-2.**

Applicant is seeking site plan approval to install a 1<sup>st</sup> floor yoga studio with residential living space above.

Review Status: Updated plans and memo circulated to board.

SEQRA status:

Potential Action: TBD

**180 South Street LLC: Commercial Site Plan: 180 South St. SBL: #87.3-5-14.**

The applicant proposes to construct a 24,196 sq. ft. building addition keyed onto the west axis of the existing structure along with a loading area containing 4 loading docks at 180 South Street. The proposed use is allowed in the A zone and requires an area variance, site plan approval and a special use permit. The applicant is proposing to rehabilitate the structure, construct a building addition with site appurtenances and increase roof height to increase distribution center operation productivity. No changes to the remaining principal access points are proposed. No new water or sewer services are proposed.

Review Status: Updated Plans, ZBA Resolutions, and ZBA minutes circulated to the board.

**Cuisine Machine, INC.: Site Plan Review: Route 9W: SBL: 88.1-3-18 in DB zone.**

Applicant is seeking site plan approval of a site plan to permit a Restaurant Use of Mobile Food Trucks with Take Out service only.

SEQRA Status: Unlisted Action

Review Status: Updated plans circulated to the board.

**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: Unlisted Action  
Review Status: Plans circulated to the board.

### **Public Hearings:**

#### **Mazzella, Frank: Special Use Permit for Timber Harvest: 18 Tricia Blvd. SBL: 88.1-8-3**

Applicant (MJM Forest Products) is seeking a special use permit to selectively harvest trees at 18 Tricia Blvd.

Review Status:  
SEQRA Review: Type II  
Potential Action: Applicant to update board.

### **Administrative Business**

#### **The Villages**

Applicant is requesting a modification of conditions that need to be completed prior to the Chair signing the site plan. The applicant is also requesting an extension of the subdivision approval.

**Motion to Adjourn.**