

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

**Thursday, May 18, 2023**

**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 at May 25, 2023 meeting**  
April 20, 2023 & April 27, 2023

**New Business**

**The Villages PRRD: Site Plan: SBL #95.2-2-3.211 & 95.2-2-9.100**

Applicant is proposing 197 independent living cottages and club house and an ALF.

Review Status: Updated plans circulated to the board

**Peppino's Food: Amended Site Plan: 304 Station Rd.: SBL #86.4-1-22.100**

Applicant is seeking an amended site plan to construct a 70' X 165' building for produce storage.

Review status: Application and site plan circulated to the board.

**Sabuda, Robert: Special Use Permit: 62 Black Creek Rd., SBL #79.2-1-24.200**

Applicant is seeking a special use permit to legalize 2 apartments.

**Continued Public Hearings**

**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, south and east 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 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: Public hearing opened on 4/27/23

### **Old Business**

#### **Falcon Ridge: Subdivision: 301 and 357 Upper North Rd.: SBL #80.3-1-18.110 & 80.3-1-31**

Applicant is proposing a conservation subdivision of 166 lots.

#### **Fanelli, John: Special Use Permit: 26 Gabriety Rd: SBL #95.4-26.210**

Applicant is seeking a special use permit for principal and accessory structures approved by ZBA on 10-8-20.

Review Status: Updated site plan circulated to board.

#### **Delta Contracting Enterprises: Site Plan: 219 Upper North Rd.: SBL #87.8-1-10.100**

Applicant is seeking site plan approval to construct a 2226 square foot storage building on a 1.13-acre parcel located on the westerly side of North Rd.

Review Status: Public hearing was closed on 4/27/23

#### **Relyea, Susan: Lot Line Revision: 1 Maple Ave & Brinkerhoff Ave, SBL #88.17-10-3.200 & 88.17-10-4**

Applicant is seeking a lot line revision to convey a 0.44-acre parcel from tax parcel 88.17-10-4 to tax parcel 88.17-10-3.200. The resultant parcels will be lot #1 a 0.79-acre parcel containing all the improvements currently appurtenant to the lot and lot #2 a 0.18-acre parcel with an existing 2-family dwelling and attached garage and will require an area variance.

#### **Walton, Gia Marie: Lot Line Revision & Subdivision: 1, 25, and 27 Picnic Woods Rd, SBL #94.2-2-18.130, 94.2-2-18.141, 94.2-2-18.142**

Applicant is seeking a 2 lot subdivision with 2 lot line revisions. Proposed lot #1 will be 2.01-acres in size and is improved with an existing house, well and septic system. Proposed lot

#2 is a new buildable flag lot 2.04-acres in size and will need an area variance. Proposed lot #3 will be a 2.06-acre lot improved with an existing house, well and septic system. Proposed lot #4 is a previously approved vacant residential lot that will be increased in size from 4.05-acres to 4.17-acres, so the existing driveway is located entirely within the lot bounds.

### **New Short-Term Rentals (Public Hearings)**

#### **Hidden Gems NY Stone Home: 383 Upper North Rd: SBL #80.3-1-30.200**

Review Status: Application and documents circulated to the board.

Potential Action: Open public hearing

### **Continued Short-Term Rentals**

#### **Micah Straight: 14 Tina Drive: SBL #87.3-3-19**

Review Status: Public hearing opened on 4/20/23

**Motion to Adjourn.**