

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

**Thursday, May 20, 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**

April 6, 2021-special meeting, April 15, 2021 and April 22, 2021

**Old Business:**

**Villages ALF: Site plan and SUP. Route 9W: master parcel # 95.12-1-15.100**

Applicant is seeking a SUP and site plan approval for an ALF.

New maps received and circulated to the board.

**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.

Traffic study received and circulated to the board.

**Selux Corporation: Solar Array, site plan (subject to site plan and SUP under Zoning Code 100-39-1); 5 Lumen Lane, in GB zone.**

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.

SWPPP received and circulated to board.

SEQRA status: Undetermined

**Rover Contracting (Riverside Corners): Site Plan Review: 251 N. Riverside Rd.: SBL: 87.8-1-10.3 in LI zone.**

Applicant is seeking site plan approval to permit construction of a 9,800 square foot warehouse building for storage and maintenance of equipment for a construction company, with an attached two-story office and file storage annex totaling 3,000 square feet in size.

Updated maps received and circulated to the board.

**New Business**

**ADC Ulster, LLC- Falcon Ridge Subdivision, 301 Upper North Rd., SBL# 80.3-1-18.110 &80.3-1-31, in R1 and LI zone.**

The applicant proposes to develop a 166 lot-Conservation Subdivision with frontage along Upper North Road and North Chodikee Lake Road. The applicant is proposing to connect to the Town water system. The applicant is proposing an on-site Sanitary Sewer Treatment Plant.

**Peppino's Food- Amended Site Plan, 304 Station Rd., SBL# 86.4-1-22, in Ag Zone.**

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.

**Mountainside Woods- Lot Line Revision, 2 Benjamin Dr. and 23 Vista Dr., SBL# 87.21-3-11 and 87.21-1-39.100**

Applicant is seeking to revise lot size to accommodate setbacks.

**All Space Storage- Site Plan, 480 Route 299, SBL# 87.1-2-28, in DB zone.**

Applicant is seeking site plan approval to add additional storage facilities to an existing site already containing storage facilities.

**McGahan, Ryan- Solar Array (roof), 21 Falcon Dr. SBL# 86.4-3-36**

Applicant is seeking to install a 1242 sq. ft. roof mounted solar array.

## **Public Hearings**

### **Garcia/Trainor: Lot line Revision: Pancake Hollow Rd. SBL: 87.3-2-10 and 87.3-2-11**

Applicant proposes to convey a 0.15-acre parcel of land from her unimproved 6.84-acre parcel to adjoining lands of co-applicant. The approximately fifteen-foot-wide fee parcel of land will supplement an existing twelve-foot-wide right-of-way over an existing driveway leading from Sundial Lane.

### **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: Type I Action based on Part 1 of SEAF. Planning Board is lead agency. SEQRA SEAF Part 2/3 review required.

Hearing status: Site plan review hearing opened, continued; Subdivision hearing cannot be opened until a SEQRA determination.

## **Administrative Business**

Cerniglia- ODA

**Motion to Adjourn.**