

## **WORKSHOP MEETING Minutes**

### **TOWN OF LLOYD PLANNING BOARD**

**Thursday, October 22nd, 2020**

**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**

#### **Terra Group WBOD. Waterfront Bluff Overlay District. #88.13-4-40.100**

Applicant desires to construct a new single-family dwelling along Bellevue Road. The proposed location is within the Waterfront Bluff Overlay district. Access is via a shared driveway.

Type 2 SEQRA. No additional SEQRA review required.

Board anticipates closing the public hearing.

Chair asked if the applicant desired to say anything. Applicant reiterated the submittals to date, included the WBOD and Esopus SASS narrative. Applicant spoke to the newest submittal showing plantings along the property lines, especially those along the southern boundary line. Board agreed that the submittals were sufficient.

Board reviewed submittals from applicant.

Chair asked if there was anyone from the public who wished to speak. No comment offered.

Chair asked for a motion to close the public hearing. Carl moved, Larry seconded. Unanimous approval to close the public hearing.

Paul VanCott prepared a resolution. Scott read the resolution.

Franco moved to accept the resolution. Sal seconded. Unanimous approval of the application

#### **New Business:**

##### **Andola Subdivision: Conservation Subdivision: South Street in AG zone.**

Applicant desires to create a 16 lot conservation subdivision on two parcels in the Ag zone.

Applicant has not submitted any new documentation to the Town.

Nothing new from the Applicant.

Town Engineer Andy Learn provided letter to the Board and the applicant.

Applicant to decide to go forward with the density calculation (yield or engineered) based on the comments in CPL letter from Andy L. Will return next month.

**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.

Off agenda until amendment to SWPPP is completed. Board requires a survey showing more precisely the location of the arrays.

Nothing new from applicant.

**Guardian Self Storage: Site Plan; #96.1-1-30; 50 Roberts Road in Gateway Commercial Zone**

Applicant is seeking commercial site plan for the erection of two additional storage buildings with climate control on the site.

Board intends to set public hearing for the November/December meeting.

Board declares a Negative Declaration based on the EAF pursuant to SEQRA regulations.

Board reviewed final set of maps from the applicant. Board felt that the site plan is sufficient to set a public hearing for next month.

Chair asked for a motion to set a public hearing. Sal moved to set a public hearing for the December meeting. Larry seconded. Unanimous approval to set a public hearing for December 3<sup>rd</sup>, 2020 at 7pm.

**Old Business:**

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

Applicant desires to consolidate Five (5) parcels with site plan review for an Assisted Living Facility (approx 120,000 sq. ft.) with Aquatic Therapy Center (approx 7,000 sq. ft.) and Primary Care Center (approx 5,000 sq. ft.)

New plans submitted 08/26/2020 reflecting discussion with Planning Board on 08/20/2020

Declare Lead Agency, direct circulation to interested and involved agencies.

New plans submitted 09/13/2020.

Board circulated for Lead Agency on 10/20/2020 based on revised submission.

Board reviewed new maps which reflected previous discussions with the applicant. Some questions remained concerning the topography shown on the plans. Generally, the Board felt that the use of the topography in relation to the building was good. Using the building to hide the rest of the building further upslope was considered a good plan.

Question asked concerning the feasibility study for water and sewer. Andy said that the committee had a recommendation but he would check into the status.

Applicant asked the board to schedule a public hearing on the Assisted Living Facility. Discussion concerning the Board's position. General consensus that the Board was not ready to have a public hearing on the ALF, as they were still working through the SEQRA issues of the larger project.

### **Goldenview II: site plan. Argent Drive. #96.29-3-3.11 in PUD**

Applicant proposed 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

Further discussion concerning the early review of the previous SEQRA findings statements of the Town Board.

Applicant is working up a response to the SEQRA issues of the original PUD, including traffic.

Review of the building height and required additional site plan elements.

Board still awaiting landscaping, lighting, other site plan elements.

Applicant attended the meeting. Stated that he has reached out the architect on the matter of the building height. Will confirm the height and get back to the board. Nothing new at this time.

**Motion to Adjourn,**