

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

**Thursday, December 2, 2021**

**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 Zoom

**Minutes to Approve**

October 21, 2021, October 28, 2021, and November 18, 2021

**Old Business:**

**JTK Management- Site Plan, 86 North Rd., SBL #88.1-4-21**

The applicant proposes construction of two two-family dwellings on the property. It is located primarily in the R-1/2 zone, and is located in a mixed-use area of single-family residences, multi-family residences and businesses. Each dwelling will be serviced by Town of Lloyd municipal water and sewer service.

SEQRA Status: Unlisted Action

Review Status: Public hearing closed

Potential Action: SEQRA determination, Final Approval

**Silver Gardens- Site Plan and subdivision, Argent Dr., SBL #96.29-3-3.11 in PUD.**

Applicant proposes a 2-lot subdivision and 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: Negative Declaration issued.

Procedural status: Subdivision and Site Plan approval granted.

Potential Action: Approval Extension

## **New Business**

### **Mountainside Woods: Lot Line Revision: 20 and 22 Emerson Terrance: SBL: 87.21-3-24 & 87.21-3-23.**

Applicant is seeking a lot line revision for the purpose of meeting setbacks.

Review Status: Application and maps circulated to board.

Potential Action: Schedule Public Hearing for January 27, 2022

### **Garland, Stacey: Special Use Permit: 20 Carmella Rd.: SBL: 87.20-2-40.**

Applicant is seeking a special use permit to install a roof mounted solar array.

Review Status: Application and plans circulated to board.

Potential Action: Schedule Public Hearing for January 27, 2022

## **Extended Public Hearings**

### **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.

SEQRA Status: Type II

Review Status: Public hearing was opened and extended.

## **New Public Hearings**

### **Suleiman, Saman: Subdivision: 465 Red Top Rd. SBL: 88.1-2-4.110**

Applicant is seeking a subdivision of a 36.6-acre parcel into a 7.02-acre lot and a 29.5-acre lot. Proposed lot 1 will be a 7.02-acre lot with an existing house, well and septic system. Proposed lot 2 will be the remaining lands, a 29.5-acre vacant lot upon which no construction is proposed at this time.

SEQRA Status: Type II

Review Status: Application and maps circulated to board.

### **Lombardo, David: Special Use Permit: 8 Sheep Ln. SBL: 95.2-3-7.100**

Applicant is proposing a small-scale ground mount solar, hidden from the neighborhood on a 7-acre parcel. Array will be 20' x 40'.

SEQRA Status: Type II

Review Status: Application and site plan circulated to board.

**Motion to Adjourn.**