

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

**Thursday, June 22, 2023**

**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**

**Minutes to Approve at June 22, 2023 meeting**  
May 18, 2023 and May 25, 2023

**Old 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  
Potential Action: TBD

**Public Hearings**

**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: Public hearing set for June 22, 2023  
Potential Action: Open public hearing

**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.

Review Status: Public hearing set for June 22, 2023

Potential Action: Open public hearing

**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.

Review Status: Public hearing set for June 22, 2023

Potential Action: Open public hearing

**Continued Public Hearings**

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

Review Status: Public hearing opened on 4/27/23

SEQRA Status: Unlisted Action

Potential Action: TBD

**Administrative Business: Referrals from ZBA**

**Rozzi, Thomas: 3 Orchard Lane: front yard variance and front yard setback for a garage**

**Peppino's Food: 304 Station Rd: Commercial area variance for building and lot coverage**

**Motion to Adjourn.**