

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

**Thursday, August 15, 2019**

**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**

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**Extended Public Hearing**

**EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.**

*Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.*

*The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.*

*The Planning Board requested an engineering report for the proposed truck turning radius on 06.20.2019*

*The Planning Board requested a revised engineering report for a turning radius and traffic flow plan to adjust for a lesser size truck.*

**Old Business**

**D and D Auto Supply, 3537 Route 9W, SBL# 88.69-3-12.100 in GB Zone.**

*Applicant is seeking commercial site plan approval to construct a 3600 square foot free standing storage building on their property located at the intersection of Woodside Place and Route 9W (SBL# 88.69-3-12.1). Applicant was granted two area variances to permit maximum lot coverage of 67% and a rear yard setback on May 9, 2019 by the ZBA. Variances were granted with the recommendation that the building face along Woodside Place should have features consistent with the residential character of the neighborhood.*

*The Board requested revised siteplan with elevations.*

**The Views at Highland, 3715-3725 Route 9W, SBL# 95.2-2-12.100 & 95.2-2-12.200 in HBD Zone.**

*Applicant is seeking commercial site plan approval to redevelop property at 3715-3725 Route 9W (SBL 95.2-2-12.100 & 12.200) for a mixed-use commercial and residential development with related parking and landscaping. The applicant proposes to construct two mixed-use buildings comprised of retail and office space on the first floor of each building and twenty-two apartment units located on the upper two floors in each respective buildings. In accordance with the Town of Lloyd Zoning Code Section 100-36D, ten percent of the proposed residential units will be designated as below market rates.*

**The Village in the Hudson Valley, 3679 Route 9W, SBL#'s 95.12-1-5 &15.1, 95.2-2-3.21, 9 & 10 in R1/2 Zone.**

*Applicant is seeking commercial site plan approval for a proposed Continuing Care Retirement Community and a lot line revision to consolidate and reconfigure five parcels into two parcels. Informational Meeting 08.22.19, 5PM at Highland Fire House, 25 Milton Ave., Highland, NY.*

**New Business**

**Auto Zone Retail Auto Parts Store, No# 6881, 3668 Route 9W, SBL# 96.1-4-18.241.**

*Applicant is seeking commercial site plan approval for a land development project that will consist of a 6,816 sq ft single story structure for the retail sale of auto parts.*

**GlidePath Power Solutions – Energy Storage Warehouse**

**RTH Realty Holdings, LLC, Upper North Road, SBL# 80.3-1-16.**

*Applicant is proposing to construct 12,000 sq ft warehouse and office space building along with associated parking and loading area. The proposed multi-use passive building is intended to be constructed on a 3.4 acre vacant parcel.*

**Costantino, Paul and Joanne, 30 Bellevue Rd, SBL # 88.17-2-13.100.**

*Applicants are proposing a lot line revision to add a vacant 0.83 acre parcel of land to their single family residential lot. The acreage is topographically separated from the residence on adjoining lands of Diana & Paul Costantino and Kathleen Kouri and has been used and maintained by the applicants. The lot line revision will allow for the continued maintenance of the Hudson River viewshed on the applicant's parcel.*

**P WE Holdings, LLC, Route 9W, SBL # 88.1-4-8.222**

*Applicant is seeking commercial site plan approval to construct a 6,300 square foot catering hall/banquet facility on a 9.34 acre parcel of land located on Route 9W, southerly of North Road and northerly of Grand Street.*

**Sign Approval**

**Pete's 9W Collision Center, 3323-3325 Route 9W, SBL# 80.3-1-21.110.**

*Applicant is seeking sign approval to install a double sided internally illuminated freestanding light box on a single pole. Proposed sign dimensions are 4'x8'x12" (box) and 5"x5'x96" (pole).*