

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, October 17, 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

New Public Hearings

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.

As a Type II Action, no review of the Short EAF was required.

The Planning Board set the public hearing on 08.22.19 for the 09.26.19 meeting.

On 09.18.2019, the Board was presented with information on a decrepency with boundry lines depicted on the maps from neighboring property owner Joseph Anzelone.

Brooks and Brooks, applicant's representative, have advised the Board that the boundry lines will be consistant with a 2014 Supreme Court decision in the final maps submitted in October.

Old Business

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

****Adjourned until 11.21.2019 per request of applicant.**

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.

The Board requested more detaile site plan that would include more aesthetically pleasing landscaping.

Received final review from CPL 09.23.2019.

Resubmittal received 10.01.19

The Board is waiting for the traffic study.

Cusa, Sal, North Road, SBL# 88.1-4-8.225, in R 1/2 Zone. **Adjourned until 11.21.2019 per Water and Sewer Committee meeting discussion.

Applicant is seeking subdivision approval proposing to divide lot SBL# 88.1-4-8.225 into 5 lots for single family residences.

The Board requested a topography map and recommended the property be discussed at the next Water and Sewer Committee meeting.

GlidePath Power Solutions, Route 9W, 88.1-3-3.200 in LI Zone

Applicant is seeking commercial site plan approval for a lithium battery energy storage system facility at the intersection of 9W and Route 299 that will provide capacity and ancillary services to the regional electric grid.

Applicant presented preliminary site plan and SWPPP on 09.19.2019.

Received final review from CPL 09.23.19.

Site plan revised 09.26.19 to reflect individual cells plan per NYSEDA requirements.

Revised EAF and siteplan received 10.15.2019.

Circulated for Lead Agency 10.15.2019.

Joyful Moments Childcare, LLC, 620 New Paltz Rd, SBL # 87.10-6-6, in R ½ Zone.

Applicant is seeking a special use permit to relocate a childcare business to a new location.

Applicant was asked to provide a more extensive site plan.

The Board has requested a more extensive site plan.

Law, Ryan, 65 Hawleys Corners Road, SBL# 79.4-1-12.200, in R1 Zone. **Adjourned until a revised plan is completed with the ZBA.

Applicant is seeking a special use permit to allow an accessory apartment in part of a detached garage to be constructed in the front yard of his parcel. Applicant is seeking an area variance simultaneously from the ZBA to construct the building in the lower front yard.

P WE Holdings, LLC, Route 9W, SBL # 88.1-4-8.222 in GB Zone. **Adjourned until 11.21.2019 per request of applicant.

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.

The Board requested a grading plan.

RTH Realty Holdings, LLC, Upper North Road, SBL# 80.3-1-16 in LI Zone.

Applicant is seeking commercial site plan approval 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.

The Board requested a 3D model of the building.

Stewart's Shops Corp, 3733 Route 9W, SBL# 96.9-1-33.100, in HBD Zone. **Adjourned until feasibility and traffic studies are completed.

Applicant is seeking commercial site plan approval proposing a new typical Stewart's Shops convenience store (3,850 s f) with self-service gasoline.

Received final review from CPL 09.23.2019.

The Board is waiting for the feasibility and traffic study.

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

****Adjourned until 10.24.2019 per request of applicant.**

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. **Adjourned until 11.21.2019 per request of applicant.

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 was held on 08.22.19 at the Highland Fire House.