

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

**Thursday, April 21, 2016**

Planning Board Meeting: April 28, 2016

New submission date: May 9, 2016

Next Planning Board Workshop: May 19, 2016

Next Month's Planning Board Meeting: May 26, 2016

**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.**

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**New Public Hearings**

**Mt. Triumphant Church, 1377 Route 44-55, SBL#94.4-1-9, in A zone.**

*The applicant proposes demolishing an existing 1,456 s.f. structure and construct a 40' x 60' (2,400 s.f.) church assembly hall with associated parking, and septic system. The proposed will include a kitchen, bathrooms, a 50 seat dining area and a small office.*

**Walker, Desmond, 3945 Route 9W, SBL#95.4-1-18, in 1.5 HBD & R1 zone.**

*The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.*

*Ulster County Planning Board comments.*

**New Business**

**Cappillino, Nicole, 13 Merritt Ave, SBL#88.13-2-10, in GB zone.**

*The applicant would like a special use permit for a 645 sq. ft. accessory apartment.*

**Silver Gardens (Golden View II) Senior Housing, Argent Dr, SBL#96.29-3-3.110, in PUD zone.**

*Same proposal as previously reviewed (different name)*

*The undeveloped, 13.7-acre site is located on the east side of Argent Drive. Golden View II LLC is proposing to construct a three-story, 55,000 square foot (total, all floors) affordable, rental housing complex for senior citizens. The complex contains 57, one bedroom units, outdoor parking areas, pedestrian walks and vehicular drives and landscaping. The complex is restricted to tenants age 55 and older and with an income at or below 60% of the median income for the region.*

**Smith, Matthew (Gina Marie Dance), 10 Commercial Ave, SBL#88.17-9-5.100, in GB zone.**

*The applicant would like site plan approval to renovate the second floor of the building located at 10 Commercial Avenue. Gina Marie's Dance Studio would like to occupy 5770 sq. ft. of the second floor for her business. Interior and exterior renovations will be made to include a sprinkler system and fire separations from other building tenants as required.*

**Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100, in GB zone.**

*The applicant proposes to construct 89,300 square feet of self-storage units with a 37,100 square foot footprint. The proposal includes a phasing plan, with Building 2 commencing construction upon 75% occupancy in Building 1. The two tax parcels will be consolidated to create one new 8.63 acre lot.*

**Hudson Summit LLC, 52 Mayer Dr., SBL#95.12-2-7, in R ½ & R1 zone.**

*The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.*

**Decker, Jason, 3 Commercial Ave, SBL#88.69-10-20, in CB zone.**

*The applicant would like a special use permit to include a beauty enhancement business into his home. This is classified under home occupation 1.*

**MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110, in GB zone.**

*Taco Bell / Dollar General / Multifamily*

**London, Michele, 336 Vineyard Ave, SBL#95.2-6-29.130, in R1 zone.**

*The applicant is requesting a special use permit to add a 783 sq. ft. accessory apartment above an existing garage.*

## **Administrative Business**

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*Solar Discussion*