

RECEIVED
AUG 05 2021

BY:

**Town of Lloyd Planning
Board Application Packet**

Location:

12 church Street

Highland, NY 12528

Application for:

☒ **Site plan**

☐ **Subdivision**

☐ **Special Use Permit**

Phone: (845) 691-2144 opt. 3

Fax: (845) 691-6672

Email:
svannostrand@townoflloyd.com

**Town of Lloyd Planning Board
meets on the 4th Thursday of
each month @7:00 p.m.**

Board Members:

Scott McCarthy, Chairman

Sal Cuciti, Vice Chairman

Carl DiLorenzo

Larry Hammond

Charly Long

Gerry Marion

Franco Zani

Lambros Violaris (Alt. #1)

William Meltzer (Alt. #2)

Receipt date: _____ Intake Official Initials: _____ Deed: _____ EAF: short long coastal
 Fee: \$ _____ Payment by (check one): check# _____ money order# _____ cash _____
 Escrow Deposit: \$ _____ Letter of Intent: _____ Letter of Agent: _____ # maps received: _____
 Other Materials: _____

Applicant's Letter of Intent From: 180 South Street, LLC

To: Town of Lloyd Planning Board and/or Zoning Board of Appeals

Date: 06/30/2021

Message:

The owners of 180 South Street Lloyd, NY purchased the property from Prism Solar Technology in October 2020 for the intended reuse of the warehouse structure. The building is lacking sufficient loading and internal floor area size for the user to efficiently operate and sustain current business levels. The owner is respectfully requesting the variance application to be considered by the Town of Lloyd Zoning Board of Appeals seeking relief for three (3) zoning area variances to support the proposed improvements on the parcel. A brief description of the project can be found below.

The applicant proposes to construct a $\pm 30,600$ square foot (sq. ft.) building addition keyed onto the west axis of the existing structure along with a loading area containing 5 loading docks at 180 South Street Highland, NY 12528. The subject parcel has a logical postal address of 180 South Street Highland, NY 12528 a/k/a TMPL: 87.3-5-14, is ± 6.5 acres in size, more or less rectangular in shape with the rear property line following centering and wholly located within the Agricultural (A) zone. The proposed use is allowed in the A zone in this area of the Town and requires the granting of an area variance(s), site plan approval and a special use permit. The applicant is proposing to rehabilitate the structure, construct a building addition with site appurtenances and increase roof height to increase distribution center operation productivity. The scope of work for the proposed project involves select removal of vegetation, grading, site and pad preparation for the building addition and paving operations. No changes to the remaining principal access points are proposed. No new water or sewer services are proposed.

Letter of Agent

I, Joel Jacobowitz, am the owner of

the property located at, 180 South Street Lloyd, NY 12528,

Highland, NY identified as Tax Map SBL # 87.3-5-14.

I hereby authorize Matzen Construction Management Services, LLC & Verity Engineering, D.P.C.

to act as my agent in an application to Seek zoning variances and
municipal approvals for warehouse
expansion.

Check all that apply:

X Town of Lloyd Planning Board

X Town of Lloyd Zoning Board of Appeals

X Town of Lloyd Building Dept.

Print Name Joel Jacobowitz

Signature Joel Jacobowitz

Date 7/1/2021

Short Environmental Assessment Form

Part 1 - Project Information

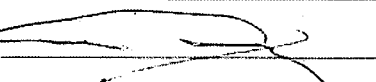
Instructions for Completing

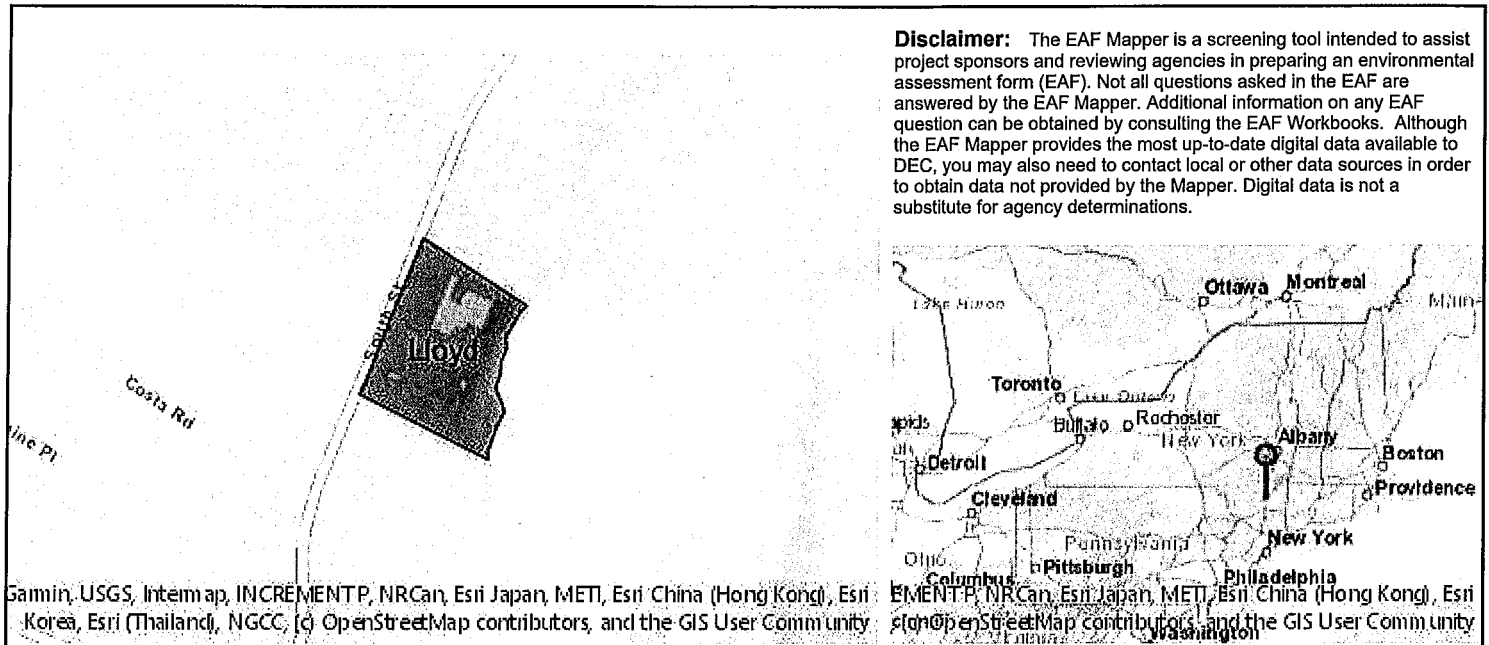
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Highland-NY Warehouse Expansion			
Project Location (describe, and attach a location map): 180 South Street, Highland, NY 12528			
Brief Description of Proposed Action: The applicant proposes to construct a ±30,600 square foot (sq. ft.) building addition keyed onto the west axis of the existing structure along with a loading area containing 5 loading docks at 180 South Street Highland, NY 12528. The subject parcel has a logical postal address of 180 South Street Highland, NY 12528 a/k/a TMPL: 87.3-5-14, is ±6.5 acres in size, more or less rectangular in shape with the rear property line following centering and wholly located within the Agricultural (A) zone. The proposed use is allowed in the A zone in this area of the Town and requires the granting of an area variance(s), site plan approval and a special use permit. The applicant is proposing to rehabilitate the structure, construct a building addition with site appurtenances and increase roof height to increase distribution center operation productivity. The scope of work for the proposed project involves select removal of vegetation, grading, site and pad preparation for the building addition and paving operations. No changes to the remaining principal access points are proposed. No new water or sewer services are proposed.			
Name of Applicant or Sponsor: Matzen Construction Management Services, LLC		Telephone: (518) 322-7985 E-Mail: ptm@matzen.com	
Address: 211 Lakeshore Drive			
City/PO: Melrose		State: NY	Zip Code: 12121
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Area Variance, Site Plan Approval, Special Use Permit - Town of Lloyd		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.5 acres	
b. Total acreage to be physically disturbed?		2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Golf Course			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Existing water well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Existing On-site wastewater treatment system _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Cricket Frog	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm water will be collected, treated and detained for the newly proposed impervious surfaces		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Peter Matzen - Matzen Construction Management Services, LLC</u> Date: <u>06/30/2021</u> Signature: <u></u> Title: <u>Member</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Cricket Frog
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes