

BY:

Town of Lloyd Planning Board Application Packet

| Location: |
|--|
| 12 church Street |
| Highland, NY 12528 |
| Application for: |
| X Site plan |
| Subdivision |
| Special Use Permit |
| Phone: (845) 691-2144 opt. 3 |
| Fax: (845) 691-6672 |
| Email: svannostrand@townoflloyd.com |
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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)

TOWN OF LLOYD PLANNING BOARD APPLICATION FORM

| Property Owner: 180 South Street, LLC c/o Joel Jacobwitz |
|---|
| Owner's Mailing Address: 1274 49th Street, Suit 513, Brooklyn, NY 11219 |
| Owner's telephone/fax/email: (718) 809-5046 |
| Business Name, if applicable: DJ Direct Group, Inc. |
| Location of subject site(s): 180 South Street Lloyd, NY 12582 |
| Tax Map SBL# 87.3-5-14 Zone: AGRICULTURAL (A) Property size: +/- 6.492 Acres |
| Name of Agent of Professional Rep: Matzen Construction Management Services, LLC & Verity Engineering, D.P.C. |
| Matzen Construction Management Services, LLC - 211 Lakeshore Drive Address of Prof Rep: Verity Engineering, D.P.C P.O. Box 474 Troy, NY 12181 Matzen Construction Management Services, LLC - (548) 322-7985 Telephone/Fax/Email Prof Rep: Verity Engineering, D.P.C (585) 760-4485 |
| Complete the description for as many application areas listed below as are appropriate: 1. SUBDIVISION# lots for the purpose of: b. Lot line revision for purpose of: |
| 2. SITE PLAN: commercial residential for purpose of: Commercial - Site Plan Approval |
| Please sign and submit this application with the materials listed below: SIGNATURE OF APPLICANT or AGENT (cross out one) & DATE: |
| SUBMISSION of the following information is required before the application can be presented to the Planning Board. Completion of this application form. Application fee: Non-refundable check or money order made out to "Town of Lloyd", or cash is accepted. Amount submitted: \$_\$6,120(see attached copy of fee schedule to calculate amount). Photocopy of the deed to the entire parcel. Completion of the NYS SEQRA (State Environmental Quality Review Assessment) Form as appropriate for project, as follows: a) Short form EAF, complete part 1 only. b) Long form EAF, complete section 1 only. c) Ag. Statement if required. d) Coastal Assessment form (for use in the WBOD zone), complete form in addition to short/long EAF form. Letter of Agent if you are authorizing someone else to represent you at board meetings. Letter of Intent on our form or your letterhead. Escrow deposit: \$\$15,500(see attached copy of fee schedule to calculate amount). ***Five (5) copies of a graphic representation of your project depicted on a survey map with the stamp and seal of a professional engineer, surveyor or architect licensed in NYS, or a sketch of the parcel overlaid on a tax map for the poord's preliminary review. ***EAND. SUBMIT FOUR copies of your map and send a .pdf by email to svannostrand@townoflloyd.com |
| BOARD USE ONLY FOR VERIFICATION OF SUBMISSION: Receipt date:Intake Official Initials:Deed:EAF:shortlongcoastal Ree: \$Payment by (check one): check# money order# cash Boscrow 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 a | and/or Zoning Board of Appeals |
| Date:06/30/2021 | • |
| Managan | |

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 ±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

| Joel Jacobowitz | , am the owner of |
|---|---|
| the property located at, 180 South Street L | loyd, NY 12528 |
| Highland, NY identified as Tax Map SBL | .# 87.3-5-14 |
| I hereby authorize Matzen Construction Management | gement Services, LLC & Verity Engineering, D.P.C. |
| to act as my agent in an application to | Seek zoning variances and municipal approvals for warehouse |
| Check all that apply: | expansion. |
| X Town of Lloyd Planning Board | |
| X Town of Lloyd Zoning Board of Ap | ppeals |
| \underline{x} Town of Lloyd Building Dept. | |
| | |
| Print Name Joel Jacobowitz | |
| Signature Tool Tax ob vo | · |
| Date 7/1/2021 | |

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

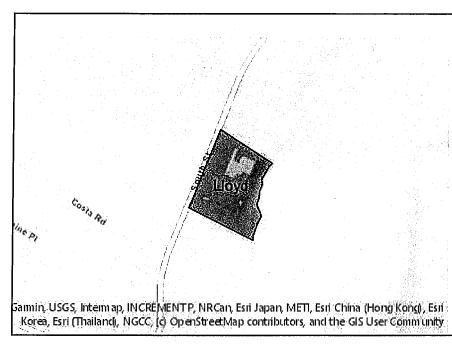
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

| D. 41 D. L. IG T. C. (1 | | | | |
|--|--|---|--|---|
| 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 $\pm 30,600$ square foot (sq. ft.) building addition keyed or loading area containing 5 loading docks at 180 South Street Highland, NY 12528. The subjet Highland, NY 12528 a/k/a TMPL: 87.3-5-14, is ± 6.5 acres in size, more or less rectangular in wholly located within the Agricultural (A) zone. The proposed use is allowed in the A zone in variance(s), site plan approval and a special use permit. The applicant is proposing to rehab appurtenances and increase roof height to increase distribution center operation productivity select removal of vegetation, grading, site and pad preparation for the building addition and paccess points are proposed. No new water or sewer services are proposed. | ct parcel has a logical postal a shape with the rear property this area of the Town and req ilitate the structure, construct . The scope of work for the p | address of 1 line following quires the gr a building a groposed pro | 80 Sout g center anting c ddition v oject inve | th Street ring and of an area with site olves |
| Name of Applicant or Sponsor: | Telephone: (518) 322-79 | 85 | | |
| Matzen Construction Management Services, LLC | E-Mail: ptm@matzen.com | m | | |
| Address: | | | | |
| 211 Lakeshore Drive | | | | |
| City/PO: | State: | Zip Code | e: | |
| Melrose | NY | 12121 | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation? | al law, ordinance, | | NO | YES |
| 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 ques | | ļ ļ | | LJ |
| 2. Does the proposed action require a permit, approval or funding from any other first accounts. | er government Agency? | | NO | YES |
| If Yes, list agency(s) name and permit or approval: Area Variance, Site Plan Approva | I, Special Use Permit - Town o | of [| | ~ |
| 3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | 6.5 acres 2 acres 6.5 acres | | f | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | |
| 5. Urban Rural (non-agriculture) Industrial Commercia | al 🔲 Residential (subur | rban) | | |
| Forest Agriculture Aquatic Other(Spec | cify); Golf Course | | | |
| Parkland | | | | |
| | | | | |

| 5. | | Is the proposed action, | | NO | YES | N/A |
|--------|-----|--|----------------------------------|-------------|----------|-----------|
| | i | a. A permitted use under the zoning regulations? | | | ~ | |
| | 1 | b. Consistent with the adopted comprehensive plan? | | | V | |
| 6. |] | Is the proposed action consistent with the predominant character of the existing buil | t or natural landscape? | | NO | YES |
| | | , , , , , , , , , , , , , , , , , , , | 1 | | | V |
| 7. | | 1 1 | Environmental Area? | | NO | YES |
| If | Yе | Yes, identify: | | | v | |
| | | - Will do and a first transfer of the control of th | | | NO | YES |
| 8. | | a. Will the proposed action result in a substantial increase in traffic above present | | | V | |
| i | t | b. Are public transportation services available at or near the site of the proposed a | action? | | V | |
| | | c. Are any pedestrian accommodations or bicycle routes available on or near the action? | site of the proposed | | V | |
| 9. | Ι | Does the proposed action meet or exceed the state energy code requirements? | | | NO | YES |
| | | the proposed action will exceed requirements, describe design features and technologi | es: | | V | |
| 10. | V | . Will the proposed action connect to an existing public/private water supply? | | | NO | YES |
| Exist | ing | If No, describe method for providing potable water:ting water well | | | ~ | |
| 11. | V | Will the proposed action connect to existing wastewater utilities? | | | NO | YES |
| | | If No, describe method for providing wastewater treatment: | | | | |
| Existi | ing | ting On-site wastewater treatment system | | | V | |
| | | a. Does the project site contain, or is it substantially contiguous to, a building, archae | | | NO | YES |
| Con | nn | ich is listed on the National or State Register of Historic Places, or that has been determined mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be elite Register of Historic Places? | • | | | |
| | t | b. Is the project site, or any portion of it, located in or adjacent to an area designated haeological sites on the NY State Historic Preservation Office (SHPO) archaeological | as sensitive for site inventory? | | ~ | |
| | | a. Does any portion of the site of the proposed action, or lands adjoining the proposed wetlands or other waterbodies regulated by a federal, state or local agency? | sed action, contain | | NO | YES |
| | b. | b. Would the proposed action physically alter, or encroach into, any existing wetland | d or waterbody? | | | \exists |
| IfY | es | Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: | | | : | <u> </u> |
| | | | | | | |
| | | | | _ | | |

| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
|--|--------------|--------------|
| ☐Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional | | |
| ✓ Wetland ☐ Urban ☐ Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or | NO | YES |
| Federal government as threatened or endangered? Northern Cricket Frog | | V |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | | V |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | | V |
| a. Will storm water discharges flow to adjacent properties? | | V |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | | V |
| If Yes, briefly describe: | A 47 - 5-7 | |
| 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 | NO | YES |
| or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | | |
| | ✓ | |
| | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste | NO | YES |
| management facility? If Yes, describe: | | |
| | \checkmark | |
| | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or | NO | YES |
| completed) for hazardous waste? If Yes, describe: | | |
| | | \checkmark |
| | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE | ST OF | |
| Applicant/sponsor/name: Peter Matzen - Matzen Construction Management Services, LLC Date: 06/30/2021 | | |
| Signature. Title: Manber | | |
| | | |



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



| Part 1 / Question 7 [Critical Environmenta Area] | |
|---|----|
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Э |
| Part 1 / Question 12b [Archeological Sites | ,] |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | |
| Part 1 / Question 15 [Threatened or Endangered Animal] | |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | |
| Part 1 / Question 16 [100 Year Flood Plain |] |
| Part 1 / Question 20 [Remediation Site] | • |

| No |
|---|
| No · |
| No |
| Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Yes |
| Northern Cricket Frog |
| Yes |

Yes