

**NOTICE OF COMPLETION OF SUPPLEMENTAL DRAFT EIS AND  
NOTICE OF HEARING RESOLUTION OF THE TOWN OF LLOYD PLANNING BOARD**

**NOTICE OF COMPLETION  
WESTPORT SENIOR RESIDENTIAL PROJECT SITE PLAN**

July 26, 2007

Tax Map # 87.004-5-1.2

**WHEREAS**, the Town of Lloyd Planning Board is conducting a coordinated SEQR Review of this Type 1 Action, submitted by The Falls at Lloyd, LLC for a Site Plan application for a total of 324 units of senior housing on a total of 80.0 acres of land titled "Westport Senior Residential Project" more specifically known and designated as Tax Map #87.004-5-1.2, and

**WHEREAS**, the Planning Board has reviewed the draft Supplemental DEIS dated September 12, 2006, and last revised May 31, 2007, and submitted, in writing, the deficiencies in the information submitted to the Planning Board; and

**WHEREAS**, the deficiencies have been addressed to the satisfaction of the Planning Board;

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lloyd, pursuant to section 617.6, hereby determines that the SDEIS is adequate for public review and that said SDEIS is hereby accepted as complete.

**BE IT FURTHER RESOLVED**, that the Planning Board adopts the attached Notice of Completion and sets the public hearing date for September 6, 2007.

**BE IT FURTHER RESOLVED**, that this resolution shall have an effective date of July 26, 2007.

**TOWN OF LLOYD PLANNING BOARD**

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PB Chairman Louis S. DuBois

Dated: July 26, 2007

# **WESTPORT SENIOR RESIDENTIAL PROJECT**

State Environmental Quality Review  
NOTICE OF ACCEPTANCE  
OF  
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT  
AND NOTICE OF PUBLIC HEARING  
TOWN OF LLOYD PLANNING BOARD

Date: July 26, 2007

The Town of Lloyd Planning Board, acting as SEQR Lead Agency for review of the following action, hereby issues notice that it has accepted a Supplemental Draft Environmental Impact Statement (SDEIS) pursuant to Article 8 of the State Environmental Conservation Law for purposes of public review of the action described below.

A combined public hearing on the accepted SDEIS along with a public hearing on the site plan, has been scheduled for Thursday, September 6, 2007 at 7:00 PM at the Highland Fire Station #1, on Milton Avenue at Route 9W, Highland, New York 12528

The document will be available for public review at: the Town of Lloyd Town Hall, 12 Church Street, Highland, NY, and will also be available at the Highland Public Library and on the Internet at [www.townoflloyd.com](http://www.townoflloyd.com) and click on "legal notices".

**Name of Project: Westport Senior Residential Project**

**Lead Agency: Town of Lloyd Planning Board**

**SEQR Classification: Type 1 Action**

**Location: Town of Lloyd, Ulster County**

**Location: Vista Drive/ Toc Drive**

**Zoning Districts: PRD – Planned Residential District**

**Tax Map Parcels: Section 87.004, Block 5, Lot 1.2**

## **Summary of Action:**

The project involves a Site Plan application for a total of 324 units of senior housing on a total of 80.0 acres of land. The project site lies on the western edge of the Hamlet of Highland, Town of Lloyd, near the end of Vista Drive, which is the extension of Toc Drive. The proposed project will include nine multi-family residential buildings and a separate community building. Each of the buildings will contain 36 residential units, with parking at the surface grade level. Buildings will be a maximum of 35 feet in height, in conformance with the Zoning Code. The project will include stormwater facilities, utility infrastructure, parking and landscaping to serve the proposed residential development. The project is proposed as an active adult community, for residents 55 years of age or older.

**Public Hearing Date: September 6, 2007**

**Close of Comment Period: 30 days after the close of the public hearing.**

**Agency Address: Town of Lloyd Planning Board  
Town Hall – 12 Church Street  
Highland, New York 10954  
Tel. (845) 691-7167**

**Contact Person: Ms. Sandra Avampato**

**A Copy of this Notice and Draft EIS shall be sent to the Involved and Interested agencies as provided in the attached list:**

**Involved Agencies**

**Town of Lloyd offices all located at:**

12 Church Street  
Highland, New York 12528

Planning Board  
Attn: PB Chair Louis S. DuBois

Town of Lloyd Highway Department  
Attn: Highway Superintendent Frank Lombardi

Town of Lloyd Building Department  
Attn: Bldg Inspector Alison Murray

Town of Lloyd Water and Sewer Departments  
Attn: W/S Administrator Wes Monica

**ULSTER COUNTY**

Ulster County Department of Health  
300 Flatbush Avenue  
Kingston NY 12401

**NEW YORK STATE**

New York State DEC Region 3  
Attn: Margaret Duke  
21 South Putt Corners Road  
New Paltz, New York 12561

**FEDERAL GOVERNMENT**

Mr. Brian Orzel  
US Army Corps of Engineers  
26 Federal Plaza  
New York, NY 10278

**Interested Agencies**

**Town of Lloyd offices all located at:**

12 Church Street  
Highland, NY 12528

Town Board  
Attn: Town Supervisor Robert Shepard

Town of Lloyd Conservation Committee  
Attn: ECC Chair Sue Frampton

Town of Lloyd Safety Committee

Town of Lloyd Economic Development Committee  
Attn: EDC Chair Russell Gilmore

**Highland Fire District**

Attn: Chief Daniel Bassanese  
25 Milton Avenue  
Highland, NY 12528

**Neighboring Development**

Sunnybrook Association  
Toc Drive  
Highland, NY 12528

**ULSTER COUNTY**

Ulster County Planning Board  
244 Fair St.- P.O. Box 1800  
Kingston, NY 12402

**NEW YORK STATE**

NYS Department of Transportation  
4 Burnett Blvd.  
Poughkeepsie, NY 12603