

The Villages at Highland



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2021 SEQRA Review of Project

SEQR
Review
included ALF
and PRRD

Full Environmental Assessment Form Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Village in the Hudson Valley, LLC
Project Location (describe, and attach a general location map): Lot 1: 11 Apple Ln (95.12-1-1) Lot 2: 12 Mayer Dr. (95.12-1-5) Lot 3: 2 Mayer Dr. Lot 5: 3679 Route 9W (95.2-2-9) Lot 6: 188 Vinyard Ave. (95.2-2-3-210) Lot 7: 3659 Route 9W
Brief Description of Proposed Action (include purpose or need): PLEASE SEE EAF INTRODUCTION FOR DESCRIPTION OF PROPOSED ACTION
Name of Applicant/Sponsor: The Village in the Hudson Valley, LLC c/o Owen Mark Sanderson
Address:

Full Environmental Assessment Form Part 2 - Identification of Potential Project Impacts

Agency Use Only (If applicable)
Project : The Villages at Highland
Date : Amended 11/13/20 / February 8, 2021

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2.	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
8.50 x 11.00 in a. The proposed action may involve construction on land where depth to water table is	E-34	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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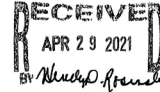
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2021 SEQRA Negative Declaration

Negative
Declaration
Approved

April 22, 2021

Town of Lloyd Planning Board



Resolution Adopting Negative Declaration Under the State Environmental Quality Review Act ("SEQRA") for the Proposed Assisted Living Facility (Phase 1) and Conceptual Planned Residential Retirement Development (Phase 2) on NYS Route 9W and Mayer Drive by The Village in the Hudson Valley, LLC

April 22, 2021

WHEREAS, The Village in the Hudson Valley, LLC ("Applicant") proposes to construct an Assisted Living Facility ("Phase 1") and intends to possibly seek future approval for independent living units and accessory uses and buildings ("Phase 2") on NYS Route 9W and Mayer Drive in the Town of Lloyd, Ulster County, New York (collectively, the "Action"); and

WHEREAS, the Action would be undertaken on 62± acres of land on tax parcels comprised of SBL #/ 95.2-2-3.21; 95.2-2-9; 95.2-2-10; 95.2-2-34.110; 95.12-1-1; 95.12-1-5; and 95.12-1-15.1 (the "Project Site"); and

WHEREAS, the Applicant has applied to the Town of Lloyd Planning Board (the "Planning Board") for special use permit and site plan approvals for Phase 1 of the Action; and

WHEREAS, the Applicant has indicated its intent to potentially apply in the future to the Town Board for Phase 2 of the Action pursuant to Town of Lloyd Zoning Code ("Zoning Code") § 100-23.2 for a Planned Residential Retirement District ("PRRD"). Planning Board site plan review and approval would also be required for Phase 2; and

WHEREAS, Phase 1 includes an Assisted Living Facility ("ALF") with one hundred and thirty (135) beds as well as an Adult Day-Care Center. Phase 2 would potentially include an as yet undetermined number of independent living units to provide housing for people 62 years or older, and may also include accessory uses and buildings; and

WHEREAS, the Project Site is located in a Residential ½-acre zoning district designated by the Zoning Code and along a developed commercial corridor along NYS Route 9W; and

WHEREAS, in addition to its application to the Planning Board for approvals for Phase 1 of the Action, the Applicant will require discretionary approvals from other state and local agencies for the Action; and

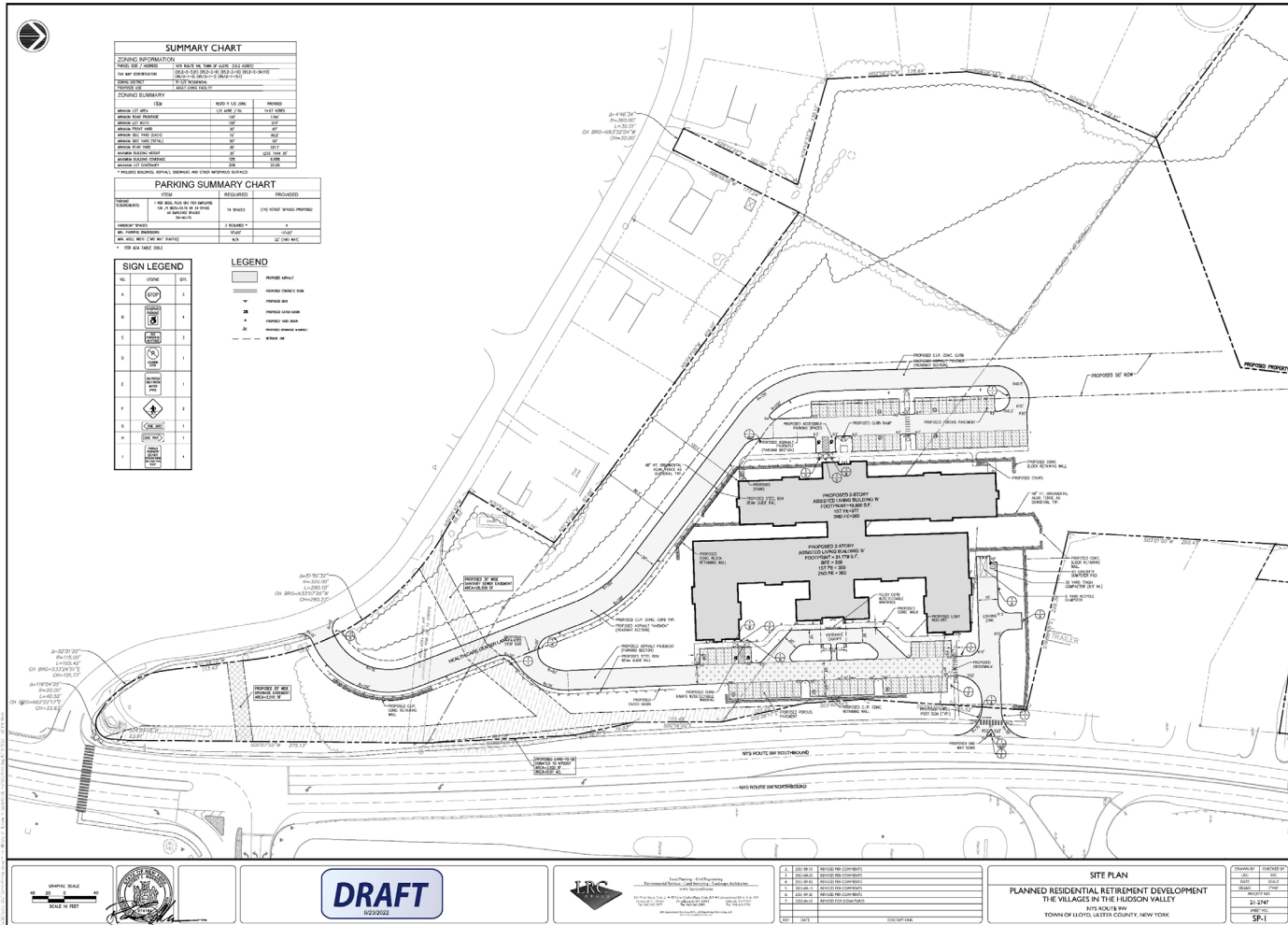
WHEREAS, the State Environmental Quality Review Act and its implementing regulations in 6 NYCRR Part 617 (collectively, "SEQRA") require a lead agency to undertake a thorough review of a proposed action's potentially significant adverse environmental impacts prior to any discretionary approvals being granted by the Planning Board or any other involved agency; and

WHEREAS, in October 2020, the Planning Board determined that the Action is a Type 1 action pursuant to SEQRA and stated its intention to serve as the lead agency for purposes of

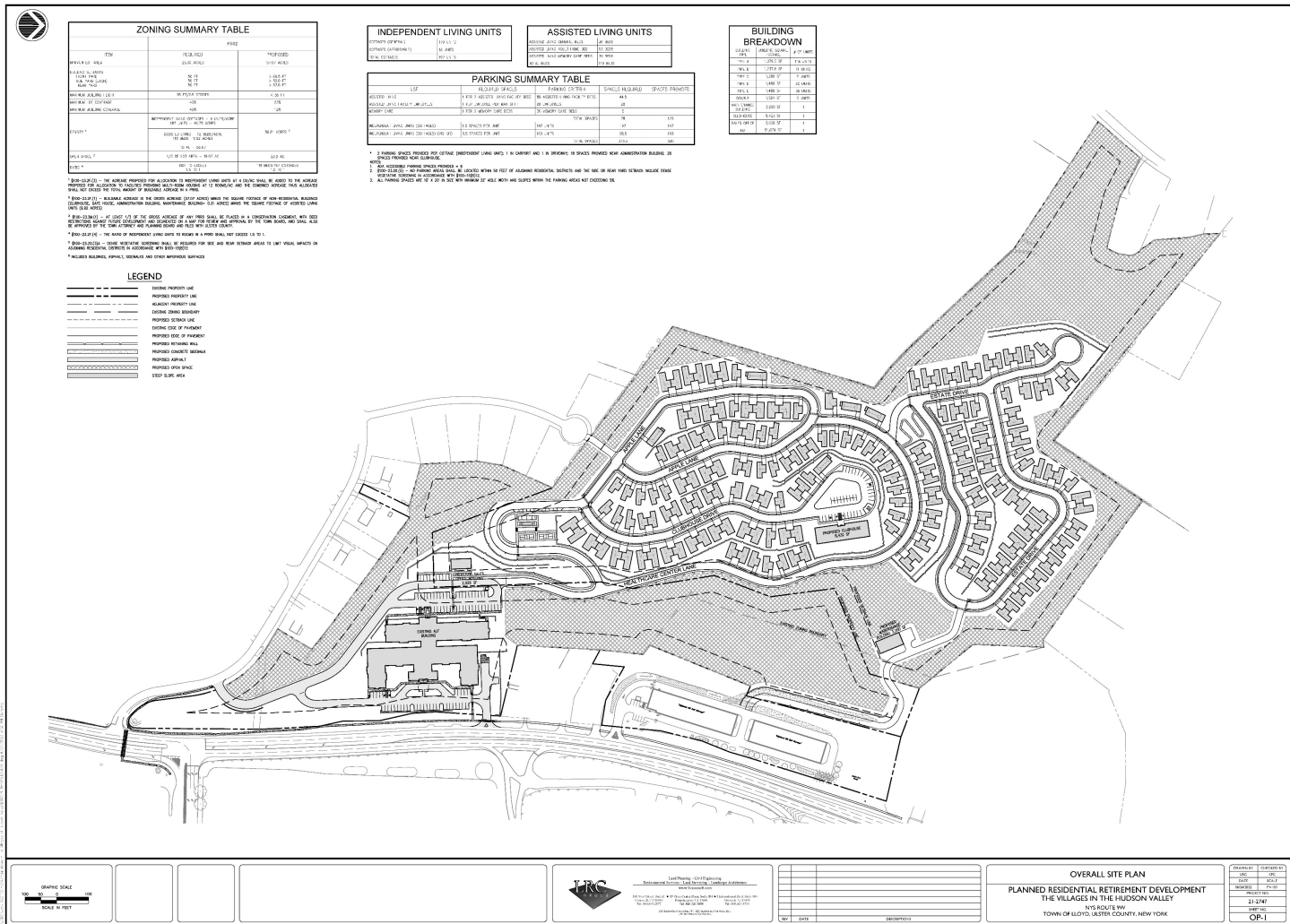
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October 2019
Revised: January 2020

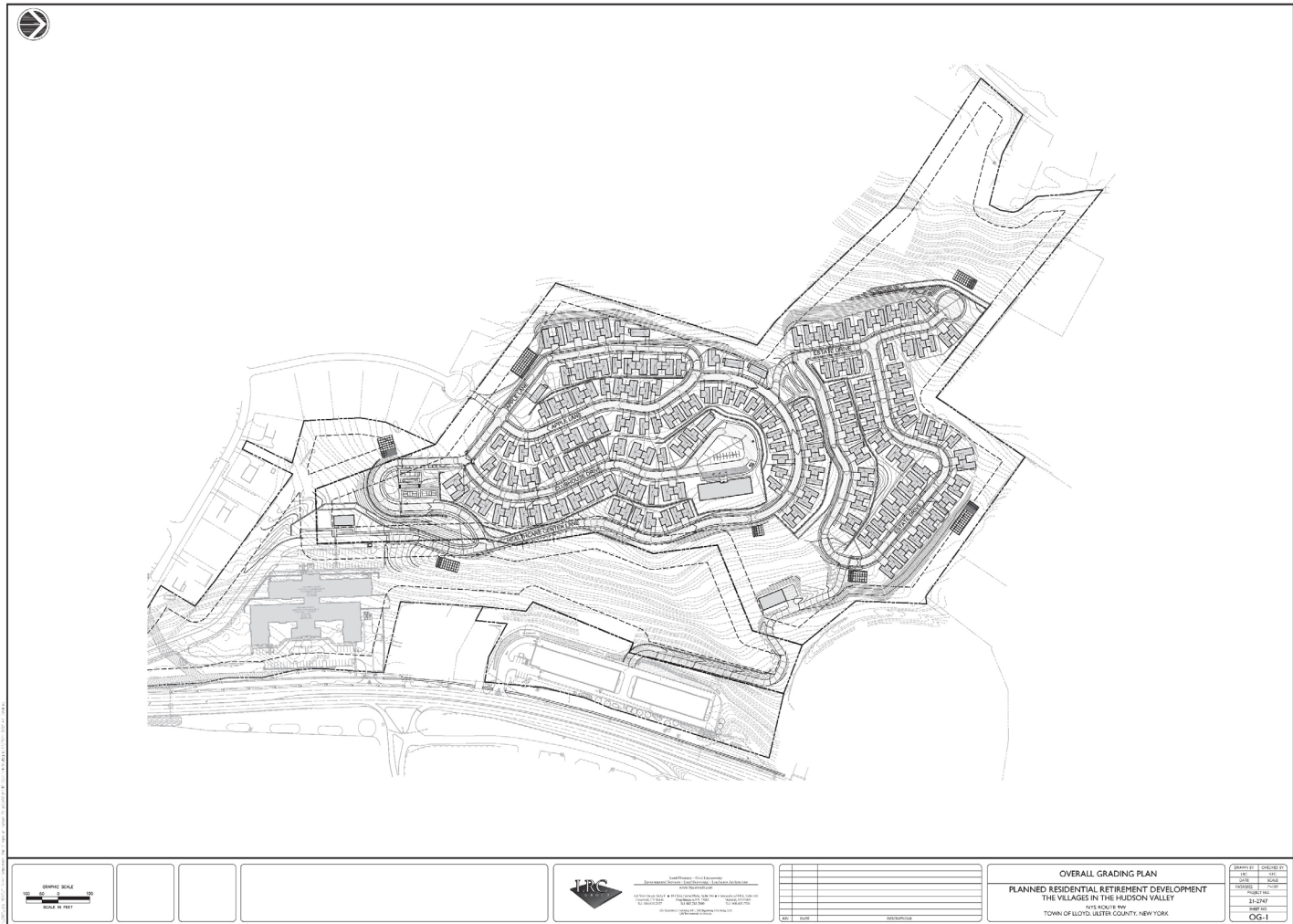
Site Plan Approval ALF



Proposed PRRD



Proposed PRRD – Grading Plan



Proposed PRRD – Water/Sewer

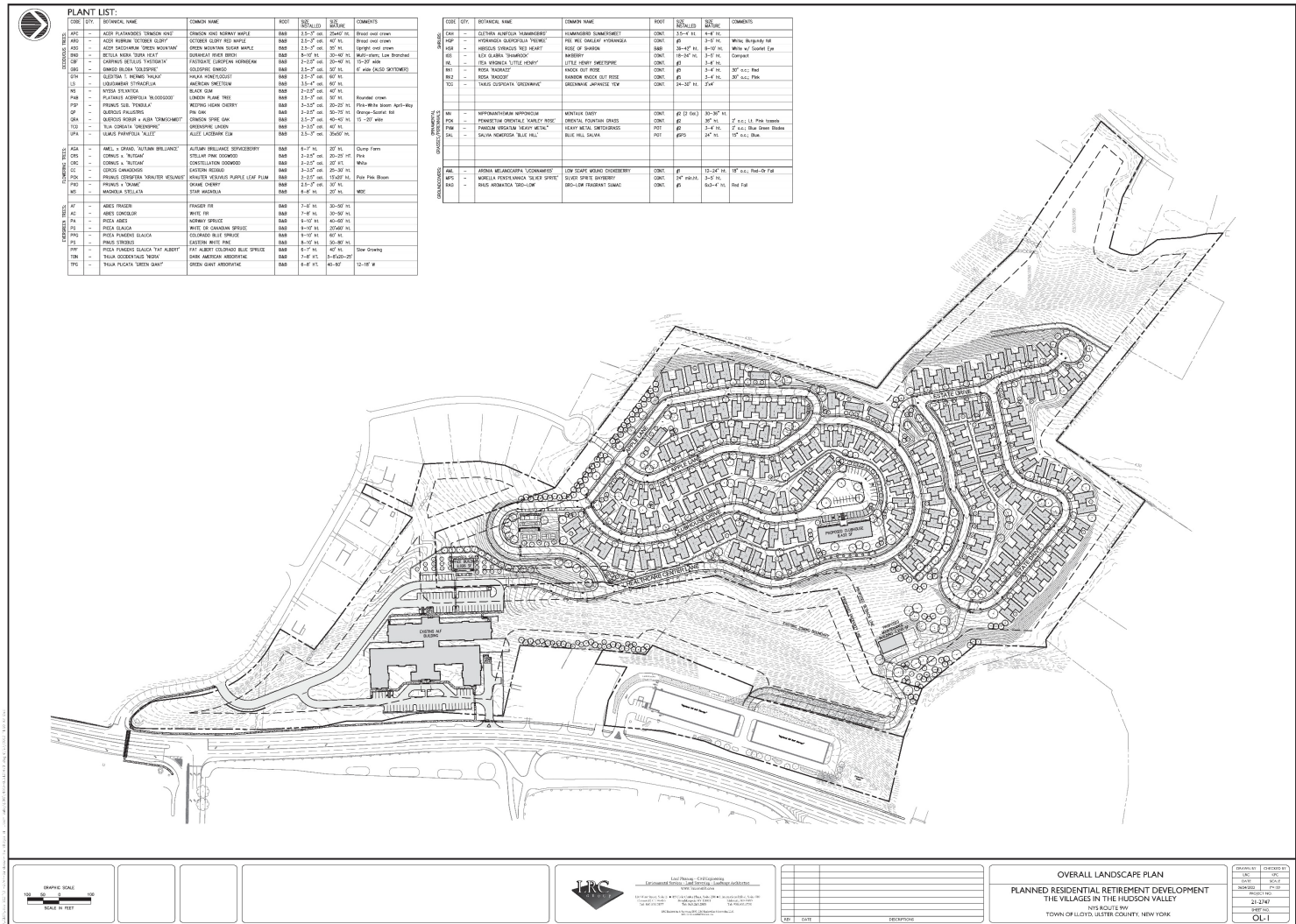


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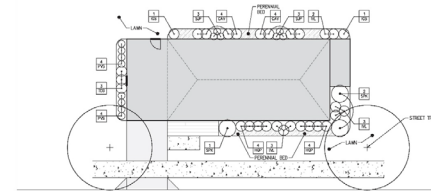
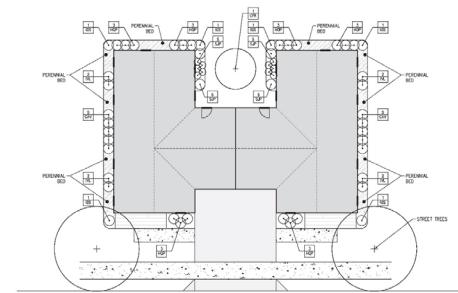
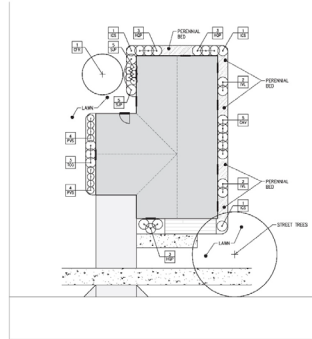
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Proposed PRRD – Overall Landscaping



Proposed PRRD – Unit Prototypes



PLANT LIST:

ITEM	ITEM NAME	COMMON NAME	HEIGHT	SPACING	REMARKS
101	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
102	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
103	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
104	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
105	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
106	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
107	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
108	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
109	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102
110	ADD RUBBER PLANT	ADD RUBBER PLANT	3-5' Ht.	30-35' Sp.	Replant 101/102

GRAPHIC SCALE
1" = 10'

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LANDSCAPE PLAN - UNIT PROTOTYPES
PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
TOWN OF LOYD, LUTHER COUNTY, NEW YORK

REVISIONS

NO.	DATE	DESCRIPTION
1	01/10/2020	ISSUED FOR PERMIT

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Proposed PRRD – Architectural Diversity Plan

THE VILLAGE IN THE HUDSON VALLEY ARCHITECTURAL DIVERSITY PLAN



1. ARCHITECTURAL ROOF SHINGLE - GAP TIMBERLINE HD - MISSION BROWN OR EQUIVALENT.



2. SIDING - 7" HORIZONTAL CLAPBOARD OR PANEL - ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM - FROST/WHITE OR EQUIVALENT.



3. SIDING - 7" VERTICAL BOARD AND BATTEN OR SHAKE, ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM - COLOR: WILLOW OR EQUIVALENT.



4. CULTURED STONE FACADE, ELDERADO STONE PRODUCTS, STYLE YORK OR EQUIVALENT.

TYPE T COLORS



1. ARCHITECTURAL ROOF SHINGLE - GAP TIMBERLINE HD - MISSION BROWN OR EQUIVALENT.



2. SIDING - 7" HORIZONTAL CLAPBOARD OR PANEL - ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM - COLOR: COASTLINE OR EQUIVALENT.



3. SIDING - 7" VERTICAL BOARD AND BATTEN OR SHAKE, ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM - COLOR: CASTLE STONE OR EQUIVALENT.



4. CULTURED STONE FACADE, ELDERADO STONE PRODUCTS, STYLE YORK OR EQUIVALENT.

TYPE G COLORS



1. ARCHITECTURAL ROOF SHINGLE - GAP TIMBERLINE HD - PEWTER GRAY OR EQUIVALENT.



2. SIDING - 7" HORIZONTAL CLAPBOARD OR PANEL - ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM - FROST/WHITE OR EQUIVALENT.

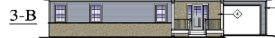
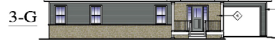


3. SIDING - 7" VERTICAL BOARD AND BATTEN OR SHAKE, ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM - COLOR: RIVER ROCK OR EQUIVALENT.



4. CULTURED STONE FACADE, ELDERADO STONE PRODUCTS, STYLE YORK OR EQUIVALENT.

TYPE B COLORS



FRONT ELEVATIONS

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ARCHITECTS PLANNERS INTERIORS
181 CHURCH STREET
POUGHKEEPSIE NY 12601

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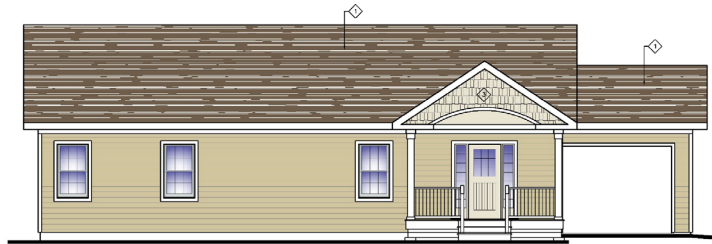
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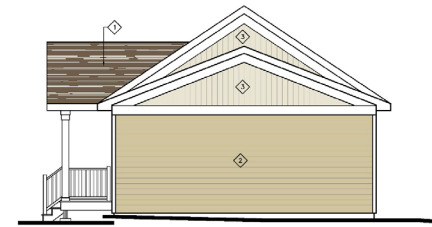
3.20.15
REVISED

Proposed PRRD – Cottage Option 1

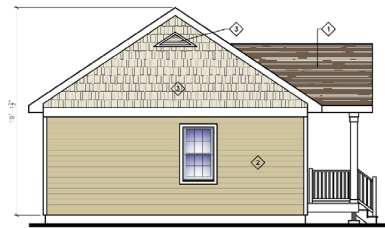
THE VILLAGE IN THE HUDSON VALLEY COTTAGE - STYLE #1



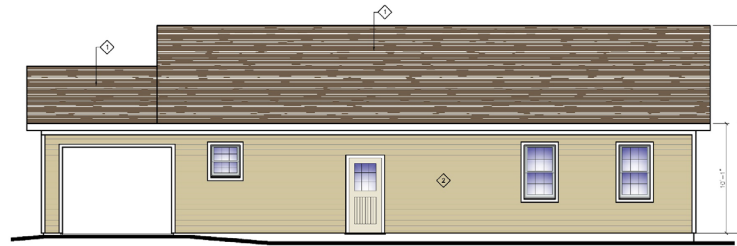
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



1. ARCHITECTURAL
ROOF SHINGLE - GAF
TIMBERLINE HD -
MISSION BROWN
OR EQUIVALENT.



2. SIDING - 7" HORIZONTAL
CLAPBOARD OR PANEL,
ROYAL BUILDING
PRODUCTS CELLULAR
COMPOSITE SIDING AND
TRIM, COLOR: POTTERY
TRIM: FROST/WHITE
OR EQUIVALENT.



3. SIDING - 7" VERTICAL
BOARD AND BATTEN OR
SHAKE, ROYAL BUILDING
PRODUCTS CELLULAR
COMPOSITE SIDING AND
TRIM, COLOR: WILLOW
TRIM: FROST/WHITE
OR EQUIVALENT.



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ARCHITECTS ■ PLANNERS ■ INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NY 12601

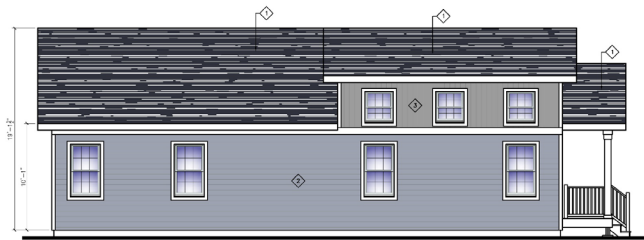
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Proposed PRRD – Cottage Option 2

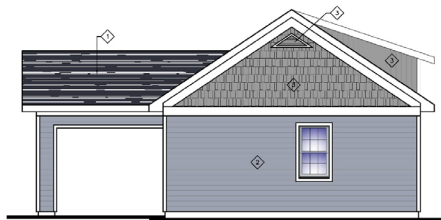
THE VILLAGE IN THE HUDSON VALLEY COTTAGE - STYLE #2



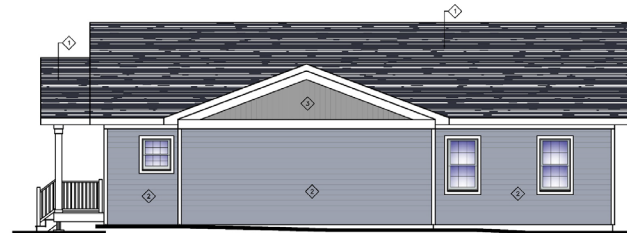
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



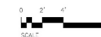
1. ARCHITECTURAL
ROOF SHINGLE -
GAF TIMBERLINE
HD - PEWTER GRAY
OR EQUIVALENT.



2. SIDING - 7" HORIZONTAL
CLAPBOARD OR PANEL,
ROYAL BUILDING
PRODUCTS CELLULAR
COMPOSITE SIDING AND
TRIM, COLOR: OCEANA
TRIM: FROST/WHITE
OR EQUIVALENT.



3. SIDING - 7" VERTICAL
BOARD AND BATTEN OR
SHAKE, ROYAL BUILDING
PRODUCTS CELLULAR
COMPOSITE SIDING AND
TRIM, COLOR: RIVER ROCK
TRIM: FROST/WHITE
OR EQUIVALENT.



7.5.19
16143-CT2

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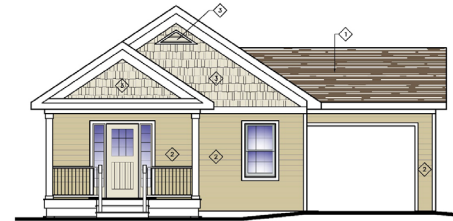
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Proposed PRRD – Cottage Option 3

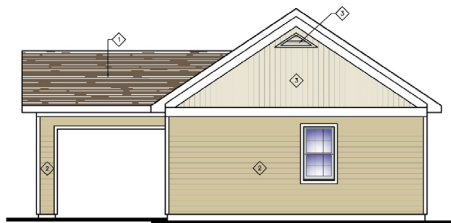
THE VILLAGE IN THE HUDSON VALLEY COTTAGE - STYLE #3



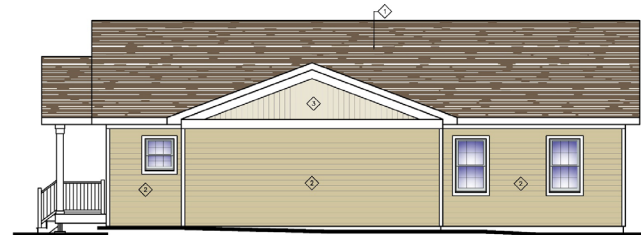
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



1. ARCHITECTURAL ROOF SHINGLE - GAF TIMBERLINE HD - MISSION BROWN OR EQUIVALENT.



2. SIDING - 7" HORIZONTAL CLAPBOARD OR PANEL, ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM, COLOR: POTTERY TRIM: FROST/WHITE OR EQUIVALENT.



3. SIDING - 7" VERTICAL BOARD AND BATTEN OR SHAKE, ROYAL BUILDING PRODUCTS CELLULAR COMPOSITE SIDING AND TRIM, COLOR: WILLOW TRIM: FROST/WHITE OR EQUIVALENT.



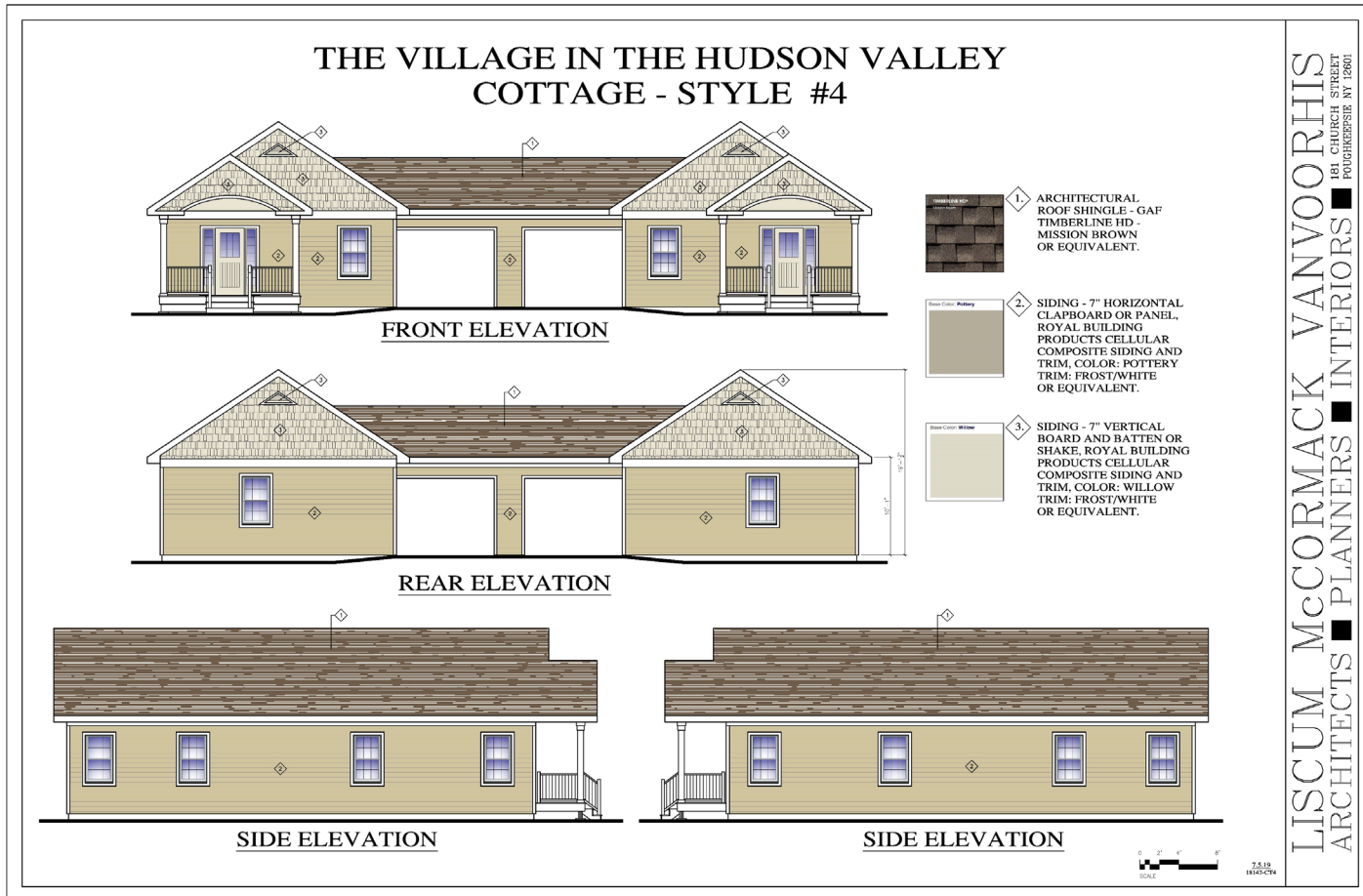
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POUGHKEEPSIE NY 12601

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Proposed PRRD – Cottage Option 4



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Review/Approvals Summary

- **Town of Lloyd Town Board** – PRRD
- **Town of Lloyd Planning Board** – Special Exception Use Permit and Site Plan Review/Approval/ Lot Line Approval
- **Town of Lloyd Zoning Board of Appeals** – Possible Area Variances (to date none are required)
- **Ulster County Planning** – 239 M
- **Ulster County DOH** – Water/Sewer (possible approval for lateral modifications)
- **NYS DEC** – SWPPP modifications
- **NYS DOT** – Traffic Improvements – ongoing permit expected fall 2022

Questions/ Action Items



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