

The Villages at Highland



[Home](#) [Benefits](#) [Our Plan](#) [Team](#) [Updates](#) [Petition](#) [Contact](#)



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The Villages at Highland

Owner:

The Village in the
Hudson Valley LLC

Project Team

Surveyor: Brooks & Brooks

Civil Engineer: Willingham Engineering

Traffic Engineer: Creighton Manning

Architect: Liscum McCormack VanVoorhis

Attorney: Catania Mahon & Rider, LLC

Water-Sewer Engineer: Snyder Civil Engineering, LLC

Environmental Consultant: PVE

Planner: KARC Planning Consultants

Landscape Architect: Chazen Companies

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Presentation Organization

Project Overview
Design Drawings
Architectural Renderings
SEQRA Compliance
Questions



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Submissions -2019-2021

2019

- July 9, 2019
- August 21, 2019
- October 17, 2019

2020

January 7, 2020 - Planning Board

January 21, 2020 - ZBA

February 4, 2020 - Town Board

April 13, 2020 – Town Board

May 6, 2020 – Town Board

August 10, 2020 - Planning Board

September 14, 2020 - Planning Board

September 23, 2020 – Planning Board

September 30, 2020 – Planning Board

November 16, 2020 – Planning Board

October 30, 2020 - Planning Board

2021

January 20, 2021 – Planning Board

February 8, 2021 – Planning Board & Town Board

February 22, 2021 – Water/Sewer Committee

Last Submission – February 8, 2021

Cover Letter

Site Plan Application / Special Permit & Subdivision

EAF – Parts I, F, II, and III

Appendix A – HVRV Heritage Area Map

Appendix B – Town of Lloyd Water & Sewer Districts

Appendix C – Soils Map

Appendix D – Slopes Map

Appendix E – Wetland Mapping

Appendix F – Farmland Classification Map & Ag Data Statement

Appendix G(1 – 4) – Utility Report/Water & Sewer Analyses

Appendix H (1 – 6)– Traffic Assessments/Analyses/Updates

Appendix I – Noise Level Letter

Appendix J / K– Threatened & Endangered Species Report/Update

Appendix L / M – Visual Analysis/Updated

Appendix N – NYSOPRHP Letter of No Impact

Appendix O / P – Soils Management Plan/Update

Appendix Q – Emergency Fire Access Road

Appendix R – Soil Borings Map

Appendix S / T(1,2) – SWPPP/Addenda

Appendix U – Deed (Storage Facility)

Appendix V – Existing Conditions Plan

Appendix W – Site Plans

Appendix Y(1.2) – Renderings

Appendix Z / ZA / ZB – Landscaping/Sidewalk Improvements



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Existing Conditions

7 Parcels

- Lot 1: 11 Apple Ln.
(95.12-1-1)
- Lot 2: 12 Mayer Dr.
(95.12-1-5)
- Lot 3: 2 Mayer Dr.
(95.12-1-15.1)
- Lot 4: Route 9W
(95.2-2-10)
- Lot 5: 3679 Route 9W (95.2-2-9)
- Lot 6: 188 Vineyard Ave. (95.2-2-3.210)
- Lot 7: 3659 Route 9W (95.2-2-34.110)

Project Acreage:

Overall Project: 62 acres
Specific Project: 56.3 acres
(storage = 5.7 acres)

Frontage:

Route 9W/Mayer Dr. /Apple Ln.

Zoning:

R -1/2



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Existing Conditions

7 Parcels

Lot 1: 11 Apple Ln.

(95.12-1-1)

Lot 2: 12 Mayer Dr.

(95.12-1-5)

Lot 3: 2 Mayer Dr.

(95.12-1-15.1)

Lot 4: Route 9W

(95.2-2-10)

Lot 5: 3679 Route 9W (95.2-2-9)

Lot 6: 188 Vineyard Ave. (95.2-2-

3.210)

Lot 7: 3659 Route 9W (95.2-2-

34.110)

Project Acreage:

Overall Project: 62 acres

Specific Project: 56.3 acres

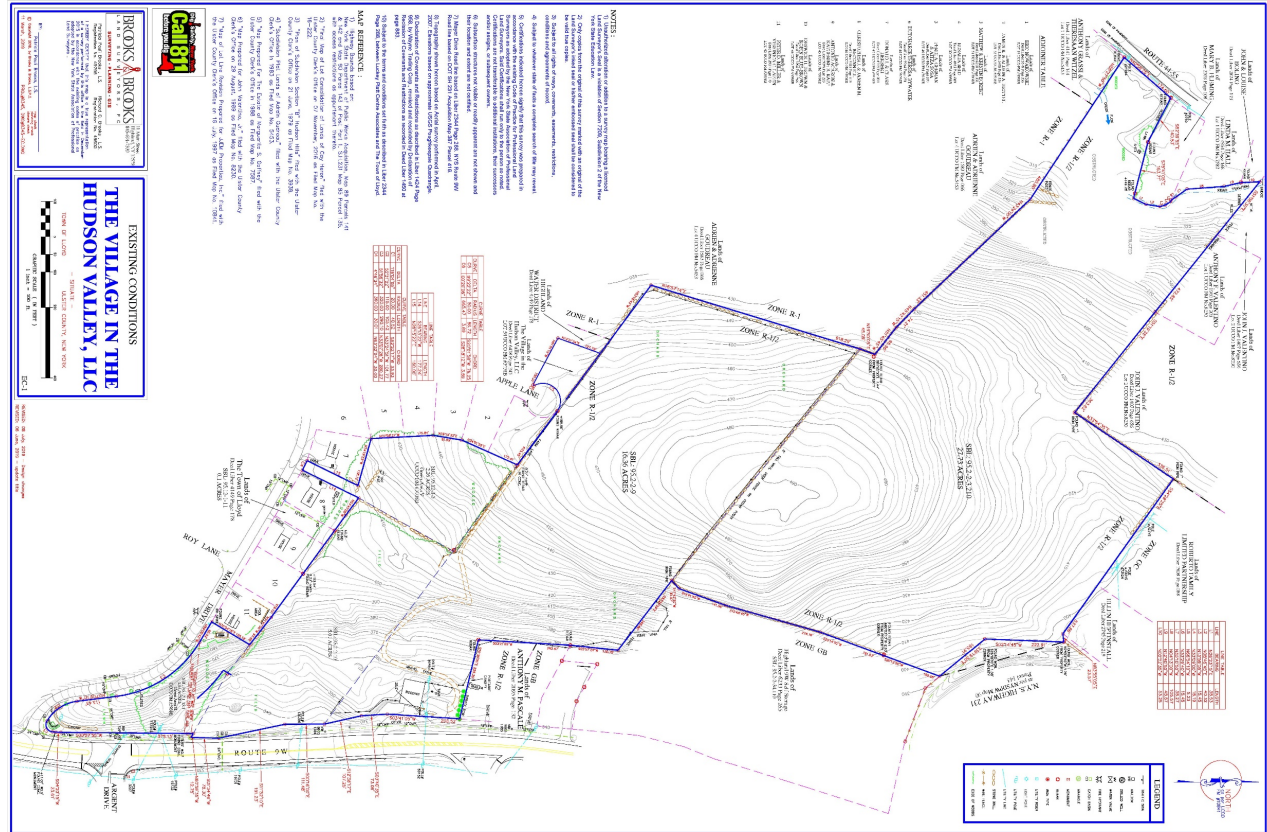
(storage = 5.7 acres)

Frontage:

Route 9W/Mayer Dr. /Apple Ln.

Zoning:

R -1/2



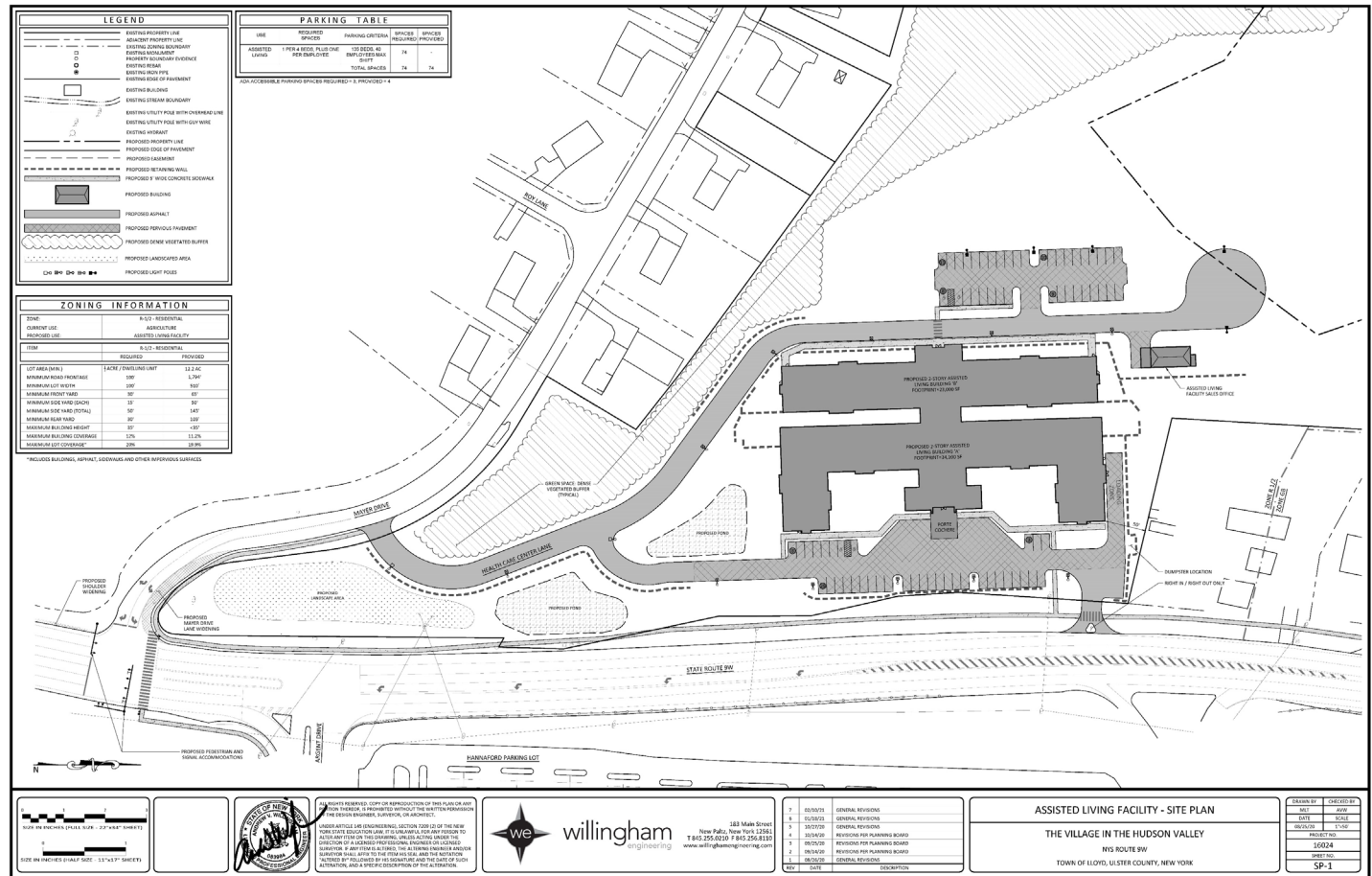
Site Plan

Assisted Living (2 story)

Sales Office (1 story)
- Accessory Use

Stories: 2

Parking: 74



Site Plan – Zoning & Parking Tables

Designed Consistent
with Zoning Code
And
Bulk Requirements

PARKING TABLE				
USE	REQUIRED SPACES	PARKING CRITERIA	SPACES REQUIRED	SPACES PROVIDED
ASSISTED LIVING	1 PER 4 BEDS, PLUS ONE PER EMPLOYEE	135 BEDS, 40 EMPLOYEES MAX SHIFT	74	-
TOTAL SPACES			74	74

ADA ACCESSIBLE PARKING SPACES REQUIRED = 3; PROVIDED = 4

ZONING INFORMATION		
ZONE:	R-1/2 - RESIDENTIAL	
CURRENT USE:	AGRICULTURE	
PROPOSED USE:	ASSISTED LIVING FACILITY	
ITEM	R-1/2 - RESIDENTIAL	
	REQUIRED	PROVIDED
LOT AREA (MIN.)	½ ACRE / DWELLING UNIT	12.2 AC
MINIMUM ROAD FRONTAGE	100'	1,794'
MINIMUM LOT WIDTH	100'	510'
MINIMUM FRONT YARD	30'	65'
MINIMUM SIDE YARD (EACH)	15'	50'
MINIMUM SIDE YARD (TOTAL)	50'	143'
MINIMUM REAR YARD	30'	103'
MAXIMUM BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING COVERAGE	12%	11.2%
MAXIMUM LOT COVERAGE*	20%	19.9%

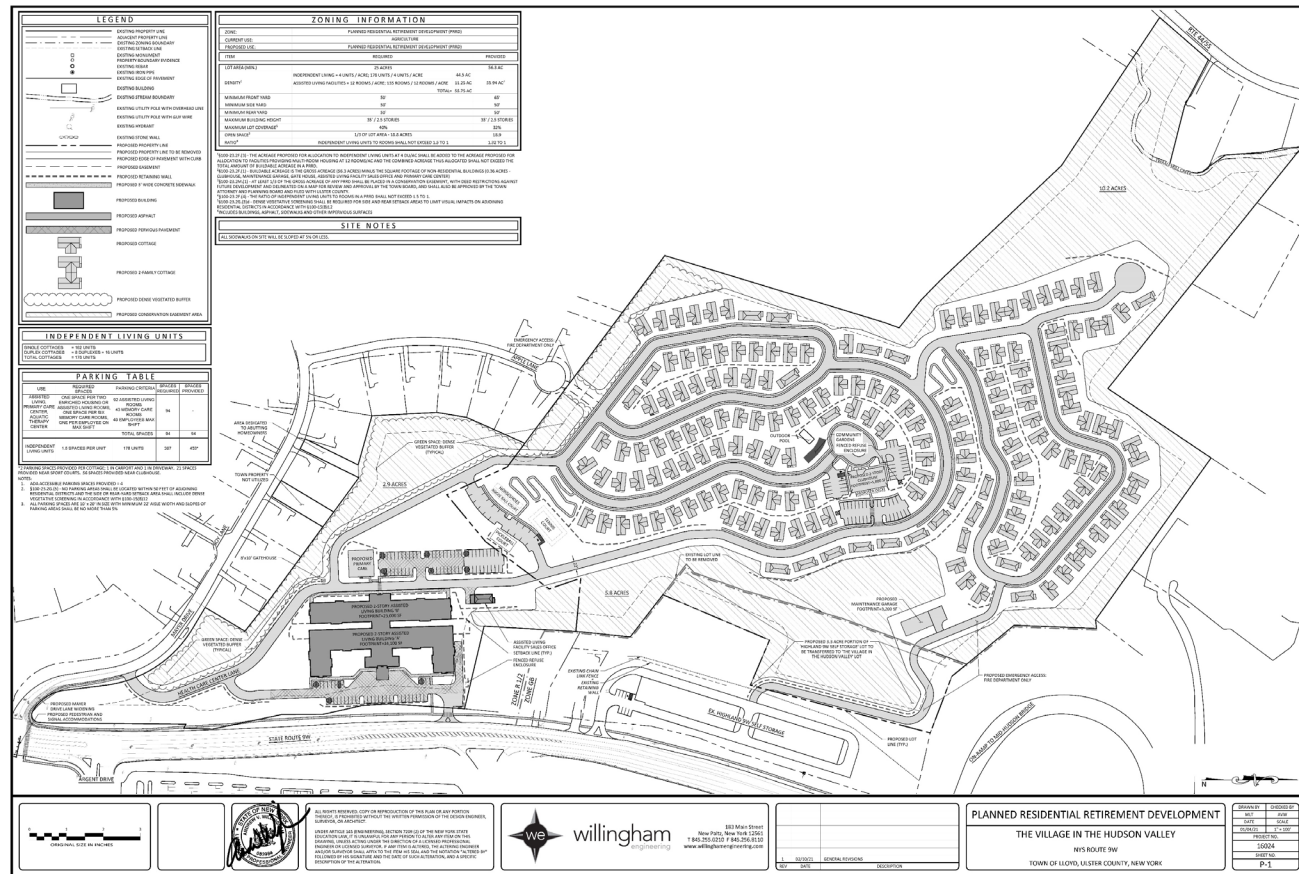
*INCLUDES BUILDINGS, ASPHALT, SIDEWALKS AND OTHER IMPERVIOUS SURFACES

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Potentially 178
Residential Dwelling
units with a
clubhouse and
recreational
amenities within a
gated community



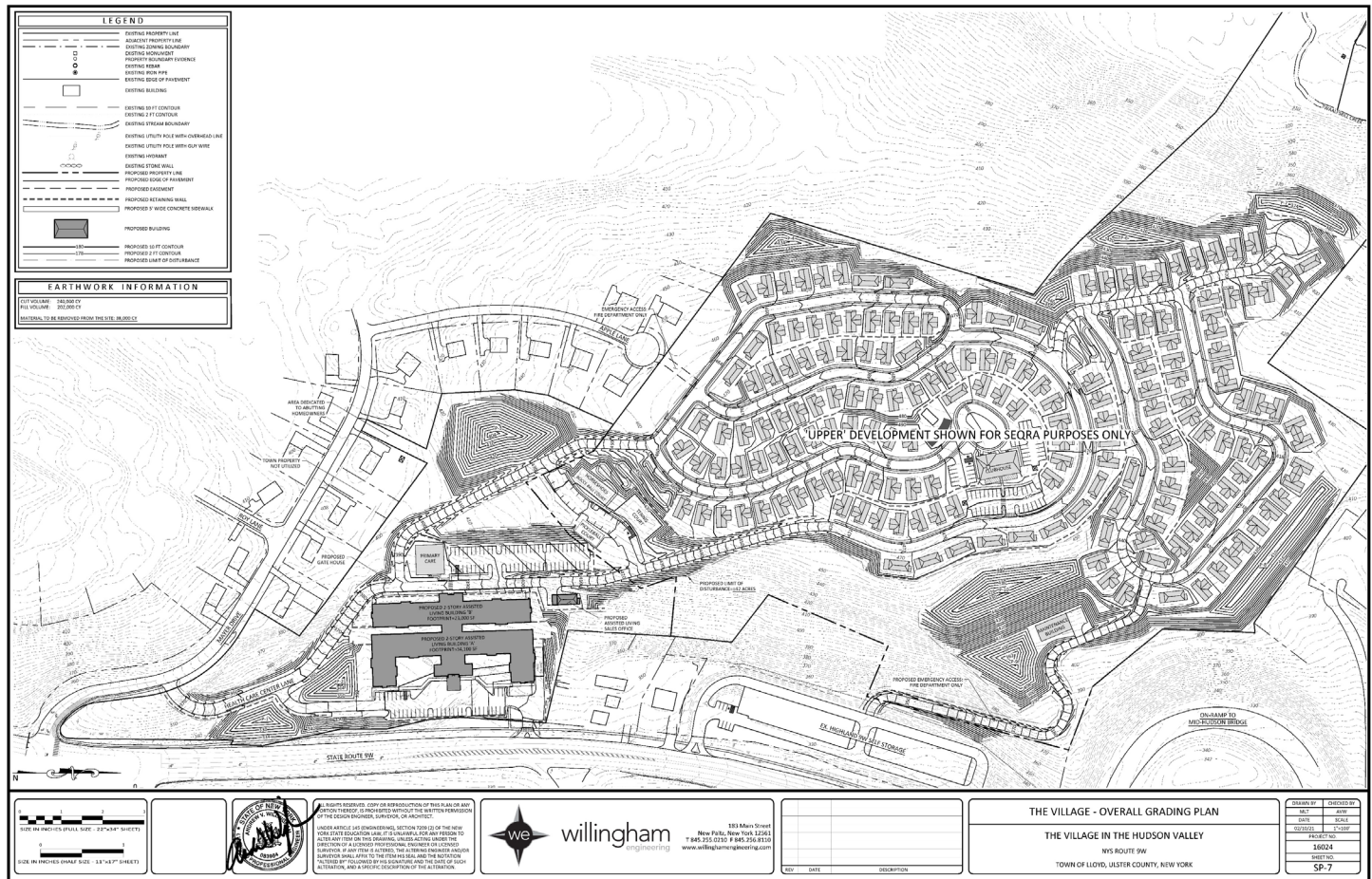
Overall Grading Plan

Overall Grading

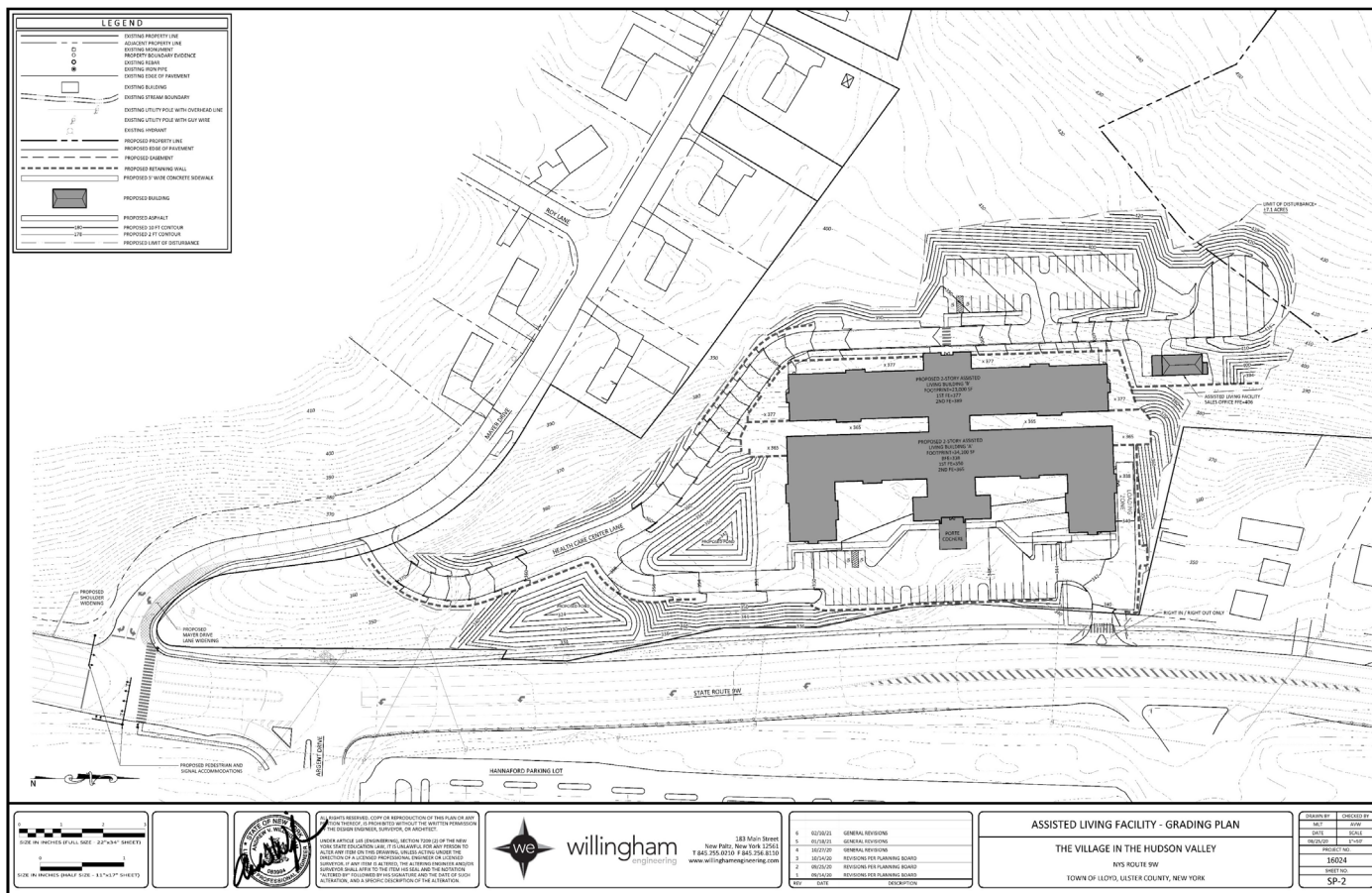
Illustrates Sound
Engineering Design

Full Grading Plan shows that the proposal is feasible. Steep Slopes to be avoided to maximum extent possible, including an entire area by the Twaalsfskill Creek.

Erosion & sediment control measures to be in place during construction.



Grading Plan



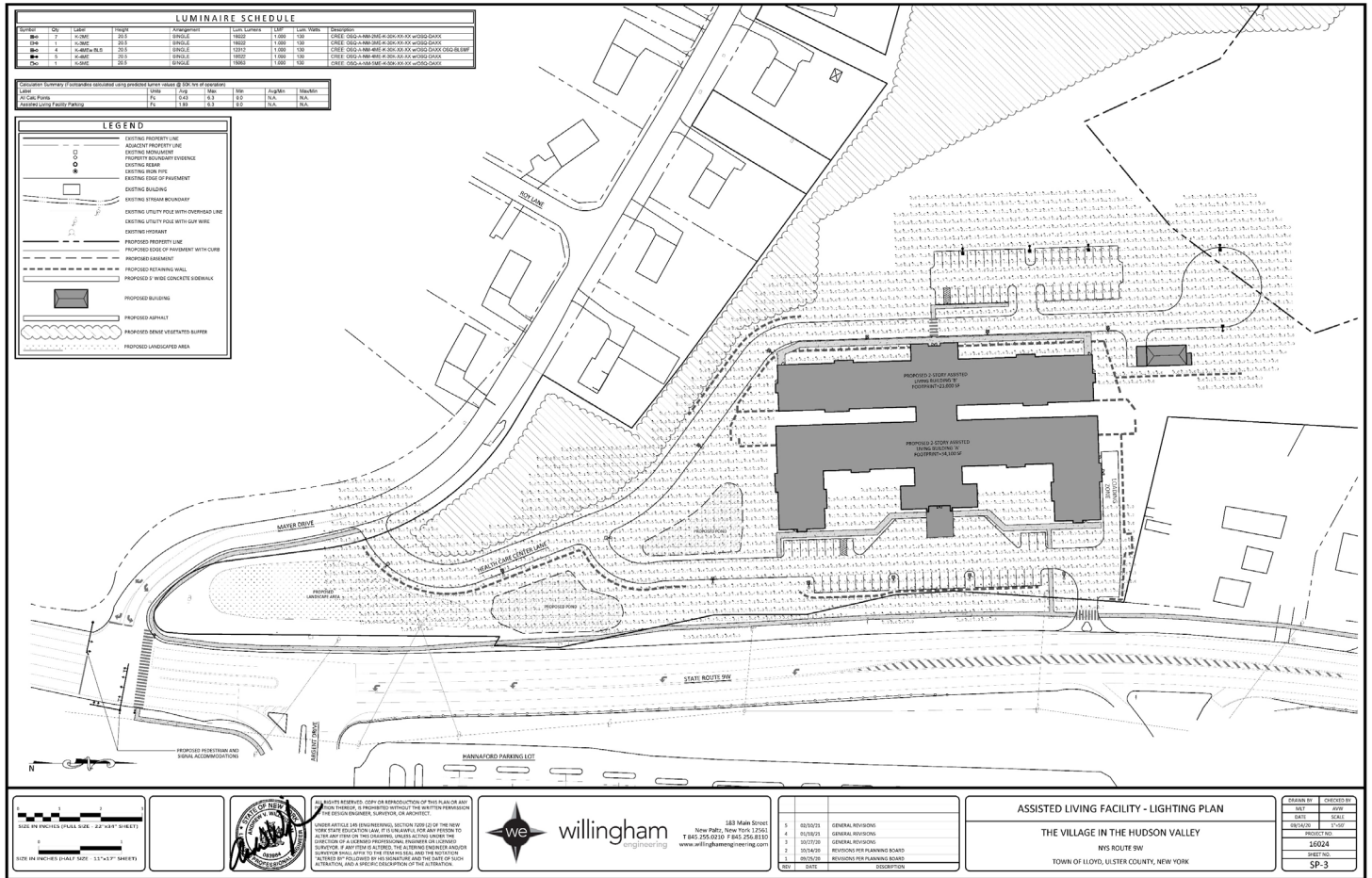
Apple Lane
&
Route 9W



Lighting Plan

Lighting

Night-time
Compliant



Overall
Utility Plan
Illustrating
Sound
Engineering
Design



Lot Line Revision Plan

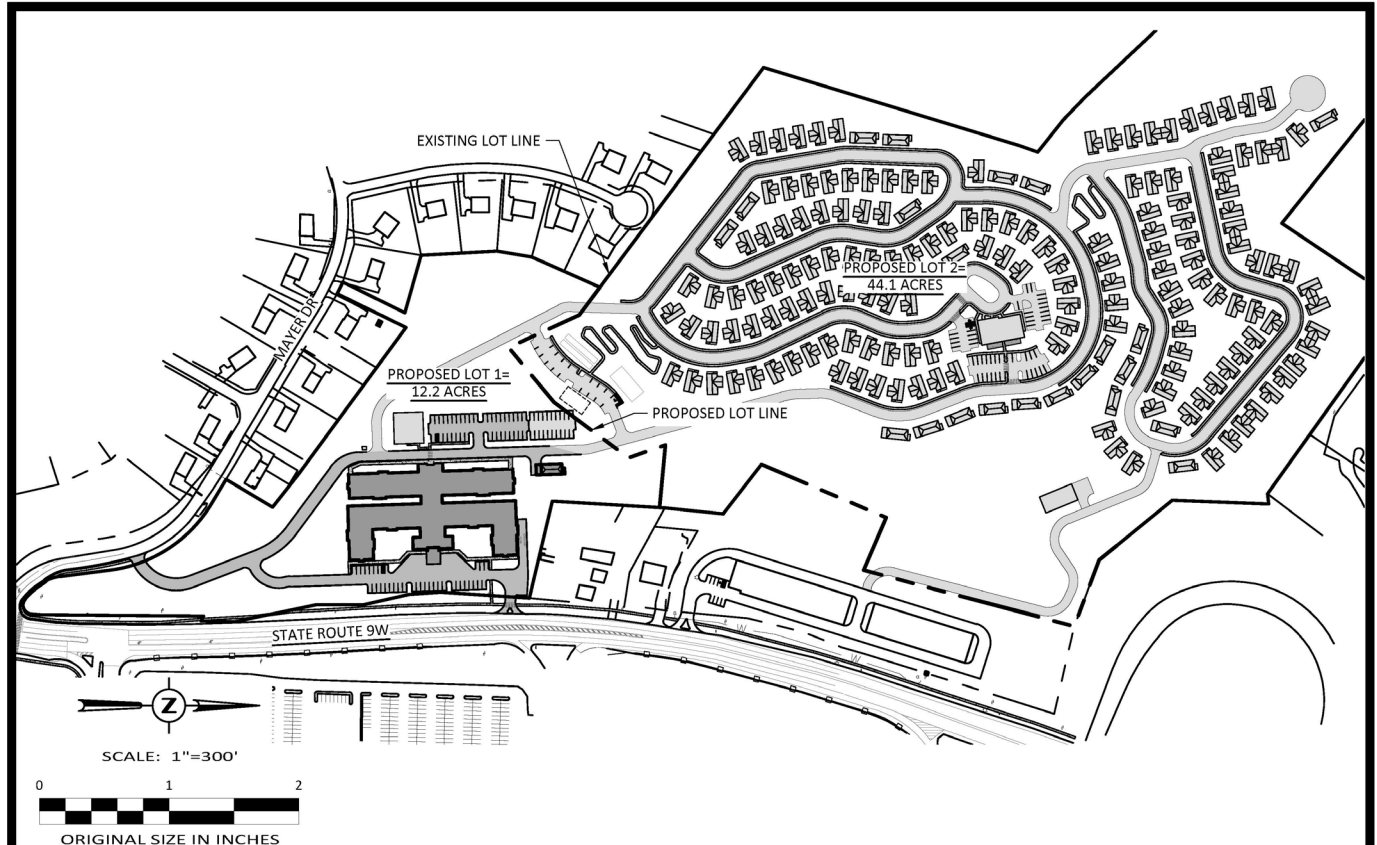
Lot Line:

Consolidating parcels

Lot 1 = 44.1 acres

Lot 2 = 12.2

(Lot 2 absorbs 3.3
acres of the
Highland Storage
Lot)



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willingham
engineering

183 Main Street
New Paltz, New York 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

LOT LINE REVISION PLAN

THE VILLAGE IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DATE	DRAWN BY
02/11/21	MLT
PROJECT NO.	
16024	
SHEET NO.	
LL-1	

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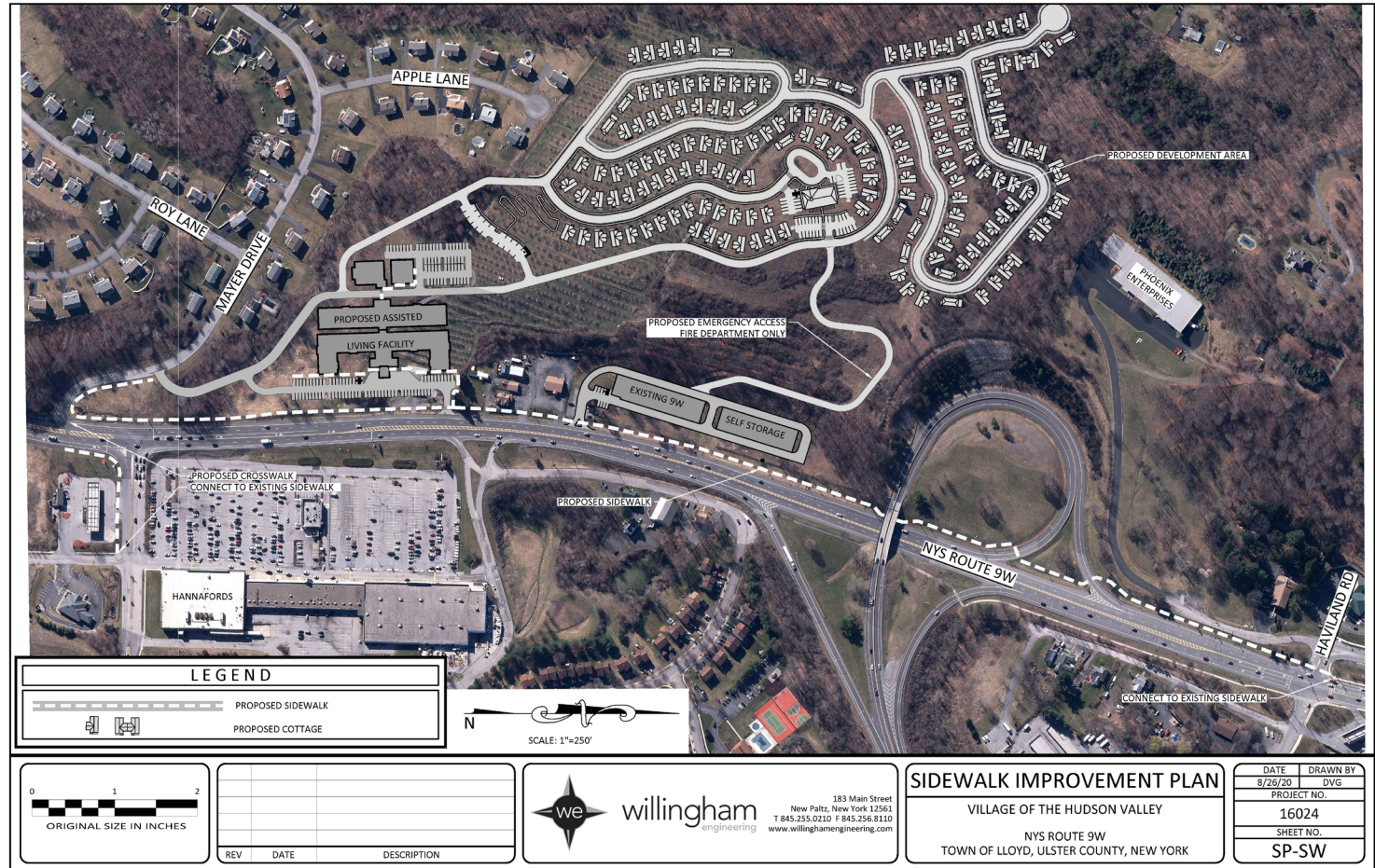


Sidewalk Improvement Plan

Sidewalk:

Applicant proposing
New Sidewalks

Total sidewalks on
9W, Mayer and
Argent, 4,700 lf of
public sidewalk is
proposed (0.9
miles)



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Assisted Living Facility Elevations

Two Story

Assisted

Living Facility

114,200 sq. ft



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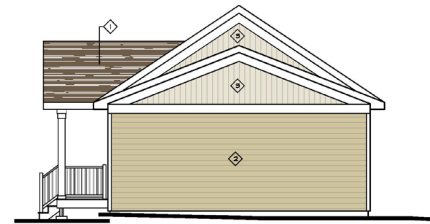
Sales Office Elevations

One Story
Sales Office

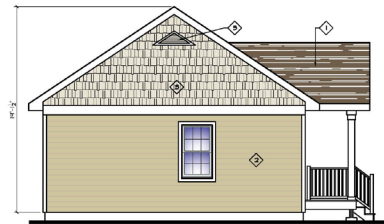
THE VILLAGE IN THE HUDSON VALLEY SALES OFFICE



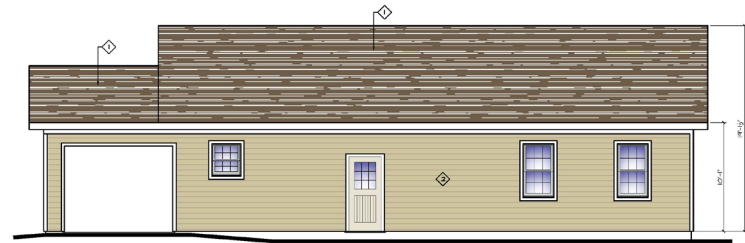
FRONT ELEVATION



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.



7/4.19
W10-50

REVISION/SUBMISSION	DATE
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50	00/00/00

Liscum
McCormack
VanVoorhis LLP

ARCHITECTURE

THE VILLAGE IN THE HUDSON VALLEY, LLC - ASSOCIATED LIVING TOWN OF LLOYD

SALES OFFICE

EXTERIOR ELEVATIONS

REVISION

TS 10-10-10

MM 02/08/2022

A202

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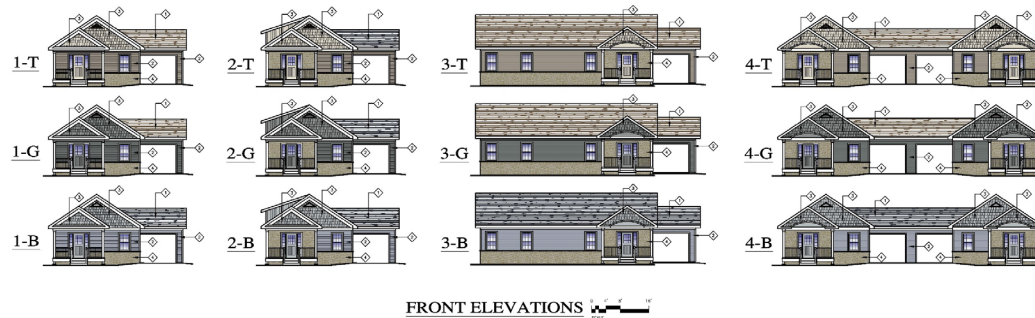
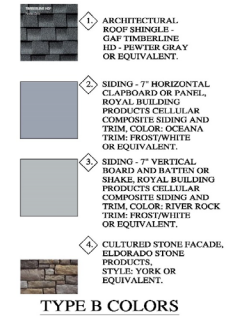
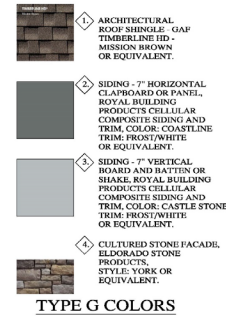
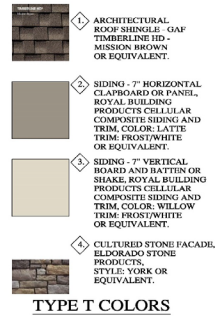
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Cottage Diversity Elevations

Design and Color
Pallet
For Future
PRRD
Residences

THE VILLAGE IN THE HUDSON VALLEY ARCHITECTURAL DIVERSITY PLAN



LISCUM MCCORMACK VANVOORHIS
ARCHITECTS PLANNERS INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NY 12601

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Renderings – Assisted Living Main Building



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Renderings – Independent Living Cottages



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Renderings – Communal Gardens



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SEQRA Part I, II & III Review

SEQRA

Submitted

Parts I, II, III

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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SEQRA: Land

1 Impact on Land

42 acres Disturbed Area

Engineered Grading/E&S Plans

Provided Soils Testing/Plan for removal of Contaminated Soil

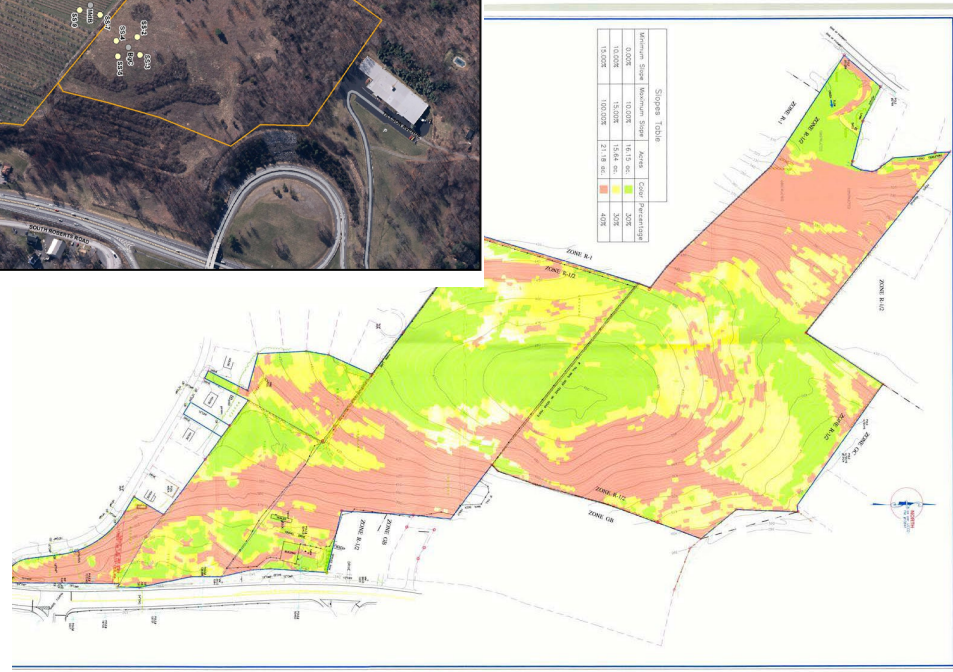
New Landscaping (ALF)

276 New Shurbs
297 New Trees

5% ADA Grades Maintained

Steep slopes avoided to max extent possible

SWPPP Inspections during Construction



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SEQRA: Surface Water

3 Impact on Surface Water

No Impact to NYSDEC
Wetlands

No Impact to NWI
Wetlands

No Impact to Floodplain

No Impact to Twaalfskill
Creek (area will not be
disturbed)

Closest development
approx. 275 feet away.

Creek to be surrounded
by designated Open
Space Area.

NYSDEC Wetlands



June 4, 2019



NWI Wetlands



June 4, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

MAP PANELS
No digital data available
Unmapped
The principal map on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA standards for the use of digital flood maps if it is not used as described below. The map is not a FEMA Flood Hazard Map and does not represent FEMA's official flood hazard information. The map is not a FEMA Flood Hazard Map and does not represent FEMA's official flood hazard information. The map is not a FEMA Flood Hazard Map and does not represent FEMA's official flood hazard information. The map is not a FEMA Flood Hazard Map and does not represent FEMA's official flood hazard information.

SEQRA: Ground Water

4 Impact on Ground Water

No Impact to Ground
Water

Engineering Analysis
Plan from Snyder Eng.

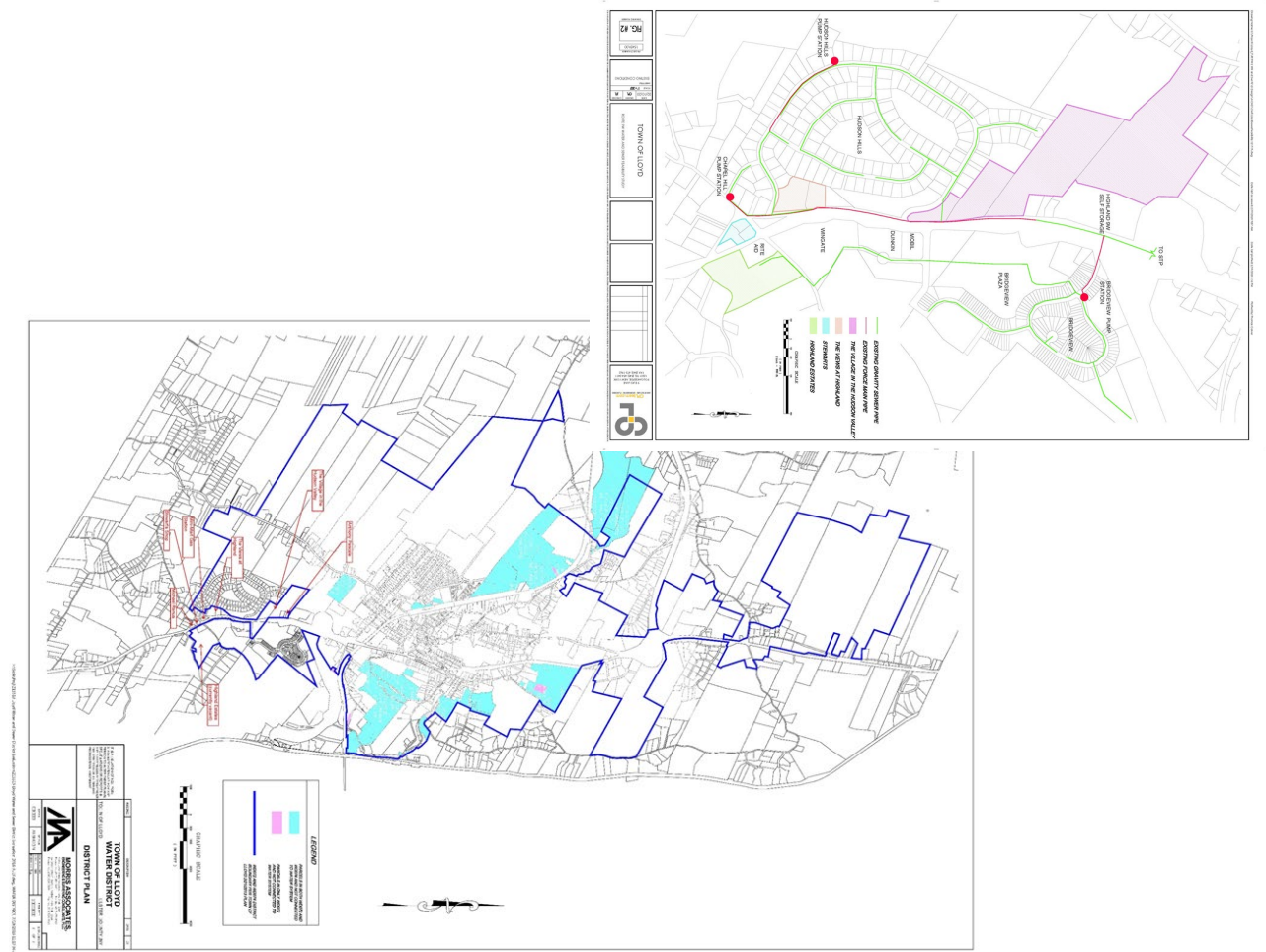
Coordination with Town
Water/Sewer
Committee

Conclusion

Town can provide Water

Town can accept Sewer

Report forthcoming
from CPL



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SEQRA: Ground Water

4 Impact on Ground Water

No Impact to Ground
Water

Engineering Analysis
Plan from Snyder Eng.

Coordination with Town
Water/Sewer
Committee

Conclusion

Town can provide Water

Town can accept Sewer

Report forthcoming
from CPL

Water Tower

* Water Supply for the ALF will be provided by the water system on Route 9W. The system has adequate pressure and flow to supply the ALF without the need for a water tower or any pumping.

* Water Supply for the PRRD will be provided by the Hudson Hills Water Level from Apple Lane. The Hudson Hills Water Level currently has a water tank and therefore, a new water tower in the PRRD is not required.

Water Supply

* The ALF and the PRRD combined are estimated to require an Average Day Demand (ADD) of approximately 0.062 Million Gallons Per Day (MGD)

* The ADD of the Town's System in 2018 is 0.94 MGD

* With the addition of the development the ADD is estimated to be 1.0 MGD.

* The Town's Water Treatment Facility (WTF) is rated for 3.0 MGD

* The ADD of the Town's System after the addition of the development is well below the capacity of the WTF.

* Note: The ability for the Town's system to provide the ADD to the proposed development is documented in the Water Feasibility Report prepared by CPL and dated May 2020.

Assisted Living Facility (ALF)

* Water Supply for the ALF will be provided by the water system on Route 9W.

* The system has adequate pressure and flow to supply the ALF without the need for a water tower or any pumping.

* Note: The ability for the Town's system to service the ALF is documented in the Water Feasibility Report prepared by CPL and dated May 2020.

Planned Residential Retirement District (PRRD)

* Water Supply for the PRRD will be provided by the Hudson Hills Water Level from Apple Lane.

* The existing water tower will provide fire flow needed, verified by field fire flow tests and modelling performed by CPL. No modifications to the existing water tower are required.

* The pumps at the Vineyard Ave Water Booster Station will need to be increased in size to meet the added demand of the PRRD. The Applicant will be responsible for costs for improvements to the booster station.

* Note: The ability for the Town's System to service the PRRD is documented in the recent letter from the Town's Water and Sewer Committee.

SEQRA: Ground Water

4 Impact on Ground Water

No Impact to Ground Water

Engineering Analysis Plan from Snyder Eng.

Coordination with Town Water/Sewer Committee

Conclusion

Town can provide Water

Town can accept Sewer

Report forthcoming from CPL



MEMORANDUM

To: Town of Lloyd Planning Board and Town Board Members
Cc: Adam Litman, Water & Sewer Administrator

From: Ray Jurkowski on behalf of the Water and Sewer Advisory Committee

RE: Water and Sewer to serve the Village of the Hudson Valley

Date: March 16, 2021

This correspondence has been prepared on behalf of the Highland Water and Sewer Committee based on discussions that have taken place at the monthly committee meetings. The Water and Sewer Committee has reviewed the information provided by the applicant, their engineer and the water and sewer feasibility report that has been prepared by this office regarding the potential of providing water and sewer service south along Route 9W, more specifically serving the above referenced project with water and sewer.

The proposed The Village in the Hudson Valley is a mixed-use development with an assisted living facility (ALF) along Route 9W and a Planned Residential Retirement District (PRRD) along the back of the parcel. The total anticipated water and sewage demand has been estimated at 62,000 gallons per day. The proposed ALF along Route 9W, will have an anticipated average daily water demand of 22,000 gallons per day, while the PRRD portion of the proposed development is anticipated to have an average water demand of 40,000 gallons per day.

Based on a review of existing information pertaining to the water and sewer district mapping, the project is located within both the Highland Water and Highland Sewer Districts. Both systems have adequate treatment capacity to serve the proposed project.

According to the Annual Water Quality Report for the Highland Water District, the average day demand for the system was reported to be approximately 607,400 GPD, while the maximum day demand for the system was reported to be approximately 939,300 GPD. The Highland Water Treatment Facility is rated for up to 3 million gallons per day (MGD) and has a 2-million-gallon storage tank, so there is more than enough excess capacity available to support the proposed increase in system demands.

The Highland Sewage Treatment Plant was upgraded in 2011 to provide a treatment capacity of 1.75 million gallons per day. Recent monthly reports indicate that the average daily flow through the treatment facility is 1.1 million gallons per day, so the wastewater treatment facility has excess capacity to support the treatment the additional wastewater flow from the project.

Based on the above, it is the recommendation of the Water and Sewer Committee that the project can be provided with water service based on the following:

- The developer shall enter into a developer's agreement with the Town to make the necessary improvements to the water system pump station and distribution system to serve the project at no cost to the district.
- All improvements along Route 9W and the Pump station be designed by the Town Engineer, constructed by the developer, inspected by the Town, and then said improvements to be dedicated to the Highland Water District.
- The on-site project water distribution system shall be designed to meet the Water District construction standards and inspected by the Town. The on-site distribution system remains privately owned by the developer and that Master Meters be installed at a location to be determined by the Water District Administrator and Town Engineer.
- The existing 10" water main along west side of NYS Route 9W shall be extended to the furthestmost property line under the control of the developer.
- The existing 8" water main along Apple Lane shall be extended to serve the residential portion of the project.
- The existing pump station located along Vineyard Avenue that serves the Hudson Hills high Pressure water system shall be upgraded to increase its pumping

ipatterson.local/dts/projects/3/projects/Lloyd_TV8/V01 Villages of HV/G Comm/Correspondence/Village of the Hudson Valley W&S.docx

Sewer

The existing sanitary sewer in the area of the project along westerly side of Route 9W currently serves the Hudson Hills subdivision. The South Gate pump station pumps the sewage from the southern portion of Hudson Hills along the shoulder of Route 9W. A gravity pipe from the northern portion of Hudson Hills connects to the force main approximately 950 ft prior to the force main discharging to a manhole just south of the Highland 9W Self Storage buildings. From this point it flows in 8" gravity piping to a manhole south of the Mid-Hudson Bridge overpass.

The Highland Sewer District Administrator and staff has indicated that there are some operational issues that occur within the existing gravity sewer connection to the force main, as well as reporting that approximately 1,000 linear feet of the existing gravity collection system on the west side of Route 9W heading north is in very poor condition and is in need of replacement or reconditioning.

Based on the above, it is the recommendation of the Water and Sewer Committee that the project can be provided with sewer service based on the following:

- The developer shall enter into a developer's agreement with the Town to make the necessary improvements to the wastewater collection system to serve the project at no cost to the district.
- All improvements along Route 9W and the Pump station be designed by the Town Engineer, constructed by the developer, inspected by the Town, and then said improvements to be dedicated to the Highland Water District.
- The on-site project wastewater collection system shall be designed to the Highland Wastewater collection standards, reviewed by the Town Engineer, and dedicated to the Highland Sewer District.
- The Town should consider the implementation of an area wide improvement for the area of Chapel Hill Road and Route 9W to accommodate for the potential of expanding the existing sewer district and additional future wastewater flows. This may include cost sharing by developers in this area to design and construct the necessary infrastructure.

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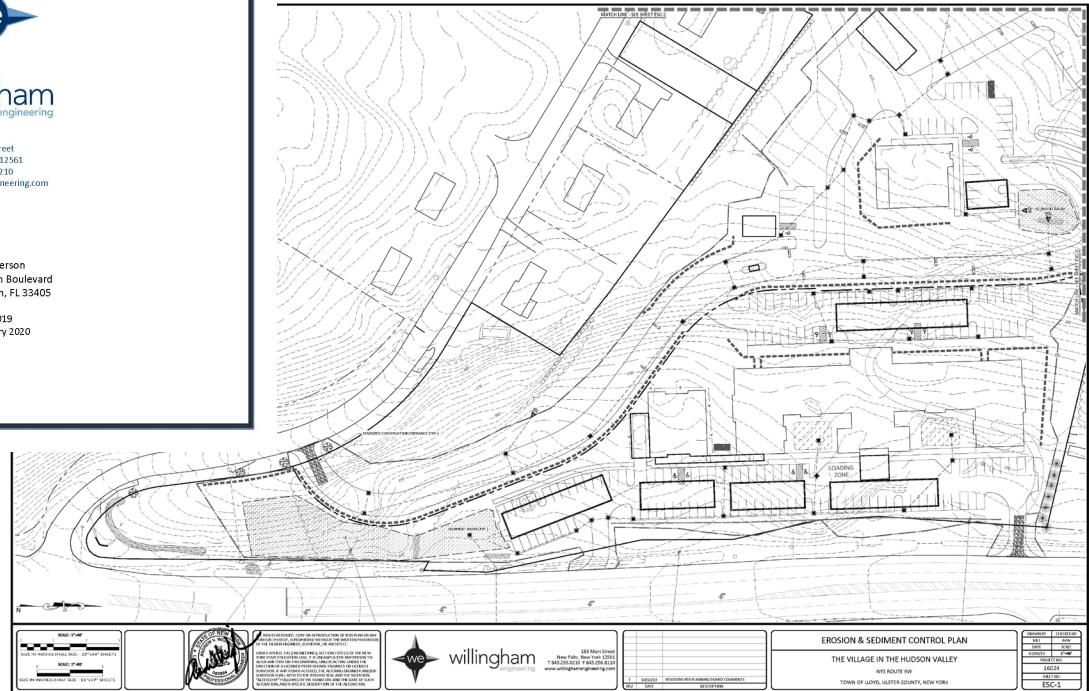
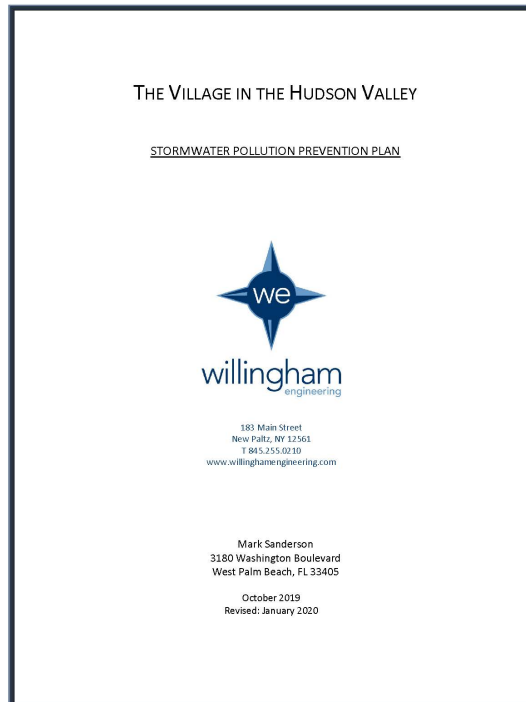
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SEQRA: Flooding

5. Impact on Flooding

Engineered Grading and E&S Plan

Prepared Stormwater Pollution Prevention Plan (SWPPP)



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SEQRA: Plants & Animals

7 Impact to Plants & Animals

Completed Ecological Habitat Assessment

Indiana bat (*Myotis sodalis*),

Northern long-eared bat
(*Myotis septentrionalis*),

bog turtle (*Glyptemys
muhlenbergii*)

Virginia snakeroot

Golden corydalis

Velvety bush-clover (all State
threatened)

Straw sedge (State
endangered)

Last recorded observance of
the plant species is 1887 to
1899. During the 1990's
Virginia snakeroot was
documented in the Hudson
Highlands. None of these
species was observed on the
site especially in the project
area.

Threatened and Endangered Species Habitat Suitability Assessment

The Village at Hudson Valley
Route 9W/Mayer Drive
Town of Lloyd, Ulster County

July 9, 2019

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
1248 Southford Road
Southbury, CT 06488
(203) 910-4716

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 2
21 South Platt Center Road, New Paltz, NY 12561-6120
P: (845) 256-2094 F: (845) 256-6020
www.dec.ny.gov



Department of
Environmental
Conservation

September 17, 2019

David E. Barton II
Building Department Director, Town of Lloyd
12 Church Street
Highland, NY 12528

Re: The Village in the Hudson Valley
Town of Lloyd, Ulster County
CHP 8444
SEQR Response and Comments on Jurisdiction

Dear Mr. Barton,

The Department of Environmental Conservation (DEC or Department) received your State Environmental Quality Review Act (SEQRA) Lead Agency Coordination for the above-referenced project on September 11, 2019. The proposal involves development of a continuing care retirement community (multiple adult care buildings totaling approximately 75,000 square feet, 212 single-family living residences, associated roadways/parking, amenities, stormwater management, etc.). The Department has no objection to the Town of Lloyd Planning Board serving as lead agency for this project.

Based on our review of the submitted materials, we offer the following comments:

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) STORMWATER

As the overall project will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-15-002), and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. Authorization for coverage under this SPDES General Permit is not granted until the Department issues all other necessary DEC permits.

As the site is within a Municipal Separate Storm Sewer System (MS4) community, the SWPPP must be reviewed and accepted by the municipality, and the MS4 Acceptance Form submitted with the SWPPP and the application for coverage, in accordance with the application instructions.

WATER WITHDRAWAL

The submitted Environmental Assessment Form (EAF) did not clearly indicate whether the proposed project would connect to an existing public water supply (answer to item D.2.c.i. was left blank). However, answers to subsequent items on the EAF indicate that expansion of an existing water supply district would be necessary to serve the proposal. Pursuant to the Water Withdrawal permit program regulations [8 NYCRR Part 601.6(d)],



- Page 1 of 3 -

Re: The Village in the Hudson Valley
CHP 8444
SEQR Response and Comments on Jurisdiction
September 17, 2019

a permit is required to "extend supply or distribution mains of a public water supply system into any new water service area".

If the proposed project was to connect to the Highland Water District, a modification of the Town of Lloyd's Water Withdrawal permit would be required.

Please see that DEC website at <http://www.dec.ny.gov/permits/5377.html> for a checklist of application materials and information for Water Withdrawal permits and modifications.

STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review.

The absence of data does not necessarily mean that other rare or state-listed species, natural communities or significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

PROTECTION OF WATERS/STREAM DISTURBANCE

The following stream is located within or near the site you indicated:

Name	Class	DEC Water Index Number	Status
Unnamed Tributary of Hudson River	G	H-115	Not Protected

A Protection of Waters permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected." A permit is not required to disturb the bed or banks of any streams identified above as "not protected."

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

FRESHWATER WETLANDS

The site is not within a New York State-protected Freshwater Wetland. However, please contact your town officials and the United States Army Corps of Engineers in New York City, telephone (917) 790-8411, for any permitting they might require.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic

- Page 2 of 3 -

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SEQRA: Agricultural Resources

8. Impact on Agricultural Resources

Site is not actively
farmed

No Farming withing
500 feet

Site contains elevated
levels of metals and
pesticides.

Site is located next to
Route 9W commercial
corridor.

Comp Plan encourages
elimination of
abandoned orchards.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
At	Atherton silt loam	Farmland of statewide importance	1.3	2.1%
BgC	Bath gravelly silt loam, 8 to 15 percent slopes	Farmland of statewide importance	28.8	48.7%
BgD	Bath gravelly silt loam, 15 to 25 percent slopes	Not prime farmland	3.7	6.3%
BHE	Bath very stony soils, steep	Not prime farmland	7.0	11.9%
BnC	Bath-Nassau complex, 8 to 25 percent slopes	Not prime farmland	8.0	13.5%
HgC	Hoosic gravelly loam, rolling	Farmland of statewide importance	0.4	0.6%
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes	Farmland of statewide importance	6.9	11.7%
Re	Red Hook gravelly silt loam	Prime farmland if designated	0.2	0.4%
VoB				4.8%
Totals for Area of Interest				100.0%

AGRICULTURAL DATA STATEMENT

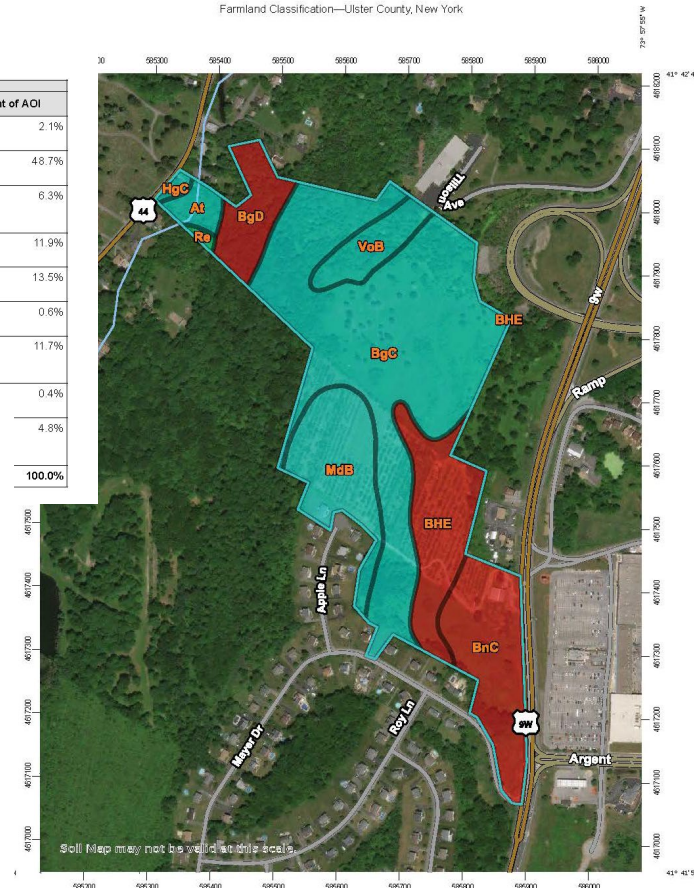
Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: The Villages in the Hudson Valley, LLC
Mailing address: 3180 Washington Rd.
West Palm Beach FL 33405
- B. Description of the proposed project: see attached
- C. Project site address: see attached Town: Highland
- D. Project site tax map number: see attached
- E. The project is located on property:
☒ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 62
- G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet _____?
☒ No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
There are no properties being used for farming within 500ft of proposed project.
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Alibon
Name and Title of Person Completing Form
November 13, 2020
Date

Farmland Classification—Ulster County, New York



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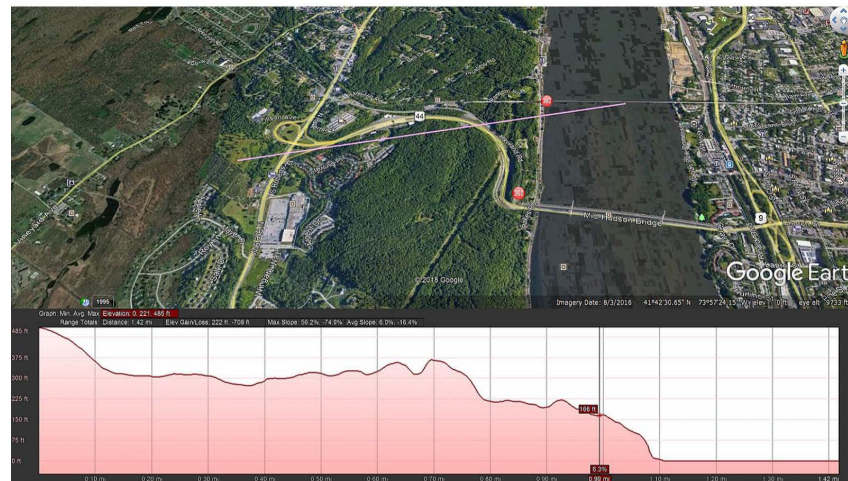
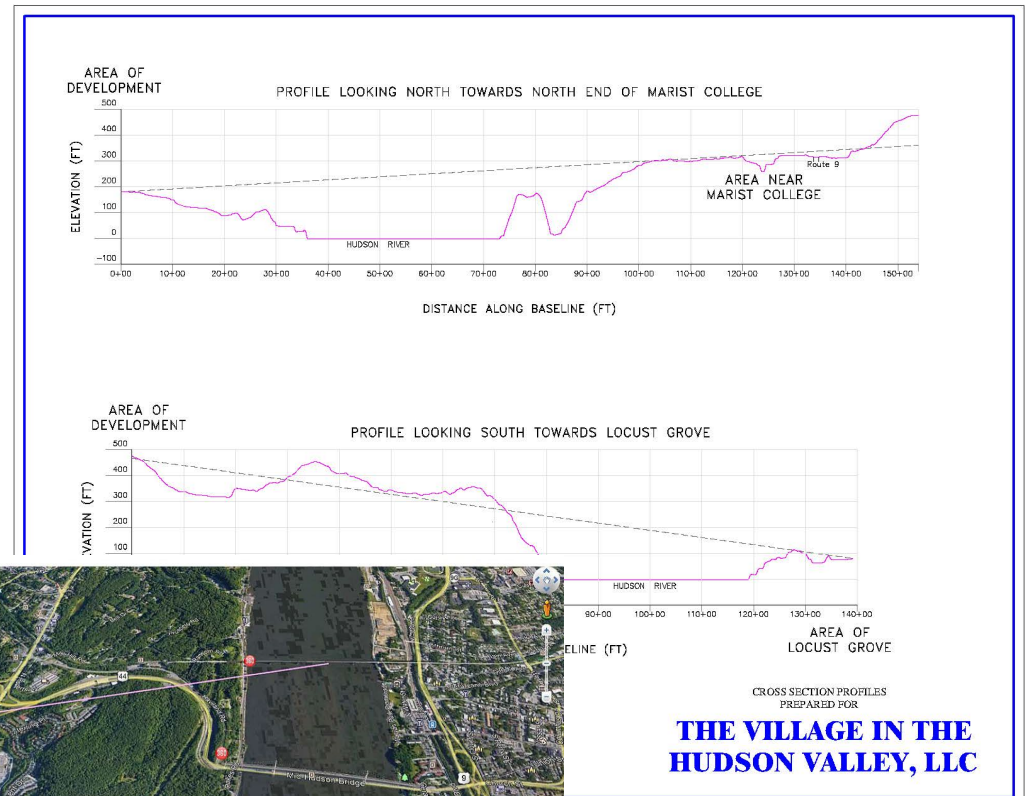
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SEQRA: Aesthetic Resources

9. Impact on Aesthetic Resources

Elevations Renderings Sections



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SEQRA: Historic Resources

10. Impact on Historic Resources

No Historic Properties
listed or of historic
significance on or
near the property

Site not located next
to or near a Historic
District

Completed OPRHP
Review



July 08, 2019

Ms. Kelly Libolt
KARC Planning Consultants
P.O. Box 792
Poughkeepsie, NY 12602

Re: FHA
Village of the Hudson Valley
Town of Lloyd, Ulster County, NY
19PR03826

Dear Ms. Libolt:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

A handwritten signature in black ink, which appears to read "R. Daniel Mackay".

R. Daniel Mackay
Deputy State Historic Preservation Officer
Division for Historic Preservation

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Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

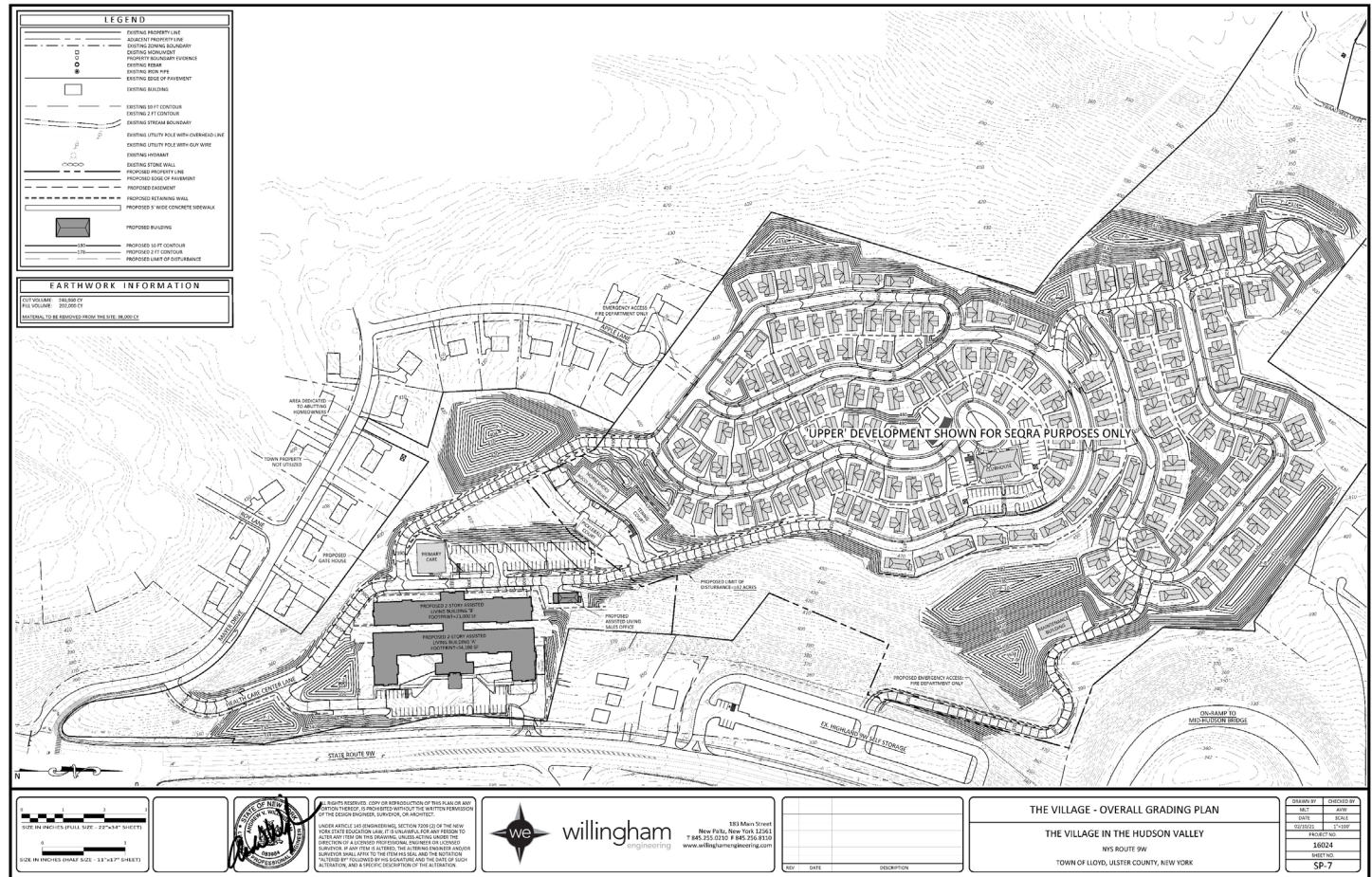
SEQRA: Open Space

11. Impact on Open Space

Preservation of
approximately 18
acres as open Space,

Includes approx. 10
acres by the Twaalskill
Creek.

Open space areas will
be protected by
conservation
easements recorded
in the County Clerk's
Office.



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SEQRA: Transportation

13. Impact on Transportation

Extensive Multi-Year
Analysis

Coordination with
NYSDOT

Traffic Outlet to 9W

No impact to Mayer
Residential Areas

Significantly Improved
9W/Mayer Drive
Intersection

Extensive New
Sidewalks/Crosswalks

- Analysis began in 2017 – 362 market rate townhouses/apts, 63,000 SF commercial
 - Studied two access options
 - Reviewed with NYSDOT; confirmed preferred connection to Mayer Dr, signal at Rt 9W
- Issued traffic study July 2018
 - Included other developments
 - Storage facility
 - Mavis Tire
 - 72 apartments north of Haviland (behind Dollar General)
 - 120 Single-Family on Argent Drive



SEQRA: Transportation

- July 2019, updated traffic study for reduced project (-40% based on traffic) – 212 senior units, 135-bed AFL, 11,000 SF urgent care
 - Included other developments
 - Storage facility
 - Mavis Tire
 - Dollar General - 7,000 SF of retail, 72 apartments
 - 120 Single-Family on Argent Drive
- Town and NYSDOT comments followed and addressed
 - January 2020 traffic analysis included
 - Storage facility
 - Mavis Tire/Autozone
 - Dollar General - 7,000 SF of retail, 72 apartments
 - 120 Single-Family on Argent Drive
 - The Views – 44 apartments, 14,000 SF retail, 6,600 SF of office

SEQRA: Transportation

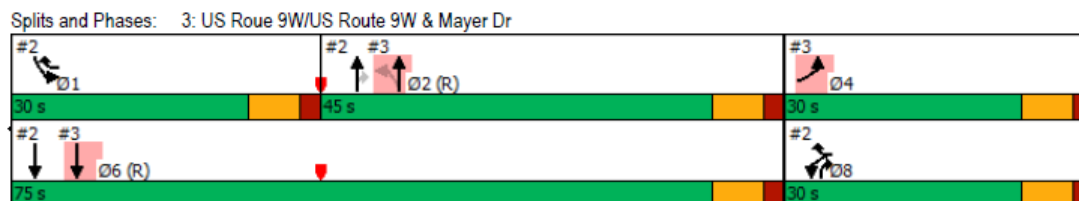
- November 2020 – reduced proposal – 175 senior units, 135-bed ALF, 5,000 SF primary care (-20% based on traffic) – no reduction in proposed improvements
 - traffic analysis included
 - Storage facility - Built
 - Mavis Tire/Autozone – Built
 - Dollar General 7,000 SF of retail (Built), 72 apartments (under construction)
 - 120 Single-Family on Argent Drive → now 57 senior apartments (Silver Gardens) (-87%)
 - The Views – 44 apartments, 14,000 SF retail, 6,600 SF of office → 22 apts, 14,000 SF commercial (-17%)

SEQRA: Transportation

- Two new projects have come forward – Stewarts (SW corner), Highland Estates (SE corner). Traffic studies are underway
 - traffic analysis will include
 - Storage facility
 - Mavis Tire/Autozone
 - Dollar General - 7,000 SF of retail, 72 apartments
 - Silver Gardens - 57 senior apartments
 - The Views – 22 apts, 14,000 SF commercial
 - The Villages at HV – 175 senior units, 135-bed ALF, 5,000 primary care

SEQRA: Transportation

- Route 9W SB Through – LOS A - SB Through gets up to 72% green



- At times, issues at Chapel Hill can back up to Argent Dr
 - Improvements identified to address The Villages traffic impacts; 6 additional options considered to further address existing/future traffic conditions – 1/7/20 Response letter.
- NYSDOT reviewed the analysis and requested details of the design.

SEQRA: Noise Oder Light

15. Impact on
Noise
Odor
Light

Provided Compliant
Lighting Plan

Extensive new
Landscaping along
Residential parcels

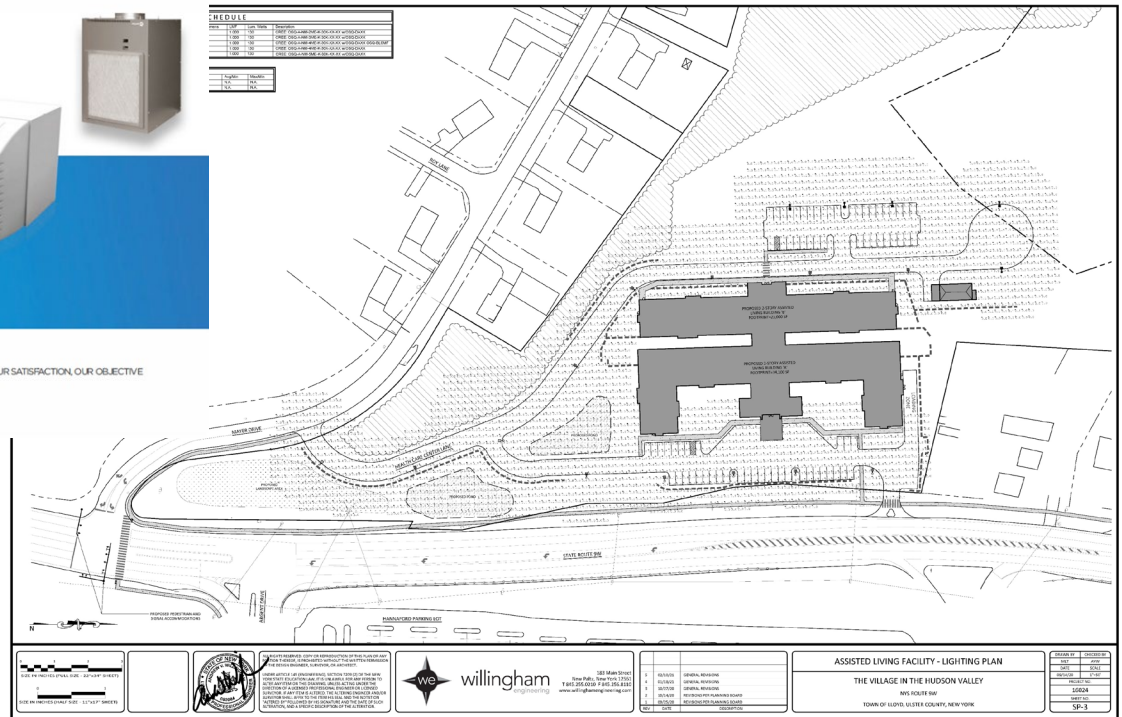
Provided HVAC Noise
Spec Sheets

All construction will
comply with Town
Noise Ordinance



YOUR SATISFACTION. OUR OBJECTIVE.

Note: PTAC Air Conditioner units operate at a sound level of an average **55 to 65 dB**, which is similar to and slightly above a person's voice at a conversational level.



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Review/Approvals Summary

- **Town of Lloyd Town Board** – Water/Sewer District Extensions (if necessary)
- **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
- **NYS DEC** - SWPPP
- **NYS DOT** – Traffic Improvements
- **NYS OPRHP** - see Letter of No Impact

Questions/ Action Items



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