CONTROL POINT
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11 Main Street
Highland, NY 12528
Tel: 845.691.7339
cpasurvey.com

MEMORANDUM

TO: Town of Lloyd Planning Board

FROM: Patricia P. Brooks, L.S,

RE: Truncali Site Plan
Our file #12-230295-02

DATE: March 4, 2026

The following information is submitted to the Town of Lloyd Planning Board for review and consideration in connection with the application for a Site Plan and are in response to the comments received from CPL Engineering dated February 26, 2026, and meetings held March 19th & March 26th :

The existing opening onto Tillson Ave is about 40 feet wide. The Town Highway Superintendent should review and offer opinion if the width should be narrowed.

The entrance is proposed to be striped as shown on the site plan to channelize traffic.

Verification of the ability of the existing water service to serve the new use should be provided.

The water department has been contacted to verify and we are awaiting their response.

The unused pavement outside the limits of the proposed parking should be taken up and removed.

It is noted on the plan where the unused blacktop is to be removed.

A proposed lighting plan is to be prepared per Code Section 100-27. All fixtures (including building mounted) are to be identified, and must be Dark Sky compliant, fully back shielded, and have a BUG rating such that the Uplighting value is zero. A minimum light level of 0.5 fc at ground level is needed in all areas where foot traffic is anticipated. A maximum color temperature of 3,000K is recommended to reduce glare.

It is noted on the plan that all existing post lighting and new lighting are to be compliant with Code Section 100-27. Sample light fixture cut sheets have been provided to illustrate the style proposed, but the actual fixtures may differ slightly once the site design has been finalized.

The plans must demonstrate accessibility to the proposed dumpster location; it is currently shown behind two parking spaces, which would obstruct access.

The proposed dumpster has been relocated and is easily accessible. Typically, refuse collection is performed outside of normal business hours.

Grades in the parking area (for spaces 20 through 32) are around 10%, which is steep for parking. The maximum grade for parking spaces is 5%, therefore grading would be required.

The parking has been redesigned to avoid site grading.

Will there be a proposed off-street loading space per Sec. 100-27E? If so, its location and dimensions are to be indicated.

A potential unloading area has been shown on the plan that will not obstruct any parking or vehicle traffic.

Provide spot grades for all proposed ADA parking spaces that ensure that grades do not exceed 2% in any direction.

Spot grades have been added to the plan.

The minimum ADA loading/unloading stall width is 8 feet; the stalls shown scale only 5 feet wide.

In accordance with ADA.gov, the space is five feet wide. It has been widened to six feet wide in accordance with dimensions shown in Town Code Section 100-29 (G.)

Show locations for appropriate ADA signage.

Signage locations have been added to the plan.

Show areas for proposed snow storage.

Snow storage areas have been shown on the plan.

Verify ADA accessibility from parking to the building entrance. The Board discussed a pathway from space #1 down to the front of the building.

The proposed ramp has been shown to employee entrance and spot elevations to verify accessibility. A proposed walkway has been added to connect the upper and lower levels.

Proposed erosion and sediment control measures are to be shown.

Erosion and sediment control measures and details have been added.

We note that there is a small section of pavement shown to be removed on the adjoining property to the South. This owner should be notified that work is to be done on their property.

The owner will be sending a letter to the adjoiner who they purchased this property from.

An FD connection should be shown, if applicable, and provide a Knox Box.

No FD connection required; a knox box will be provided in a location to be determined by the fire chief.

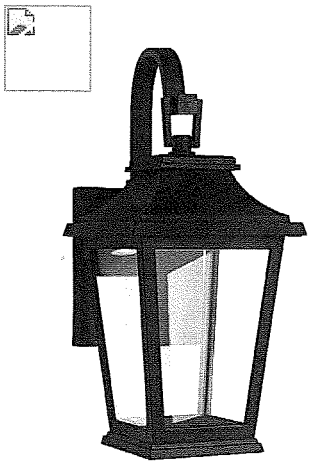
The following details are to be provided: erosion control, lighting, landscaping, pavement, stop blocks, ADA striping and signage, dumpster pad and enclosure.

Details have been added to Sheet 2 of the site plan.

Thank you for your continued review of this application.

VISUAL COMFORT & CO.

SLO1221TXB: Mini Wall Lantern



Collection: Warren

UPC #:014817656657

Finish: Textured Black (TXB)

Dimensions:

Width: 6.5"
Height: 14.38"
Weight: 3.52 lbs.

Extends: 7.5'
Wire: 8" (color;Black/White)
Connection: Mounted To Box

Bulbs:

1 - LEDIntegrated Array 9.0w Max. 120v included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:

1 Body - StoneStrong - Textured Black

Safety Listing:

Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	4			4.75	7.0					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5.88	5.0	0.75		8.12	

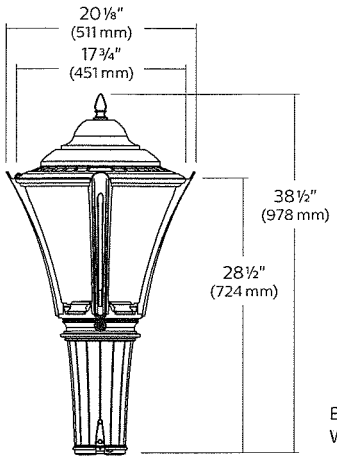
Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	SLO1221TXB	1	014817656657	15.0	10.8	10.3	0.97	6.3	0	Yes
Master Pack	SLO1221TXB	0	10014817656654							No

MPTR MetroScape post top

urban luminaire

Dimensions



EPA: 1.97 sq ft
Weight: 31.1 lbs (14.1 kg)

Motion Response* (must be ordered as a separate item)

Example: ACC-120-MR4PGI-BKTX

Series	Voltage	Motion Response module	Finish
ACC			
ACC Accessory	**120** 120 volt **277** 277 volt	**MR4PG1** Single grey **MR4PG2** Double grey **MR4PW1** Single white **MR4PW2** Double white	Consult Lumec's Color Chart for complete specifications.

*OVR option is required for Motion Response Accessory

LED Wattage and Lumen Values for 3000K & 4000K fixtures with No Shield

Ordering Code:	Total LEDs	System current (mA)	Average System Watts (W)	LE2			LE3			LE3W			LE4			LE5		
				Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
No Shield MPTR 3000K																		
35W32LED3K-G3-x	32	350	36	3920	109	B1-U0-G1	3948	110	B1-U0-G1	3982	111	B1-U0-G1	3963	110	B1-U0-G1	4038	112	B3-U0-G1
55W32LED3K-G3-x	32	530	54	5623	104	B1-U0-G1	5662	105	B1-U0-G1	5711	106	B1-U0-G2	5684	105	B1-U0-G2	5792	107	B3-U0-G1
72W32LED3K-G3-x	32	700	68	7092	104	B1-U0-G1	7142	105	B1-U0-G2	7203	106	B1-U0-G2	7170	105	B1-U0-G2	7305	107	B3-U0-G2
97W32LED3K-G3-x	32	1050	101	9779	97	B2-U0-G2	9847	97	B2-U0-G2	9932	98	B2-U0-G2	9886	98	B2-U0-G2	10073	100	B4-U0-G2
55W48LED3K-G3-x	48	350	53	5964	113	B1-U0-G1	6006	113	B1-U0-G1	6058	114	B1-U0-G2	6030	114	B1-U0-G2	6144	116	B3-U0-G1
80W48LED3K-G3-x	48	530	79	8556	108	B2-U0-G2	8616	109	B2-U0-G2	8691	110	B2-U0-G2	8650	109	B2-U0-G2	8814	112	B3-U0-G2
108W48LED3K-G3-x	48	700	102	10789	106	B2-U0-G2	10865	107	B2-U0-G2	10959	107	B2-U0-G2	10908	107	B2-U0-G2	11114	109	B4-U0-G2
140W48LED3K-G3-x	48	1050	152	14879	98	B2-U0-G2	14983	99	B2-U0-G2	15113	99	B2-U0-G3	15042	99	B2-U0-G2	15326	101	B4-U0-G2
70W64LED3K-G3-x	64	350	71	7972	112	B2-U0-G1	8028	113	B1-U0-G2	8097	114	B2-U0-G2	8060	114	B1-U0-G2	8212	116	B3-U0-G2
110W64LED3K-G3-x	64	530	102	11435	112	B2-U0-G2	11515	113	B2-U0-G2	11615	114	B2-U0-G2	11560	113	B2-U0-G2	11779	115	B4-U0-G2
90W80LED3K-G3-x	80	350	88	9842	112	B2-U0-G2	9911	113	B2-U0-G2	9997	114	B2-U0-G2	9950	113	B2-U0-G2	10138	115	B4-U0-G2
135W80LED3K-G3-x	80	530	132	14118	107	B2-U0-G2	14217	108	B2-U0-G2	14340	109	B2-U0-G2	14273	108	B2-U0-G2	14543	110	B4-U0-G2
No Shield MPTR 4000K																		
35W32LED4K-G3-x	32	350	36	4116	114	B1-U0-G1	4145	115	B1-U0-G1	4181	116	B1-U0-G1	4161	116	B1-U0-G1	4240	118	B3-U0-G1
55W32LED4K-G3-x	32	530	54	5904	109	B1-U0-G1	5945	110	B1-U0-G1	5997	111	B1-U0-G2	5968	111	B1-U0-G2	6082	113	B3-U0-G1
72W32LED4K-G3-x	32	700	68	7447	110	B1-U0-G1	7499	110	B1-U0-G2	7563	111	B1-U0-G2	7529	111	B1-U0-G2	7670	113	B3-U0-G2
97W32LED4K-G3-x	32	1050	101	10268	102	B2-U0-G2	10339	102	B2-U0-G2	10429	103	B2-U0-G2	10380	103	B2-U0-G2	10577	105	B4-U0-G2
55W48LED4K-G3-x	48	350	53	6262	118	B1-U0-G1	6306	119	B1-U0-G1	6361	120	B1-U0-G2	6332	119	B1-U0-G2	6451	122	B3-U0-G1
80W48LED4K-G3-x	48	530	79	8984	114	B2-U0-G2	9047	115	B2-U0-G2	9126	116	B2-U0-G2	9083	115	B2-U0-G2	9255	117	B3-U0-G2
108W48LED4K-G3-x	48	700	102	11328	111	B2-U0-G2	11408	112	B2-U0-G2	11507	113	B2-U0-G2	11453	112	B2-U0-G2	11670	114	B4-U0-G2
140W48LED4K-G3-x	48	1050	152	15623	103	B2-U0-G2	15732	104	B2-U0-G2	15869	104	B2-U0-G3	15794	104	B2-U0-G3	16092	106	B4-U0-G2
70W64LED4K-G3-x	64	350	71	8371	118	B2-U0-G2	8429	119	B1-U0-G2	8502	120	B2-U0-G2	8463	119	B1-U0-G2	8623	121	B3-U0-G2
110W64LED4K-G3-x	64	530	102	12007	118	B2-U0-G2	12091	119	B2-U0-G2	12196	120	B2-U0-G2	12138	119	B2-U0-G2	12368	121	B4-U0-G2
90W80LED4K-G3-x	80	350	88	10334	117	B2-U0-G2	10407	118	B2-U0-G2	10497	119	B2-U0-G2	10448	119	B2-U0-G2	10645	121	B4-U0-G2
135W80LED4K-G3-x	80	530	132	14824	112	B2-U0-G2	14928	113	B2-U0-G2	15057	114	B2-U0-G3	14987	114	B2-U0-G2	15270	116	B4-U0-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaires.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

MPTR MetroScape post top

urban luminaire

Specifications

Cage

In a round shape with 4 arms and a built-in mechanical ring, this cage is a one piece die cast A360 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the fitter.

Fitter:

Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, the fitter is complete with a watertight access door giving access to the driver rated IP66, and a terminal block that accepts (#2 max.) wires from the primary circuit. Comes with an easy self adjusting system with two (2) set screws 3/8 16 UNC for ease of maintenance and installation. Fits on a 4" (102mm) outside diameter by 4" (102mm) long tenon.

Finial

Decorative cast 356 aluminum, mechanically assembled.

Hood

Made of die cast A360.1 Aluminum alloy 0.1 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.

Access-Mechanism

A die cast A360.1 Aluminum alloy 0.1 (2.5mm) minimum thickness technical ring with latch and hinge.

Light Engine

LEDgine is composed of 4 main components: LED lamp / Optical System / Heat Sink / Driver Electrical components are RoHS compliant.

LEx Lens

Flat Lens: Made of soda lime clear tempered glass, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module

Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/-.275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System

Composed of high performance optical polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

Heat Sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Driver

High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 and 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40°F (40°C) to 130°F (55°C). Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221°F (105°C). Dimmable driver 0-10V. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protector

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DMG: Dimmable driver 0-10V.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Order Code	Scenario	Dim. Time	Dim. Level
CDMGS25	Safety	4 hours	25% power
CDMGS50	Safety	4 hours	50% power
CDMGS75	Safety	4 hours	75% power
CDMGM25	Median	6 hours	25% power
CDMGM50	Median	6 hours	50% power
CDMGM75	Median	6 hours	75% power
CDMGE25	Economy	8 hours	25% power
CDMGE50	Economy	8 hours	50% power
CDMGE75	Economy	8 hours	75% power

SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle.

SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.

Luminaire options

FN1 Decorative finial

FN2 Decorative finial

FN3 Decorative finial

FN4 Decorative finial

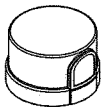
FN8 Decorative finial

FN9 Decorative finial

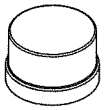
FN10 Decorative finial

FN11 Decorative finial

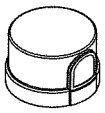
HS
House side shield



PH8 (allows a 90° rotation) Photoelectric cell, twist-lock type complete with receptacle and decorative polycarbonate (grey) cap with a plastic lens.



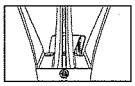
PH9
Shorting cap, twist-lock type complete with receptacle.

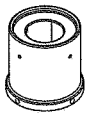


PHXL (allows a 90° rotation) Extended life Photoelectric cell, twist-lock type complete with receptacle and decorative polycarbonate (grey) cap with a plastic lens.

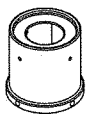
RCD
Receptacle 5-pins allowing dimming, can be used with a twist-lock Starsense, shorting cap or a photoelectric cell.

RCD7
Receptacle 7-pins.



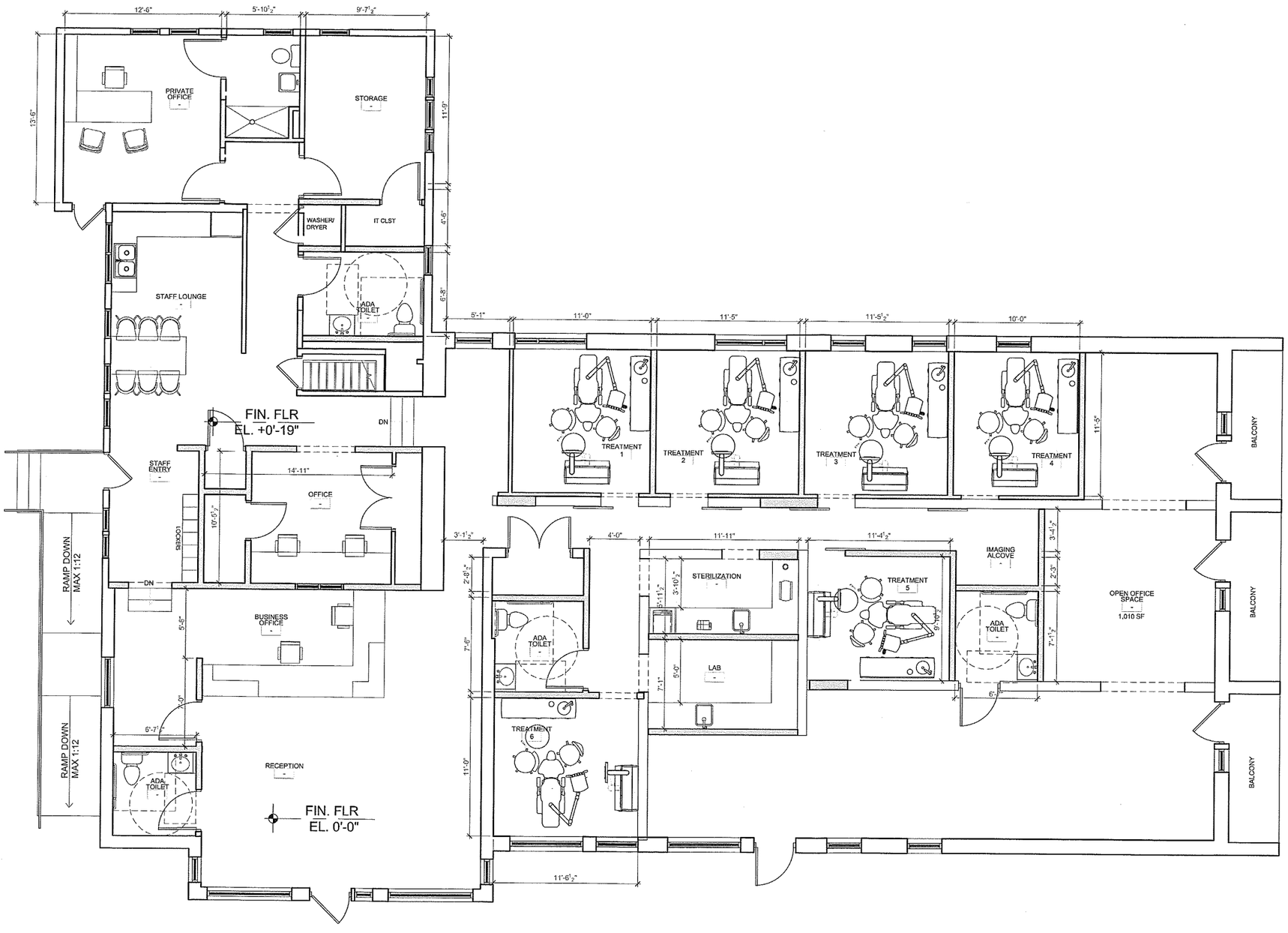


TN3
Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) tenon.



TN3.5
Fitter to fit over a 3-1/2" (89 mm) O.D. by 4" (102 mm) tenon.

OVR
Dynadimmer override function.



LEGEND

- AREA OF WORK (EXISTING)
- NEW PARTITION — *PARTITION TYPE*
- NEW DOOR - SEE AXXX — DOOR NUMBER
- EXISTING CONSTRUCTION
- EXISTING DOOR
- FOUNDATION WALL
- NEW WINDOW -SEE N100
- 7'-1" DIMENSIONS TO STUD, U.N.O

1 PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED UPPER FLOOR PLAN

125 TILLSON AVE | HIGHLAND, NY

TRUNCALI DENTIST LMV PROJ. 25019

FEBRUARY 5 , 2026

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS