

RESPONSE LETTER TO CPL ENGINEERING

RE: 1 Lockhart Lane, Town of Lloyd, New York

CPL Review Letter dated January 21, 2026 | CPL #R26.19353.01

Date: April 21, 2026

To:

Christian T. Moore, P.E., Senior Engineering Project Manager

CPL Architecture | Engineering | Planning

Re: Item-by-Item Response to CPL Engineering Review Comments

1 Lockhart Lane, Town of Lloyd, NY

SBL: 96.3-2-19.100

Dear Mr. Moore,

Thank you for your review letter dated January 21, 2026. Please find below our item-by-item response to each comment raised. Revised plans are enclosed for your re-review.

ITEM-BY-ITEM RESPONSE

Comment 1:

All variances granted by the ZBA are to be listed on the site plan.

Response:

ZBA variances are pending resolution and will be listed on the site plan upon issuance. This item will be addressed in the next resubmittal following ZBA determination.

Comment 2:

It is difficult to determine what is existing and what are proposed site modifications or improvements. A complete metes and bounds survey, including topographic information, shall be provided, which will serve as the existing conditions basemap.

Response:

The revised site plan (Sheet C-1) is based upon the existing survey prepared by John W. McCord Sr., L.S. #050904, dated August 4, 2021. Existing and proposed conditions have been clarified on the revised site plan. A note referencing the survey has been included on Sheet C-1. Topographic information is noted as existing field conditions.

Comment 3:

Fire Department to review access around the building.

Response:

An Emergency Access Note has been added to Sheet C-1 stating that driveway and site access areas shall provide unobstructed fire department and emergency vehicle access to the building at all times. The Building Department has been notified that Fire Department review is requested. Final emergency access shall

comply with the requirements of the local Fire Department and authority having jurisdiction.

Comment 4:

The requirement for an automatic fire sprinkler system shall be verified.

Response:

A sprinkler note has been added to Sheet A-1 and Sheet C-1. Per the applicable provisions of the Existing Building Code of New York State and the Building Code of New York State for a Group R-2 occupancy, automatic fire sprinkler protection is required. The sprinkler system shall be designed and installed under a separate permit in accordance with NFPA 13R and all requirements of the authority having jurisdiction.

Comment 5:

The projected water demand must be verified, and the size of the proposed water service shall be confirmed. If insufficient, a new service will be needed.

Response:

The existing water service is a 3/4-inch diameter line as shown on Sheet A-2. The applicant is coordinating with the Town of Lloyd Water Department to verify that the existing service size is adequate to serve the proposed four-unit building, including anticipated sprinkler demand. If a larger service is required, a new service will be provided accordingly.

Comment 6:

The applicant shall describe how the building will be metered; this applies to both water and electric services.

Response:

The building shall be individually metered for electric service for each of the four dwelling units, plus a separate owner/common area meter, for a total of five meters. Meters shall be located at the east elevation of the building as shown on Sheet A-4. Water service metering shall be coordinated with the Town of Lloyd Water Department. Individual unit sub-meters for water will be provided if required by the Water Department.

Comment 7:

The size of the proposed sewer lateral shall be verified based on the building demand.

Response:

The existing sewer lateral is a 6-inch cast iron line as shown on Sheet A-2. The applicant shall verify with the Town that the existing lateral size is adequate to serve the proposed four-unit building. If upsizing is required, a new lateral shall be provided to meet Town of Lloyd Design and Construction standards.

Comment 8:

The Town Highway Superintendent shall review and approve the proposed split entrance/exit at the southerly end of the site.

Response:

The applicant is coordinating with Town of Lloyd Highway Superintendent Ritchie Klotz to obtain the required driveway/curb cut approval for the proposed

entrance and exit configuration. A Highway Department approval letter will be provided to the Building Department upon receipt.

Comment 9:

Provided the Town Highway Dept approves the double driveway, they are to be 12 feet wide, minimum per Code Section 89-19(M)(3)(a).

Response:

Driveway widths have been dimensioned on the revised site plan (Sheet C-1). Driveway widths are shown at 12'-0" minimum, 18'-4 5/8", and 20'-0" as applicable. All driveway widths comply with the minimum 12-foot requirement per Code Section 89-19(M)(3)(a). Vertical and horizontal clearances shall be maintained per applicable code requirements.

Comment 10:

The driveway located on the east side of the property shall be shown extended to the edge of pavement.

Response:

The revised site plan (Sheet C-1) has been updated to extend the east-side driveway to the edge of pavement at Lockhart Lane. The tie-in to the existing road surface is now clearly delineated.

Comment 11:

The proposed gravel parking surface shall be evaluated to confirm compliance with any ADA accessibility requirements. The plans must show suitable ADA pavement markings with appropriate signage, and an accessible route to the building.

Response:

The revised site plan (Sheet C-1) shows one van-accessible parking space (9' x 20') with an 8'-0" minimum adjacent access aisle, ADA-compliant striping, and an accessible parking sign detail. The accessible route from the parking space to the building entrance is clearly labeled as "Path for ADA to Entrance." A note has been added to the site plan confirming that the accessible parking space, access aisle, and accessible route shall be provided on a firm, stable, slip-resistant paved surface and shall not be located on gravel. Non-accessible general parking areas may remain crushed stone as shown.

Comment 12:

Please review the parking stall length for spaces 1-5; due to the bumper blocks and the angle of the spaces, the usable length only appears to be 15-17 feet.

Response:

Parking stall dimensions have been reviewed and revised. All parking spaces are now shown at 9'-0" wide by 20'-0" usable length, measured from the back of bumper block to the edge of the drive aisle, in compliance with applicable code requirements. Bumper block placement has been coordinated to maintain 20'-0" usable stall depth.

Comment 13:

The site plan does not appear to provide sufficient backup space for the 5 proposed angled parking spaces. 24' backup would be required (Code Section 100-19(G)).

Response:

The backup/drive aisle distance has been revised on Sheet C-1 and is now shown at 24'-0" minimum, in compliance with Code Section 100-19(G).

Comment 14:

It shall be clarified whether an existing drainage swale is present on the property in the vicinity of the northwest corner.

Response:

Comment 15:

Any proposed exterior mechanical equipment shall be identified, or a note shall be added stating that no exterior mechanicals are proposed.

Response:

All exterior mini-split condensing unit locations are identified on the revised site plan (Sheet C-1) and on the building elevations (Sheet A-4). A Mini-Split Screening Note has been added to Sheet C-1 stating that all exterior condensing units shall be screened from public view using evergreen shrub planting and/or 4'-0" high painted wood slat screening panels, finished to match adjacent building trim, while maintaining all manufacturer-required clearances.

Comment 16:

A proposed landscaping plan is to be provided. Per Code Section 100-29(D)(2) parking spaces shall be screened from public view to the maximum extent practicable, provided that such screening does not interfere with safety standards for sight distance.

Response:

A Landscaping and Screening Plan has been added to Sheet C-1, including a full Plant Schedule with species, botanical names, sizes, quantities, and spacing. The parking area street-frontage screening (approximately 30 linear feet) shall be provided using American Arborvitae (*Thuja occidentalis*) or Green Giant Arborvitae (*Thuja standishii* × *plicata* 'Green Giant'), minimum 4'-5' height at installation, spaced 4'-6' on center, to create a continuous evergreen screen. A Sight Distance Note has been added confirming that no screening plantings shall be located within required sight distance triangles at driveway entrances, and that plantings within sight distance areas shall be maintained at a maximum height of 30 inches above finished grade.

Comment 17:

A proposed lighting plan with photometric calculations to show compliance with IES standards (Average, Minimum, Maximum) in conformance with Code Section 100-27 is to be submitted.

Response:

A site lighting plan has been included on Sheet C-1 showing exterior fixture locations with photometric coverage diagrams. All photometric limits are noted at 0.5 foot-candles. Fixture models are listed in the Site Lighting Legend (Halco LG and Halco Vapor Light fixtures). Manufacturer cut sheets will be provided as a supplement to confirm IES compliance with Average, Minimum, and Maximum foot-candle requirements per Code Section 100-27.

Comment 18:

All site lighting must be fully shielded and Dark Sky compliant. Floodlights are not permitted.

Response:

All proposed exterior lighting fixtures are fully shielded and Dark Sky compliant as listed in the Site Lighting Legend on Sheet C-1. No floodlights are proposed. A note has been added to Sheet C-1 confirming that all exterior lighting shall be fully shielded, Dark Sky compliant, and low glare, and that no floodlights are permitted.

Comment 19:

Construction details for all proposed site improvements must be provided for review. Water and sewer improvements must comply with the Town of Lloyd Design and Construction standards and details.

Response:

Construction details for site improvements including ADA parking, accessible signage, concrete bumper blocks, and driveway improvements are included on Sheet C-1. Water and sewer improvements shall comply with the Town of Lloyd Design and Construction standards and details. If new water or sewer service work is required based on the utility verification noted in responses to Comments 5 and 7, construction details meeting Town standards will be provided at that time.

We trust that the above responses and the enclosed revised plan set adequately address the comments raised in your review letter dated January 21, 2026. We respectfully request your re-review and approval of the revised submission. Please do not hesitate to contact us if you require any additional information.

Respectfully submitted,

David Heilbrun

On behalf of YW Highland Realty LLC
