
RESPONSE LETTER TO TOWN OF LLOYD BUILDING DEPARTMENT

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

Town of Lloyd Building Department Review Letter dated January 27, 2026

Date: April 21, 2026

To:

David E. Barton II, Building Department Director

Town of Lloyd Building Department

Re: Response to Building Department Review Comments

1 Lockhart Lane, Town of Lloyd, NY

YW Highland Realty LLC

Dear Director Barton,

Thank you for your review letter dated January 27, 2026. Please find below our response to each of the items raised. Revised plans are enclosed for your re-review. We have also prepared a concurrent item-by-item response to the CPL Engineering review comments, enclosed herewith.

GENERAL / ENGINEERING ITEMS

Comment 1:

Highway Department driveway approval for new egress on Lockhart Ln. Letter from Town of Lloyd Highway Superintendent Ritchie Klotz required.

Response:

The applicant is actively coordinating with Highway Superintendent Ritchie Klotz to obtain the required driveway/curb cut approval letter. The driveway layout and dimensions have been revised on Sheet C-1 to show all driveway widths at 12'-0" minimum in compliance with applicable code requirements. A Sight Distance Note has been added to the site plan. The Highway Department approval letter will be forwarded to the Building Department upon receipt.

Comment 2:

Handicap access should be confirmed to be fully ADA compliant.

Response:

ADA accessibility has been addressed on the revised site plan (Sheet C-1) as follows:

- One van-accessible parking space is provided, dimensioned 9'-0" x 20'-0" with an 8'-0" minimum adjacent access aisle
 - ADA-compliant diagonal striping and handicapped parking signage detail are shown
 - The accessible route from the parking space to the building entrance is labeled "Path for ADA to Entrance"
 - A note has been added confirming the accessible parking space, access aisle, and route shall be provided on a firm, stable, slip-resistant paved surface and shall not be on gravel
 - ADA-compliant ramp details are included on Sheet C-1
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Comment 3:

Existing conditions survey showing metes and bounds (plans refer to survey by John W. McCord dated 08 04 2021).

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, as referenced on the drawing. The survey reference has been clearly noted on the title block and site plan.

Comment 4:

Show any existing or proposed drainage on site.

Response:

A Drainage Note has been added to Sheet C-1 stating that proposed grading shall

maintain positive drainage away from the building and shall preserve existing drainage patterns to the maximum extent practicable. Stormwater runoff from parking and walkway improvements shall be directed by sheet flow to adjacent pervious areas for on-site infiltration. No ponding or off-site drainage impacts shall result from the proposed work.

Comment 5:

Lighting cut sheet (dark sky compliant), shielded, low glare.

Response:

Exterior lighting fixture models are listed in the Site Lighting Legend on Sheet C-1 (Halco LG and Halco Vapor Light). All fixtures are specified as fully shielded and low glare. A note has been added confirming all exterior lighting shall be Dark Sky compliant and that no floodlights are permitted. Manufacturer cut sheets for the proposed fixtures will be provided as a supplement to this submission confirming full Dark Sky compliance.

BOARD ITEMS

Comment 1:

Show existing water service line size and location in anticipation of sprinkler requirements.

Response:

The existing water service is a 3/4-inch diameter line entering the building, as shown on Sheet A-2. The applicant is coordinating with the Town of Lloyd Water Department to verify whether this service size is adequate to support the four-unit building and any applicable sprinkler system requirements. If a larger service is determined to be necessary, a new service will be provided and shown on revised drawings.

Comment 2:

Show pressure test for water service.

Response:

The applicant will coordinate a pressure test of the existing water service with the Town of Lloyd Water Department. Results of the pressure test will be forwarded to the Building Department upon completion.

Comment 3:

Questions regarding the mini-splits and aesthetic impacts for the building.

Response:

All exterior mini-split condensing unit locations have been identified on the revised site plan (Sheet C-1) and on all applicable building elevations (Sheet A-4). A Mini-Split Screening Note has been added requiring that all exterior units 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. Condenser units are located at non-prominent building faces to minimize visual impact and are screened by both architectural and landscape measures as described.

Comment 4:

Show location of new electric service and meters for new units.

Response:

The location of the electric meter bank is shown on the East Elevation (Sheet A-4). The building shall be individually metered for each of the four dwelling units plus a separate owner/common area meter, for a total of five meters, mounted at the east elevation. Individual circuit breaker panels for first-floor units are noted on Sheet E-1, with tenant panels in unit closets and common spaces on the owner's meter.

Comment 5:

Exterior treatments of the building should be provided. Colors, materials, textures, equipment locations, etc.

Response:

Exterior building materials are noted on Sheet A-4 including painted horizontal lap siding, vertical wood cladding, stone veneer wainscoting, asphalt shingle roofing, and brick chimney elements. All exterior mini-split condenser locations are shown on the site plan and elevations. Specific paint colors and material finishes can be provided to the Board for review if requested. A materials and color board can be submitted as a separate supplement upon request.

We trust that the above responses and the enclosed revised plan set adequately address the comments raised by the Town of Lloyd Building Department. We

respectfully request re-review and approval of the revised submission. Please do not hesitate to contact us should you require any additional information or clarification.

Respectfully submitted,

David Heilbrun

On behalf of YW Highland Realty LLC

Enclosures: Revised Plan Set dated April 21, 2026 | CPL Engineering Item-by-Item Response Letter