



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

900 Route 146 Clifton Park, NY 12065
(P) 518.371.7621 edpllp.com

October 6, 2026

Sal Cuciti, Chairman

Town of Lloyd Planning Board
Town of Lloyd
12 Church Street
Highland, NY 12528
Attn: David Barton

Regarding: Concrete Batch Plant
Applicant; 3260 Route 9W Highland NY, LLC
3260 Route 9W
Highland, New York

Dear Mr. Cuciti,

The following items have been prepared and are being submitted as a complete submission for the October 15, 2026 Planning Board Work Shop and the October 22, 2026 Planning Board Meeting. These documents are to supersede previously submitted information.

1. Five (5) copies of the Revised Site Plans prepared by the Environmental Design Partnership, LLP.
2. Five (5) copies of the Architectural Elevations at 1/4" = 1'-0".
3. Five (5) copies of the Project Narrative
4. Five (5) copies of the Full EAF
5. Five (5) copies of the Traffic Study prepared by Creighton Manning
6. Five (5) copies of the Historic Site Analysis (FDR House) prepared by Others
7. Five (5) copies of the Vicinity Map
8. Five (5) copies of the Water Connection Figure
9. Five (5) copies of the US Fish & Wildlife Correspondence
10. Five (5) copies of the SWPPP

Please see required information below from the chapter 100 Section 53 from the Town of Lloyd Code and where it can be found in the submission

1. Vicinity Map- See Provided Figure
2. Existing Conditions Plan- See Sheet #3 in Plan Set
3. Site Plan- See Sheet #5 in Plan Set
4. Name of the project, boundaries, date, North arrow, scale and date(s) of the plan. Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect. If the applicant is not the record owner, a letter of authorization shall be required from the owner. Signature blocks for all required approvals, including a block for signatures of the Town Engineer, Fire Chief, Chief of Police, Highway Superintendent, Building Department, and, where applicable, the Water and Sewer District.- See Plan Set.

5. The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations.- See Plan Set
6. The location of all present and proposed public and private ways, off-street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls, and fences. Location, type, and screening details for all waste disposal containers shall also be shown. See Site Plan Sheet 5 and details.
7. The location (including, when appropriate, GPS notation), height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown. See Lighting Plan Sheet # 11.
8. The location, height, size, materials, and design of all proposed signs. Sign to be on building at this time.
9. The location of all present and proposed utility systems, including: Sewer, Septic, Water Lines, Telephone, Cable, Electrical and Storm drainage system. See existing conditions Plan Sheet #3 and Grading and Utility Plan Sheet #6.
10. Erosion and sedimentation control plan required by Chapter 55 to prevent the pollution of surface water or groundwater, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable. See Erosion Control Plan Sheet # 8 and provided SWPPP.
11. Existing and proposed topography at two-foot contour intervals, or such other contour interval as the Planning Board shall specify. All elevations shall refer to the nearest United States Coastal and Geodetic Benchmark. If any portion of the parcel is within the one-hundred-year floodplain, the area will be shown and base flood elevations given. Areas shall be indicated within the proposed site and within 50 feet of the proposed site where soil removal or filling is required, showing the approximate volume in cubic yards. See Existing Conditions Plan Sheet #3 and Grading and Utility Plan Sheet #6.
12. A landscape, planting, and grading plan showing proposed changes to existing features. See Planting Plan Sheet #7
13. Land use district boundaries within 200 feet of the site's perimeter shall be drawn and identified on the site plan, as well as any overlay districts that apply to the property. See Existing Conditions Plan Sheet #3
14. Traffic flow patterns within the site, entrances and exits, and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas. See Site Plan Sheet #5 and provided traffic study.
15. For new construction or alterations to any structure, a table containing the following

information shall be included: See table provide on Cover Sheet #1.

- a. Estimated area of structure currently used and intended to be used for particular uses such as retail operation, office, storage, etc.;
 - b. Estimated maximum number of current and future employees;
 - c. Maximum seating capacity, where applicable; and
 - d. Number of parking spaces existing and required for the intended use.
16. Elevations at a scale of 1/4 inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color of materials to be used. See Architectural Plans Sheets 1-4.
17. Where appropriate, the Planning Board may request soil logs, percolation test results, and storm runoff calculations. See SWPPP for runoff calculations.
18. Plans for disposal of construction and demolition waste, either on site or at an approved disposal facility. See Removals Plan Sheet # 4
19. Where appropriate, a cultural resource survey of resources with historic or archaeological significance. Pending
20. Other information that may be deemed necessary by the Planning Board. See letters from US Fish and Wildlife.

On behalf of the applicant, 3260 Route 9W Highland NY, LLC, we respectfully requests to be placed on the agenda of the October 15, 2026 Planning Board workshop and the October 22, 2026 Planning Board meeting for continued review of the application. Please feel free to contact my office if you have any questions or require additional information and we await your response regarding the agenda schedule.

Sincerely,

Joseph C. Dannible, R.L.A
Partner

The Environmental Design Partnership, LLP