

TOWN OF LLOYD PLANNING BOARD APPLICATION FORM

Property Owner: Mark & Antoinette Elia

Owner's Mailing Address: 50 Main Street Highland, New York 12528

Owner's telephone/fax/email: 845-742-7625 gpabikeshop@gmail.com

Business Name, if applicable: _____

Location of subject site(s): 50 Main Street

Tax Map SBL# 88.69-1-5.110 Zone: CB Property size: 1.28 acres

Name of Agent of Professional Rep: Patricia P. Brooks, L.S. Control Point Associates

Address of Professional Rep: 11 Main Street Highland New York 12528

Telephone/Fax/Email Prof Rep: 845-691-7339

Complete the description for as many application areas listed below as are appropriate:

1. SUBDIVISION# lots for the purpose of: @ lot subdivision to create a new mixed use lot
b. Lot Line Revision for the Purpose of: _____

2. SITE PLAN: commercial for purpose of: Mixed use retail/service and residential

Please sign and submit this application with the materials listed below:

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SIGNATURE OF APPLICANT or AGENT (cross out one) & DATE: Mark Elia 7/6/26

SUBMISSION of the following information is required before the application can be presented to the Planning Board.

1. Completion of this application form.
2. Application fee: Non-refundable check or money order made out to "Town of Lloyd", or cash is accepted.
Amount submitted: \$1,200.00 (see attached copy of fee schedule to calculate amount).
3. Photocopy of the deed to the entire parcel.
4. Completion of the NYS SEQRA (State Environmental Quality Review Assessment) Form as appropriate for project, as follows:
 - a) Short form EAF, complete part 1 only.
 - b) Long form EAF, complete section 1 only.
 - c) Ag. Statement if required.
 - d) Coastal Assessment form (for use in the WBOD zone), complete form in addition to short/long EAF form.
5. Letter of Agent if you are authorizing someone else to represent you at board meetings.
6. Letter of Intent on our form or your letterhead.
7. Escrow deposit: \$ 7,500 (see attached copy of fee schedule to calculate amount).
8. ****Five (5) copies of a graphic representation of your project depicted on a survey map with the stamp and seal of a professional engineer, surveyor or architect licensed in NYS, or a sketch of the parcel overlaid on a tax map for the board's preliminary review.**

***AND SUMIT FOUR** copies of your map and send a .pdf by email to svannostrand@townoflloyd.com

BOARD USE ONLY FOR VERIFICATION OF SUBMISSION:

Receipt date: _____ Intake Official Initials: _____ Deed: _____ EAF: short long coastal

Fee: \$ _____ Payment by (check one): check# money order# cash

Escrow Deposit: \$ _____ Letter of Intent: _____ Letter of Agent: # maps received:

Other Materials: _____

TOWN OF LLOYD PLANNING BOARD
ESCROW ACCOUNT CONSENT

Establishing Escrow Account for: Mark & Antoinette Elia

For Site Located at: 50 Main Street

SBL# 88.69-1-5.110

Zone: CB

Proposed: Two lot subdivision with site plan to construct 3200 square foot mixed use commercial and residential building.

In consideration of your proposed project, the Town of Lloyd requires the establishment of an escrow account for board consultant(s) review(s). Upon receipt of this consent form with the remittance specified, the review will commence.

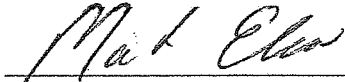
The escrow requested for your project based on the Town of Lloyd Development Fee Schedule is

Additional funds may be requested if this escrow account is depleted. Any unused monies will be returned at the completion of this process.

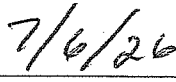
The fees to be charged to the applicant:

- a. shall be reasonably necessary in the review of the project or the preparation of necessary documents; and
- b. shall be reasonable in the amount based upon the prior experience of the Town of Lloyd and the actual, average costs of the Town in applications of the same type.
- c. any balance remaining in the escrow account following final approval of the project shall be remitted to the applicant by the town's fiscal officer.
- d. the posting of an escrow account does not imply acceptance or approval of an application.
- e. in the event that any litigation is commenced against the Town as a direct result of your application, the applicant agrees to hold the Town harmless for all costs associated with such litigation and to reimburse the Town for any costs incurred by the Town.

I hereby consent to the conditions as set for above; remittance to establish the escrow account is included with this signed consent.



Applicant/Agent Signature

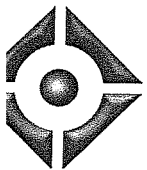


Date

Make check payable to "Town of Lloyd" and add "escrow account" on the notation line.

Return this signed consent form with your check to the Building Department, 12 Church Street, Highland, NY 12528.

Revised: January, 2013



CONTROL POINT
ASSOCIATES INC PC
traditional methods | modern approaches

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

LETTER OF AGENT

We, Mark & Antoinette Elia, are the owners of property located at 50 Main Street in the Town of Lloyd Tax Map Designation Section 88.69, Block 1, Lot 5.110.

We hereby authorize the firm Control Point Associates Inc PC, to act as our agent to represent our interest in applying to the Town of Lloyd Planning Board for this application.

Signature:

Mark Elia

Date:

7/6/26

Print name:

MARK ELIA

Signature:

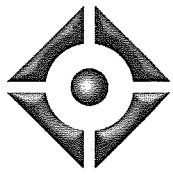
Antoinette Elia

Date:

7/6/26

Print name:

ANTOINETTE ELIA



July 02, 2026

LETTER OF INTENT
MARK & ANTOINETTE ELIA

Applicants Mark and Antoinette Elia are owners of a 1.28 acre parcel of land situate at 50 Main Street, on the westerly side of Main Street at the intersection with the southerly side of Elting Place. They propose to subdivide the parcel into two lots. Lot 1 will be 30,722 square feet in area and contain their existing single family residential dwelling. Lot 2 will be a lot of 25,052 square feet upon which a mixed use structure is proposed. Each lot is or will be serviced by municipal water and sewer service. Lot 1 has an existing driveway on Elting Place and Lot 2 will utilize an existing driveway located within a twenty five foot wide right of way over lands of Adonai Lodge.

The site plan includes construction of a two story 3200 square foot building with associated parking. The existing barn on the site will be removed. The first floor will house a 600 square foot kitchen to prepare food for catering events, and the remainder will be a workshop and retail sales for a bike shop.

Landscaping, lighting, signage, and other details are forthcoming as the project progresses.