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Town of Lloyd Planning Board
12 Church Street
Highland NY 12528

Re: SRD Holdings Proposed Site Plan response to CPL July 22, 2026 memo.

Dear Chairman Cuciti and Members

Following is the response to just the outstanding comments from CPL memo.

1. We received the Ulster County Planning Board comment and waiting for planning board to provide direction with the recommendations.
2. The Fire Department has responded verbally they have no concern with the site plan.
3. The Town Water and Sewer Department has responded verbally that the existing water and sewer service is adequate for proposed use.
4. EAF. A revised EAF is attached with requested items 2 and 9 information provided
5. The developer is in communication with the adjacent Burger King landowners about their encroachment of dumpsters to obtain an agreement.

7. SITE PLAN

- d. The developer is coordinating with the owner of the adjacent apartments for SRD Holdings to grant them an easement for maintenance of the drainage swale on site that is part of the storm water system for the apartment site..
- e. A crosswalk detailed has been added to the plan set.
- f. The proposed painted cross walk across driveway in NYDOT Row has been removed
- g. Proposed landscaping within the NYDOT ROW has been Removed
- h. The existing buried gas tank will be removed from the site, and a note has been added to the site plan.

i. A note was added to the plan indicating the sidewalk along the front of the building will be repaired as needed.

j. Arborvitae has been added to the landscape plan along the rear of the site to provide some screening.

8. GRADING

b. The Grading Plan has been revised to show one foot existing and proposed contours and spot elevation for top and bottom of curbs. The proposed sidewalk to the doors at the rear of the building will require steps, however we provided a ADA compliant sidewalk around the center landscaped area.

c. We provide a minimum of a 4ft wide level area along the rear edge of the parking lot and the top of slope to the drainage swale and would not require a guiderail. Additionally, a guide rail would prevent snow from being plowed into the drainage swale.

9. EROSION CONTROL

b. A contractor staging area is shown on the soil erosion and sediment control plan.

d. The stabilized construction entrances are shown at the edge of the pavement to be cut and disturbed area. We provide an entrance and exit area for any equipment moving in and out of the disturbed area.

10. LIGHTING

a. Additional lighting has been added to the plan.

b. the existing light on the south property line belongs to Burger King site.

g. Color temp the is now shown as 3000k

11. UTILITIES

a.

i. The existing sewer line with cleanout location is shown on the plan.

ii. Pipe inverts are not shown as this would require digging up the line to determine the existing inverts. This will be determined during construction, and a note is shown on the grading plan that the contractor will uncover the pipes to measure and consult with the site engineer prior to piping and installing the proposed grease traps for kitchen waste. The length, minimum slope and size of the piping for the grease trap are shown on the grading plan.

iii. The Kitchen waste line is shown to the grease trap to the existing sewer line on the grading plan.

iv. A sampling manhole for the effectiveness of the grease trap has been added to the plans

v. Sewer cleanouts for the kitchen waste line are shown on the grading plan.

vi. The Sewer line from the site is now shown as if was marked on the site by the town sewer dept and does not cross into the adjacent property.

b. The Proposed 1000 gal grease trap proposed onsite was sized based on NYS DEC Design Standards for Intermediate Sized Wastewater Treatment System for a peak flow from the kitchen of 10 gpm for 30 minutes of detention and would require 300 gallons. A 1,000-gallon tank is proposed.

e. A note has been added to the plan requiring coordination with utility company will be required with any relocation or changes to the gas line.

12. Detectable ramp warning pads are shown on the site plan.

13. It is unknown where the existing internal roof drainage discharged since they exist below the floor slab. They will be uncovered during construction and piped directly to the existing grass swale.

15. The ordering/message board details are shown on sheet 6.

16. Parking calculations are updated on the site plan

Yours truly

A handwritten signature in black ink, appearing to read "Barry Medenbach". The signature is stylized with a large, sweeping "B" and a long, horizontal stroke extending to the right.

Barry Medenbach PE

Copy; John Joseph