

PB-26-0006

Town of Lloyd Planning Board Application

Submission Date: 2/3/2026

Property Owner: SRD Holding Company, LLC

Is the owner an LLC?: Yes Principal Member or Managing Member: John Joseph

Owner's Mailing Address: P.O. Box 962, Warwick, NY 10990

Owner's Phone: 845 986 0331

Owner's Email: John@southernrealtydev.com

Address of subject property: 3580 Route 9W, Highland, Town of Lloyd, NY

Tax Map SBL#: 88 17-6-15 111

Professional Representative: Medenbach, Eggers & Carr, P.C.

Representative Address: 4305 US Highway 209, Stone Ridge, NY 12484

Representative Phone: 845 687 0047 Ext. 101 Representative email: barry@mecels.com

Subdivisions & Lot Line Revisions:

Number of Lots: _____ for the purpose of: _____

Site Plans:

(circle one) Commercial / Residential for the purpose of: Proposed Drive-thru Restaurant

Special Use Permit purpose: Yes Zoning Code chapter: _____


Submission of the items below is required prior to placement on the Planning Board agenda:

1. Completed application.
2. Application fee: Non-refundable check or money order made out to "Town of Lloyd", or cash is accepted.
Amount submitted: \$1,000.00 (credit cards accepted in person at Town Hall)
3. Escrow fees: a SEPARATE check or money order made out to "Town of Lloyd", as determined by the Fee Schedule.
Amount submitted: \$8000.00
4. Photocopy of the property deed.
5. Complete Environmental Quality Review Assessment Form as appropriate for the project as follows:
 - a. Short Form EAF: part 1 only.
 - b. Long Form EAF: part 1 only.
6. Agricultural Statement if in an Agricultural District or property is or has been farmed.
7. Coastal Assessment Form: if the project is located in the Town's WBOD overlay or in the Lloyd/Esopus Area of State-wide Scenic Significance or if located in the areas covered by the Town's Waterfront Revitalization Areas.
8. Letter of Agent: if someone besides the property owner is representing the project.
9. Letter of Intent: narrative describing the project.

(continued next page)

10. Site plan as required (see the Use Table and Chapter 100-53 of the Town of Lloyd Zoning Code). Please submit five (5) paper copies in addition to digital files. If the digital project file is too large to email, please contact the office to arrange a delivery method.
11. Jurisdictional Determination from the DEC if wetlands or vernal pools are near the project location (wetlands do not need to be on the subject property). Confirm wetlands location on the DEC's Environmental Mapper online.
12. Statement that no portion of the project is wholly or partly in a regulated floodplain or floodway. Use FEMA's Area of Flood Hazard mapper to determine locations of floodplains.
13. Other items as required by the Town of Lloyd Code appropriate for the project type and location.

I, John Joseph, certify that the information contained in the submission of this Planning Board Application is true to the best of my knowledge. I further acknowledge the requirements associated with my submission based on the type and location of the proposed project. I have ascertained whether there are floodplains, floodways, wetlands and vernal pools with their associated buffers on the project property.


1/29/2026

 Owner's Signature Date

TO BE COMPLETED BY THE CODE ENFORCEMENT OFFICER:

Zoning Determination

The project proposed is a type: _____ based on the information provided: and,

The project proposed is an allowed use in the _____ zone with a Special Use Permit Site Plan

Code Enforcement Officer _____ Date _____

TO BE COMPLETED BY THE BUILDING, PLANNING AND ZONING DEPARTMENT	
NYS Environmental Mapper Checked: Yes <input type="checkbox"/>	-No <input type="checkbox"/>
FEMA FIRM Checked: Yes <input type="checkbox"/> -No <input type="checkbox"/>	
REVIEWED BY: _____	
FEE: \$ <u>1,000.00</u>	CHECK # <u>1017</u>
<u>3-4-26</u>	



Town of Lloyd Letter of Agent

I, John Joseph, am the owner of the real property located at 3580 Route 9W Highland, NY 12528 identified as Tax Map SBL# 88.17-6-15.111

I hereby authorize Medenbach, Eggers & Carr, P.C.
doing business as Medenbach, Eggers & Carr, P.C.

to act as my agent in an application for Proposed Drive-Thru Restaurant

[If owner is an LLC or other type of corporation, supply name, address, phone an email of principal member of the LLC below]

LLC or Corporate Principal Member: c/o John Joseph

Principal member mailing address: P.O. Box 962, Warwick, NY 10990

Principal member phone: 845 986 0331

Principal member email: John@southernrealtydev.com

Check all that apply:

Town of Lloyd Planning Board

Town of Lloyd Zoning Board of Appeals

Town of Lloyd Building Department

[Signature]
Owner or Principal Member Signature
(notarized)

John Joseph
Print Name

1/29/2026
Date

State of New York)
County of Orange) ss.:

On the 29 day of January in the year 2026, before me, the undersigned notary public, personally appeared John Joseph, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Melissa A. Stevens
Notary Public, State of New York
No. 01ST6062297
Qualified in Orange County
Commission Expires August 6, 2029

[Signature] Notary Public



Letter of Intent

Date Submitted: _____

Application for: Special Use Permit for Drive-Thru Restaurant

Applicant name: SRD Holding Company, LLC c/o John Joseph

Address: P.O. Box 962, Warwick, NY 10990

Email: John@southernrealtydev.com

S.B.L. 88.17-6-15.111

Please describe in as much detail as possible the project being proposed / reviewed.

To Modify the Existing Drive-Thru Lanes for a Proposed Drive-Thru Restaurant.