

Town of Lloyd Planning Board Transmittal

Date: April 14, 2026

Client Name: Truncali Realty, LLC Our file # 12-230295-02

- 6 Revised Site Plan map sets
- Response memorandum dated 3/26/26
- Adjoiner permission email
- Water Department email/report
- Emailed pdf of Submission



MEMORANDUM

TO: Town of Lloyd Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Truncali Site Plan
Our file #12-230295-02

DATE: April 10, 2026

The following information is submitted to the Town of Lloyd Planning Board for review and consideration in connection with the application for a Site Plan on lands of Truncali Realty, LLC and are in response to the comments received from CPL Engineering dated February 26, 2026 and updated with bold comments on March 26, 2026. Our responses are italicized.

We note this project will be referred to Ulster County Planning Board for a review under Section 239-M.
The project was referred to the Ulster County Planning Board and we await comment.

The Fire Department should offer comment on site accessibility.
The fire department has been contacted for comment.

The existing opening onto Tillson Ave is about 40 feet wide. The Town Highway Superintendent should review and offer opinion if the width should be narrowed.

The striping appears to narrow the throat width to 27' +/-. **Provided the Highway Superintendent has no issue with this, we consider this acceptable.**

Comment noted.

Verification of the ability of the existing water service to serve the new use should be provided.

Comment satisfied pending verification by the Water Department.

See attached email and report from the water department.

The unused pavement outside the limits of the proposed parking should be taken up and removed.

Comment Satisfied.

Noted.

A proposed lighting plan is to be prepared per Code Section 100-27. All fixtures (including building mounted) are to be identified, and must be Dark Sky compliant, fully back shielded, and have a BUG rating such that the Uplighting value is zero. A minimum light level of 0.5 fc at ground level is needed in all areas where foot traffic is anticipated. A maximum color temperature of 3,000K is recommended to reduce glare.

The plan does not show proposed lighting levels. There is only a single note on sheet 1 calling out the Town lighting standards, which is not sufficient to demonstrate code compliance.

The applicant respectfully requests approval conditional upon supplying the required information to allow time for the lighting consultant to obtain the required information.

Provide details for the fixture poles, including foundations.

See response above.

The luminaries cutsheets should be added to the plan set, and the 3000K color temperature option should be indicated, along with proposed fixture mounting heights.

See response above.

The plans must demonstrate accessibility to the proposed dumpster location; it is currently shown behind two parking spaces, which would obstruct access.

Dumpster location has been changed, comment satisfied.

Noted.

Grades in the parking area (for spaces 20 through 32) are around 10%, which is steep for parking. The maximum grade for parking spaces is 5%, therefore grading would be required.

Comment satisfied.

Noted.

Will there be a proposed off-street loading space per Sec. 100-27E? If so, its location and dimensions are to be indicated.

Comment satisfied.

Noted.

Provide spot grades for all proposed ADA parking spaces that ensure that grades do not exceed 2% in any direction.

Comment satisfied.

Noted.

The minimum ADA loading/unloading stall width is 8 feet; the stalls shown scale only 5 feet wide.

There appear to be a conflict between the Federal ADA minimum width of 5' (60") and the 2025 NYS Building Code minimum width of 8' (96").

(Red Sec. 1106.2.1 Access aisles: "Accessible parking spaces shall be in conformance with ICC A117.1 except that spaces shall be provided with access aisles at least 8 feet (2440 mm) in width. Each access aisle shall be provided with a sign, in accordance with Section 1112.7."

In cases where there are conflicts between multiple codes, the more restrictive code prevails. An 8' wide access aisle is required. The Handicap Parking Detail on Sheet 2 of 2 should be revised to reflect an 8' access aisle.

The revisions have been made accordingly

Show locations for appropriate ADA signage.

"No Parking" signs needed to be shown as well. These can be mounted on the posts below the "Reserved Parking" signs with a directional arrow.

The revisions have been made accordingly

Show areas for proposed snow storage.

Comment satisfied.

Noted.

Verify ADA accessibility from parking to the building entrance. The Board discussed a pathway from space #1 down to the front of the building.

Indicate the accessible route from the ADA loading zone to the entrance at the northeast corner of the building. The slope of the accessible route should be clearly identified with spot elevations along the route. The revised plans show a proposed ramp along the back of the existing structure to access a rear door. The ramp should be detailed and grading shown.

Parking space 11 has been revised to allow clear access to the entrance at the northeast corner of the building. The ramp is detailed on the elevation view and spot elevations added to the site plan.

Proposed erosion and sediment control measures are to be shown.

A detail for erosion control matting has been provided; where is this proposed to be used? Silt fencing should be shown where the pavement is to be taken up at the south end of the 11 spaces in the back.

Soil stabilization notes/details (seeding, mulching requirements) should be added.

The detail for the matting has been removed and the additional details and notes have been added as requested.

Where will the proposed wheel stops be installed? For all parking spaces or just along the building?

Wheel stops are proposed along the southerly and easterly sides of the building and have been added to the site plan for clarity.

We note that there is a small section of pavement shown to be removed on the adjoining property to the South. This owner should be notified that work is to be done on their property.

A response from the adjoiner should be provided when available.

See attached email from adjoining owner granting permission.

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition
of Brooks & Brooks Land Surveyors, P.C.**

BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING · PLANNING · GIS

An FD connection should be shown, if applicable, and provide a Knox Box.

A note referring to the inclusion of the Knox box is to be added to the plans.

A note has been added to the plans that a Knox box shall be installed in a location to be determined by the building department and fire department.

The following details are to be provided: erosion control, lighting, landscaping, pavement, stop blocks, ADA striping and signage, dumpster pad and enclosure.

Enclosure detail: If chainlink fence will be used, black or neutral-colored privacy slats are to be specified. Identify the concrete thickness and strength.

The dumpster enclosure detail has been revised in accordance with the recommendations.

The commercial pavement detail can be reduced in thickness at the Applicant's option; the paving spec shown appears to conform to a NYSDOT section.

The commercial pavement detail has been revised.

Thank you for your continued review of this application.


RE: [EXTERNAL]: Tillson Ave Ext. Truncali 12-230295-02

From Adam Litman <alitman@townoflloyd.gov>

Date Fri 3/27/2026 8:33 AM

To Patricia Brooks L.S. <pbrooks@cpasurvey.com>

Cc Suzanne Demskie <sdemskie@cpasurvey.com>; Chris Grey L.S. <cgrey@cpasurvey.com>; Ian Garland L.S. <igarland@cpasurvey.com>

 1 attachment (116 KB)

GIS Hydrant flow data with 2015 total.xls;

[EXTERNAL]: This email originated from outside of Control Point.

Good morning Patti,

See hydrant #77, in yellow. Although an older flow test, it gives an indication of what's available. That hydrant is just past the old Atlas Motel. I would say the main is a minimum of 6". I hope this is helpful.



Adam Litman

Town of Lloyd
Water & Sewer
Administrator
845-691-2400

From: Patricia Brooks L.S. <pbrooks@cpasurvey.com>

Sent: Friday, March 27, 2026 7:55 AM

To: Adam Litman <alitman@townoflloyd.gov>

Cc: Suzanne Demskie <sdemskie@cpasurvey.com>; Chris Grey L.S. <cgrey@cpasurvey.com>; Ian Garland L.S. <igarland@cpasurvey.com>

Subject: [EXTERNAL]: Tillson Ave Ext. Truncali 12-230295-02

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Adam,

I am working with Taylor Truncali on the old Atlas Motel property. The Town Planning Board engineer has requested that I obtain verification the site has adequate water supply per the attached memo. If you are able to provide verification it would be greatly appreciated.

GIS #	Hydrant	Test Date	Time	Pressure reading T	Location of Flow Hydr	Water Source	Discharge in gpm (coefficient	diarr	Eleve	Static	Adjusted	Residual	Residual Adjusted	
43	Hill Top	6/16/09	9:30 AM	11-13 Tano	3-5 Tano	Highland Water District	1107.0	0.7734	2.5	-25	84	94.85	75	85.85
44	Hill Top	6/16/09	10:05 AM	6-8 Carmella	Int. Carmella & Diana	Highland Water District	1095.0	0.7734	2.5	-5	81	83.17	70	72.17
45	Hill Top	6/16/09	9:55 AM	14 Carmella	6-8 Carmella	Highland Water District	1070.0	0.7734	2.5	-21	74	83.114	65	74.114
46	Hill Top	6/16/09	9:50 AM	Int. Carmella & Hill	14 Carmella	Highland Water District	1025.0	0.7734	2.5	-33	60	74.322	54	68.322
47	Hill Top	6/16/09	10:30 AM	6-8 Diana Ridge	12-14 Diana Ridge	Highland Water District	975.0	0.7734	2.5	21	71	61.886	65	55.886
48	Hill Top	6/16/09	10:22 AM	2 Diana Ridge	6-8 Diana Ridge	Highland Water District	1040.0	0.7734	2.5	15	78	71.49	73	66.49
49	Hill Top	6/16/09	10:14 AM	Int. Carmella & Diana	2 Diana Ridge	Highland Water District	1082.0	0.7734	2.5	5	86	83.83	78	75.83
50	21	7/7/93	10:30 AM		1 Toc Drive	Highland Water District	1046.0	0.8	2.5	0	90	90	87	87
51	26	7/7/93	10:30 AM		25 Toc Drive	Highland Water District	472.0	0.8	2.5	0	90	90	82	82
52	27	7/7/93	10:30 AM		39 Toc Drive	Highland Water District	967.0	0.8	2.5	0	88	88	62	62
53	28	7/7/93	10:30 AM		Across from Sunnybrook	Highland Water District	1038.0	0.8	2.5	0	82	82	60	60
54	31	7/7/93	10:30 AM		Across from 123 Sunnybrook	Highland Water District	943.0	0.8	2.5	0	78	78	50	50
55	32	7/7/93	10:30 AM		Vista & Sunnybrook	Highland Water District	931.0	0.8	2.5	0	82	82	67	67
56	33	7/7/93	10:30 AM		37 Sunnybrook	Highland Water District	943.0	0.8	2.5	0	82	82	56	56
57	29	7/7/93	10:30 AM		54 Sunnybrook	Highland Water District	959.0	0.8	2.5	0	88	88	62	62
58	30	7/7/93	10:30 AM		Across from 91 Sunnybrook	Highland Water District		0.8	2.5	0		0	0	0
59	34	7/7/93	10:30 AM		3 Cambridge Court	Highland Water District	967.0	0.8	2.5	0	84	84	59	59
60	35	7/7/93	10:30 AM		15 Cambridge Court	Highland Water District		0.8	2.5	0		0	0	0
61	36	7/7/93	10:30 AM		35 Cambridge Court	Highland Water District		0.8	2.5	0		0	0	0
62	37	7/7/93	10:30 AM		55 Cambridge Court	Highland Water District		0.8	2.5	0		0	0	0
63	25	7/7/93	10:30 AM		15 Toc Drive	Highland Water District	1136.0	0.8	2.5	0	88	88	66	66
64	47	7/7/93	10:30 AM		Vineyard Ave	Highland Water District	1146.0	0.8	2.5	0	98	98	96	96
65	46	7/7/93	10:30 AM		133 Vineyard Ave	Highland Water District	1248.0	0.8	2.5	0	78	78	71	71
66	54	7/8/93	10:30 AM		7 Highland Ave	Highland Water District	429.0	0.8	2.5	0				
67	48	7/7/93	10:30 AM		11 Van Wagner	Highland Water District	453.0	0.8	2.5	0	66	66	62	62
68	53	7/8/93	10:30 AM		15 Hasbrouck Ave.	Highland Water District	415.0	0.8	2.5	0				
69	52	7/8/93	10:30 AM		Roberto Drive	Highland Water District	919.0	0.8	2.5	0				
70	43	7/7/93	10:30 AM		Tillson Ave by Rt. 9W	Highland Water District	919.0	0.8	2.5	0	52	52	34	34
71	42	7/7/93	10:30 AM		22 Tillson Ave	Highland Water District	565.0	0.8	2.5	0	66	66	52	52
72	41	7/7/93	10:30 AM		16 Smith Terrace	Highland Water District	558.0	0.8	2.5	0	78	78	71	71
73	40	7/7/93	10:30 AM		11 Smith Terrace	Highland Water District	1186.0	0.8	2.5	0	87	87	55	55
74	38	7/7/93	10:30 AM		Corner of Tillson and	Highland Water District		0.8	2.5	0		0	0	0
75	39	7/7/93	10:30 AM		Across from 7 Linwood	Highland Water District	967.0	0.8	2.5	0	88	88	64	64
76	55	7/8/93	10:30 AM		121 Vineyard Ave	Highland Water District		0.8	2.5	0				
77	44	7/7/93	10:30 AM		Tillson Ave Ext. by Alt	Highland Water District	1106.0	0.8	2.5	0	68	68	46	46
78	45	7/7/93	10:30 AM		Tillson Ave Ext. by Ph	Highland Water District	667.0	0.8	2.5	0	84	84	78	78
80	50	7/8/93	10:30 AM		Fire Station-West	Highland Water District	1136.0	0.8	2.5	0	68	68	64	64
81	49	7/8/93	10:30 AM		Fire Station-East	Highland Water District	1136.0	0.8	2.5	0	94	94	68	68
82	134	7/14/93	10:30 AM		13 North Robert's Roe	Highland Water District	729.0	0.8	2.5	0	82	82	72	72
83	133	7/14/93	10:30 AM		Mile Hill Rd. & Havlan	Highland Water District	1050.0	0.8	2.5	0	72	72	50	50
85	136	7/14/93	10:30 AM		6 Mile Hill Road	Highland Water District	1080.0	0.8	2.5	0	72	72	54	54

Fwd: Permission to remove excess driveway material from my property

From Taylor Truncali <taylortruncali@gmail.com>
Date Thu 3/26/2026 3:11 PM
To Patricia Brooks L.S. <pbrooks@cpasurvey.com>

[EXTERNAL]: This email originated from outside of Control Point.

Hi Patti,

i talked to Ellen Heptinstall this morning and she sent me this email. Will this suffice?

Thanks,

Taylor

----- Forwarded message -----

From: **Heptin** <heptin@optonline.net>
Date: Thu, Mar 26, 2026 at 2:28 PM
Subject: Permission to remove excess driveway material from my property
To: <taylortruncali@gmail.com>
Cc: <EEC@townoflloyd.com>

As per your request, I hereby authorize Taylor Truncali to remove any asphalt on my property to conform with the Town's environmental requirements. I very much look forward to watching her develop and revitalize the Atlas Motel property!