

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

DISTRIBUTION: OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.

Certification of Receipt

By: _____
Rosaria Peplow, Town Clerk

Date: _____

MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, October 23, 2014

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Dave Plavchak, Scott Saso, Lawrence Hammond, Fred Pizzuto, Peter Brooks, William Ogden, Fred Riley, David Barton; Building Department Director, Andrew Learn; Engineer
Absent: Carl DiLorenzo, Brad Scott, Michael Horodyski; Town Board Liaison.

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Planning Board Approval

Vlomis, Leonidas (Part II), Mowbray Rd, Subdivision SBL#94.2-1-15, in A zone.

This application is submitted in order to re-apply to the Town for Subdivision Approval for the identical subdivision which received Preliminary Approval from the Town of Lloyd Planning Board on Sept. 23, 2010. Michael Moriello, the applicant's attorney and Alan Dumas, the applicant's engineer, were present for the meeting.

The Board was distributed draft copies of the subdivision improvement, recreation and inspection fee agreements, Offer of Cession agreement and a draft resolution.

Mr. Moriello informed the Board that additional changes have been made to the drafts (see attached) which have been reviewed by Dave Barton and Sean Murphy. Page 9, paragraph 18 will be updated, also exhibit A will become the metes and bounds description and exhibit B will now become what is referenced in this paragraph as exhibit A; also on page 9, paragraph 19 was added.

Mike M: The Offer of Cession is our offer of the roadway to the Town. That is a continuing and perpetual offer. Sean Murphy doesn't want anything recorded now because he does not know if the Town will accept the road. So I will fill out a TP584 form which is the transfer gains form and an RP5217 form which is the E and A form and the Town Board will sign and it will be held in escrow. When the Building Inspector and the Highway Superintendent sign off on the road then this will get recorded into the deed at some point. There are no changes in the offer of cession just some dates were updated.

Peter: Question on the Offer of Cession; page 4, paragraph 5; they were given conditional final subdivision approval, what are the conditions?

Mike: All of the conditions are listed in the resolution. The first WHEREAS's are taken from the preliminary approval and I added some paragraphs that said we did go through to this date, Oct. 22, 2014, I did reference the pavement thickness letter, and if you turn to page 3, now therefore be it determined conditional final

subdivision approval is granted, the conditions are listed below that. There are now 7 conditions. Number 6 is the condition that was added today. If you remember Mr. Vlamis' plan is to start the construction first and he will have to bond whatever he does not finish. He will need to satisfy all inspections along the way.

Scott: That is for the entire road?

Dave B: That has not been determined yet, he may come back to you. If he does do it in phases, he will build or bond the road to the point where he could pull a building permit to sell a lot. I cannot give him a building permit without frontage on a bonded road. The agreement is clear I will not issue building permits until the road is built.

Andy: Just to clarify, the plan is to build enough road for one house? Typically what I have seen in the past is that you have to have at least five houses on a road to (inaudible).

Dave: My understanding is that their plan is to build the whole road. If they want to come back to phase this, they will have to come back for something else.

Scott: The road has to be built or bonded and dedicated to the Town.

Andy: In theory they could build it to the base coat and then bond just the top.

Mike M: A note about the road will be put in the notes section of the map.

The Board had no additional questions or concerns.

Scott reviewed the resolution. (See Attached)

A **Motion** was made to accept this resolution by Dave Plavchak, seconded by William Ogden. All ayes.

Set Public Hearing

Pedro, Jon (and Cunniff), 399 Elting Corners Rd, Subdivision, SBL#79.4-1-18, in R1 zone.

The applicant would like a subdivision of 45.45 +/- acres of vacant land in the R-1 zone to create four new buildable lots with individual driveway access.

Nadine Carney, with Peak Engineering, the applicant's Engineer and Steve Pauli, with Brooks & Brooks, the applicant's representative, were present for the meeting.

Nadine had addressed some of the comments made by Morris Associates, Town Engineer. A copy of her memo was handed out to the Board. (See attached)

Revised updated plans were submitted with changes by Brooks & Brooks's revision date 10-20-14, and Peak Engineering revision dates of 10-22-14 and 10-20-14.

Nadine: I know that it is a concern of yours and the Highway Superintendent that anything over 8% slopes is paved. Most of the driveways for most of the lengths are over 8%.

Peter: Does recommended mean something different than required?

Andy: It would be highly beneficial to pave the entire driveway.

Nadine: You cannot require it because it is not required in your code.

The Board discussed the usage of the wording, recommended or required, being used in comments.

Dave: The way out of this, because you have discovered something in the subdivision that is horrific, the nuclear option here is to stop and declare a positive declaration which requires a full environmental. That may be for a four lot subdivision, excessive.

Nadine: Through discussion about steep driveways I think we have mitigated a lot of the concerns about runoff washing down the driveways with the swales that have been provided and directing runoff from the driveways into undeveloped areas. To mitigate that was one of the options to not require paving.

Peter: Andy what are you thinking?

Andy: I appreciate all that they have done; I am just not convinced that it will prevent long term washouts. They have done everything that they can and the calculations show that it will work.

Nadine: As far as any neighbors outside of this subdivision, it does not impact any of the other neighbors. It does have some impact on each other especially at the entrances; I do agree that we need access construction and maintenance and drainage easement language at some point for some of these. They will need to get in touch with attorneys and get it into the deeds.

Steve P: It will show up on the subdivision map and then it will be subject to all of the provisions that are shown on the map.

Dave P: I remember we put the word recommended in the map notes because it was based on all the stuff they were doing to mitigate it. I am trying to understand if the mitigations will really work.

Andy: Well they have done the calculations that show that it should work, but with driveways this steep it is probably going to be an ongoing effort to keep them passable. I think that no matter what you do the bottom line is that the maintenance is the issue.

The Board discussed what could be done to assure the maintenance of the driveways.

Andy: Based on the calculations that were done the road is protected the best that can be done.

The Board would like to see a note on the map stating that the driveways should be maintained and remain passable in all seasons.

Andy: Another note on the maps should address bonding of the driveways at time of building permits and the need for the driveways to be built as shown on the plans.

Nadine: There is a new note on the map stating that there will be no future subdivisions on any of the lots.

The shared portion of lots #3 and #4 has been widened to 18ft.

The Board discussed the need for some sort of maintenance agreement for the shared portion of lots #3 and #4. After discussion, it was agreed that the shared portion of the driveway to lots 3 and 4 shall be paved to the split and a condition of approval could be that construction of the shared portion of the lot 3/4 driveway to ensure driveway is constructed per plans and allow the applicant to equally divide the cost of construction between the two lots.

Andy: I think it makes more sense to make this a condition of approval so that the current applicant foots that cost and then they build that cost into the lot.

Nadine: Upon review of their access construction and maintenance agreement of how this will be constructed and when and who will be responsible, is this something that can be considered?

Peter: I think this brings up an interesting issue; you are not prepared yet to ask us for a decision.

Nadine: We are not, we are asking for you to schedule a public hearing.

Bill: I think we should go back to the applicant and ask if this would be acceptable.

Steve P: I agree. We should approach him one more time letting him know what would be holding him up from getting this property subdivided.

Scott: So for now we are going to leave this on the table.

Dave B. asked Nadine and Steve if they received anything from the attorney to forward it over to him.

Nadine reviewed the rest of the comment letter from Morris Associates adding another note on the map regarding minimizing the cutting down of trees. She informed the Board that they are still waiting to hear from DEC regarding wetlands in the proximity of the entrance of lot #3 and #4.

The Board discussed the SEQRA determination and public hearing; once the public hearing is opened the clock will start ticking toward an automatic approval unless the applicant agrees to waive the time frame or has everything submitted by December.

The Board reviewed the Environmental form and set the public hearing. (See attached resolution)

MOTION TO ISSUE NYS SEQR determination of non-significance pursuant to NYS SEQR Regulations under 6NYCRR Part 617 pursuant to review of short EAF on this unlisted action which is determined to be complete for the application as submitted by Jon Pedro, for the site located at 399 N. Elting Corners Rd., identified as Tax Map SBL79.4-1-18 for a four lot subdivision, should have a negative declaration on the

environment, on motion by Lawrence Hammond, seconded by William Ogden. Vote 7 Ayes, 0 Nay, 0 Abstained, 2 Absent.
A public hearing is set for December 4, 2014.

New Public Hearings

Fisher, Armen and Cynthia, 203 Lily Lake Rd, Subdivision SBL#79.4-1-48.112, in R1 zone.

The applicants own 78.5 acres +/- located on the west and east side of Lily Lake Road. They are proposing a two lot subdivision to create a 6.00 acre lot with the existing residence on the east side of the road. The remaining lands with the existing barn and pool will be approximately 72.49 acres in size.

Steve Pauli of Brooks & Brooks, the applicant's representative, was present for the meeting.

The Board requested that the maps be updated to show acreage on the remaining lot.

There were no public comments; no public was in attendance for the public hearing.

Scott read the resolution of approval. (See attached)

A **Motion** was made to approve this subdivision by William Ogden, seconded by Dave Plavchak. All ayes.

Set Public Hearing

Passante, Jeffry and Dawn, 847 N Chodikee Lake Rd, SBL#79.2-2-2.120, in R1 zone.

The applicants would like a two lot subdivision of their existing 7.67 acre lot. Lot 1 will be 4.853 acres and contain the existing house. Lot 2 will be 2.816 acres for future development. Lot 2 has been given Board of Health approval to construct a waste disposal system.

An area variance of .31 acre was granted by the ZBA on October 9, 2014.

The Board reviewed this at the previous meetings.

Larry: They came to us about 10 years ago and got turned down. I see they went to the ZBA and got a variance. Back then that road continued into the Town of Esopus, there were no houses on it. Jeff Passante owned both sides of the road so he blocked it and there were all kinds of problems up there. I was wondering if it were the same now.

Dave: It is opened now; he must have sold that piece.

The Board had no additional questions.

The Board reviewed the Environmental form and set the public hearing. (See attached resolution)

MOTION TO ISSUE NYS SEQR determination of non-significance pursuant to NYS SEQR Regulations under 6NYCRR Part 617 pursuant to review of short EAF on this unlisted action which is determined to be complete for the application as submitted by Jeffrey and Dawn Passante, for the site located at 847 N. Chodikee Lake Rd., identified as Tax Map SBL79.2-2-2.120 for a two lot subdivision, should have a negative declaration on the environment, on motion by Dave Plavchak, seconded by Fred Pizzuto. Vote 7 Ayes, 0 Nays, 0 Abstained, 2 Absent.

A Public hearing is set for December 4, 2014.

Set Public Hearing

Rodrian Lara, & White, Christopher; 7 Homestead HI (aka 19 Mile Hill Rd.), SBL#88.17-5-19, in R1/4 zone.

The applicant is adding a 16' x 44' addition to their home. The objective is to put in an accessory apartment, in the basement, for their mother as well as increase living space in the upstairs.

The Board reviewed this at previous planning board meeting and had no additional concerns.

The Board reviewed the Environmental form and set the public hearing. (See attached resolution)

MOTION TO ISSUE NYS SEQR determination of non-significance pursuant to NYS SEQR Regulations under 6NYCRR Part 617 pursuant to review of short EAF on this unlisted action which is determined to be complete for the application as submitted by Lara Rodrian and Christopher White, for the site located at 7 Homestead Hill, identified as Tax Map SBL88.17-5-19 for a special use permit for an accessory apartment, should have a negative declaration on the environment, on motion by William Ogden, seconded by Dave Plavchak. Vote 7 Ayes, 0 Nays, 0 Abstained, 2 Absent.

A public hearing is set for December 4, 2014.

Administrative Business

MINUTES TO APPROVE

A **Motion** was made to approve the minutes from the Sept. 18, 2014 Planning Board Workshop by William Ogden, seconded by Fred Pizzuto. All ayes.

A **Motion** was made to approve the minutes from the Sept. 25, 2014 Planning Board Meeting by William Ogden, seconded by Fred Pizzuto. All ayes.

**TOWN OF LLOYD PLANNING BOARD RESOLUTION AND DECISION
GRANTING CONDITIONAL FINAL SUBDIVISION APPROVAL FOR THE
VLAMIS SUBDIVISION**

WHEREAS, on the 1st day of February 2008, LGV, LLC hereinafter referred to as the "Applicant", made Application to the Town of Lloyd Planning Board, hereinafter referred to as the "Planning Board", pursuant to the Town of Lloyd Subdivision Regulations, the Town of Lloyd Zoning Law and associated provisions of Sections 276 and 277 of the Town Law of New York State for subdivision approval of a seven (7) lot subdivision; and,

WHEREAS, the Application aforesaid is for subdivision of an 40.13 acre parcel of land situate in the "A" Residence District and is located on the easterly terminus of Mowbray Road in the Town of Lloyd, County of Ulster and State of New York and being further identified as Section/Block/Lot Number 94.2-1-15, hereinafter referred to as the "project site"; and,

WHEREAS, on February 21, 2008, the Planning Board commenced review of the project and associated Application documentation; and,

WHEREAS, the Planning Board classified the Action as Unlisted under SEQRA, commenced coordinated review and circulated a Notice of Intent to Serve as Lead Agency to all Involved and Interested Agencies together with the Application, Long EAF Part 1, Addendums and all exhibits [6 NYCRR Parts 617.6(b)(3)(i) and 617.6(b)(2)(i)]; and,

WHEREAS, the review of the project was advanced and subsequently, the Planning Board determined to schedule a Public Hearing to be held on the 22nd day of April, 2010 in consideration of SEQRA and the project; and,

WHEREAS, notice of said public hearing was duly published in the official newspaper of the Town of Lloyd and written notice, together with an Agricultural Data Statement was circulated in accordance with the Town of Lloyd Subdivision Regulations and Section 283-a of the Town Law of New York State; and,

WHEREAS, on the 22nd day of April, 2010 the Planning Board held the Public Hearing and received verbal and written comment from the public; and,

WHEREAS, the Planning Board thereafter completed Parts 2 and 3 of the Long EAF and adopted a written Negative Declaration under SEQRA on the 22nd day of July, 2010; and,

WHEREAS, the Planning Board also referred the matter to the Ulster County Planning Board pursuant to Section 239-n of the General Municipal Law of New York State and the Ulster County Planning Board has determined that the project will have No County Impact; and,

WHEREAS, a second Public Hearing was duly noticed and held by the Planning Board upon the Preliminary Subdivision Plat on the 23 day of September, 2010, whereupon the Planning Board received further comment from the public; and,

WHEREAS, on September 23, 2010, the Planning Board granted Preliminary Subdivision Approval to the Applicant; and,

WHEREAS, the Planning Board thereafter determined that the setting aside of parkland for the subdivision is not to be required and that the Applicants shall pay the statutory Recreation Fee in lieu thereof; and,

WHEREAS, the Applicant thereafter did not actively pursue Final Subdivision Approval over an ensuing period and as a result, pursuant to Section 90-4(D)(1) of the Town of Lloyd Subdivision Regulations, the September 23, 2010 Preliminary Subdivision Approval expired; and,

WHEREAS, on June 18, 2013, the Applicant reapplied to the Planning Board for Subdivision Approval upon updated documents and in reliance upon the July 22, 2010 SEQRA Negative Declaration (which environmental determination did not change with the mere passage of time); and,

WHEREAS, the Planning Board, in consultation with the Town of Lloyd Highway Superintendent and Town of Lloyd Building Inspector, endeavored to re-examine the project and forward newly enacted Town of Lloyd Code changes in the roadway specifications, as well as locations of improvements, relocation of a pull off, work to be conducted by the Applicant upon Mowbray Road and other project related infrastructure, all of record and as shown upon the subdivision plat; and,

WHEREAS, pursuant to a certain July 11, 2014 Letter Agreement by and between the Applicant [through its consulting engineer, Allan M. Dumas, III, PE] and the Town of Lloyd Highway Superintendent, pavement thickness for the roadway servicing the Vlamis Subdivision was agreed to and the specifications therein shall be followed by the Applicant; and,

WHEREAS, the Planning Board has reviewed the Estimated Costs for Roadway Construction for the Vlamis Subdivision, as prepared by Brinnier & Larios, PC and has found the \$261,000.00 cost figure to be adequate for the purposes embodied within the Subdivision Improvement, Recreation Fee and Inspection Fee Agreement for the Vlamis Subdivision; and,

WHEREAS, on the 23rd day of October 2014, the Planning Board held a Public Hearing upon the final subdivision plat and the project changes and improvements as aforesaid; and,

WHEREAS, the Planning Board has duly held numerous public meetings upon the proposed project spanning the length of time encompassed within the following dates: To Wit; February 21, 2008 through October 23, 2014; and,

WHEREAS, the members of the Planning Board have read this Resolution and Decision, know the contents thereof and desire to adopt and issue said document as the Decision granting Conditional Final Subdivision Plat Approval to the Vlamis Subdivision.

NOW THEREFORE, BE IT DETERMINED, that pursuant to Section 276 and 277 of the Town Law of New York State and the Town of Lloyd Subdivision Regulations, the Subdivision Maps, Plans and Details, the Record had herein and in consideration of the administrative review of the Application, Final Subdivision Approval is hereby granted to the Applicant and the Vlamis Subdivision by the Town of Lloyd Planning Board, subject to the following conditions subsequent; which conditions shall be complied with by the Applicant and/or any successors or assigns of the Applicant, prior to the issuance of any and all Building Permits by the Town of Lloyd Building Inspector:

1. Construction of the roadway servicing the Vlamis Subdivision pursuant to the Town of Lloyd Code and in accordance with an executed Subdivision Improvement, Recreation Fee and Inspection Fee Agreement which is to be

entered into by and between the Planning Board and the Applicant.

2. Posting of sufficient security for all remaining portions of the roadway construction which are not completed and tendering of an accompanying executed Offer of Cession and the executed Subdivision Improvement, Recreation Fee and Inspection Fee, Agreement with the Planning Board and the Town of Lloyd Town Board pursuant to Section 277(9) of the Town Law of New York State for the completion of the Subdivision roadway, improvements, infrastructure and associated appurtenance.

3. Payment of all Recreation Fees as assessed by the Town of Lloyd Planning Board upon the subdivision.

4. Payment of all outstanding review escrows with the Town of Lloyd Planning Board for review of the subdivision plat.

5. The continued coverage under the Notice of Intent [NOI] for the Stormwater Pollution Prevention Plan [SWPPP] as obtained from the NYSDEC by the Applicant's filing on June 8, 2010.

6. A note is to be added to the Subdivision Plat that there will be no issuance of Building Permits until the subdivision roadway and associated infrastructure is completed or until a bond, letter of credit or other sufficient security is posted with the Town of Lloyd for roadway and associated infrastructure work which remains to be completed.

7. Local public roadway signoff by the Town of Lloyd Highway Superintendent as to the roadway name [Leonidas Lane] and 911 emergency registry; and,

BE IT FURTHER RESOLVED, that pursuant to the correspondence of Chuck Voss, Barton & Loguidice, PC, dated August 20, 2010 and the measures employed by the Applicant for subdivision improvements, the Planning Board hereby determines to waive the roadway length and lighting standards to accommodate the current plan for the subdivision; and,

BE IT FURTHER RESOLVED, that, provided the Applicant abides by the foregoing conditions, this Conditional Final Subdivision Approval shall run for all statutorily

proscribed periods as set forth within Sections 276 and 277 of the Town Law of New York State, without the necessity of the Applicant having to re-apply to the Planning Board for extensions of said Approval; and,

BE IT FURTHER RESOLVED, that this Resolution and Decision shall operate so that the Subdivision Plat may be duly executed, dated and filed in the Offices of the Ulster County Clerk at any time following the filing of this Resolution and Decision within the Offices of the Town of Lloyd Town Clerk; and,

BE IT FURTHER RESOLVED, that the Town of Lloyd Planning Board, hereby grants Conditional Final Subdivision Approval to the Vlamis Subdivision as set forth herein upon the vote thereupon and the signature of the Planning Board Chairperson herewith.

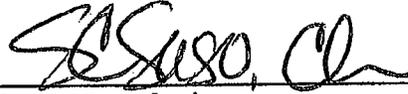
Motion: MEMBER PLAVCHAK

Second: MEMBER OGDEN

The votes of the Planning Board of the Town of Lloyd being as follows:

	YEA	NAY
Planning Board Chairperson: Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning Board Member: Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/> absent
Planning Board Member: Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning Board Member: Dilorenzo	<input type="checkbox"/>	<input checked="" type="checkbox"/> absent
Planning Board Member: Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning Board Member: Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning Board Member: Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WHEREUPON, the Resolution and annexed Conditional Final Subdivision Approval was declared adopted by the Planning Board of the Town of Lloyd this 23 day of OCTOBER, 2014.

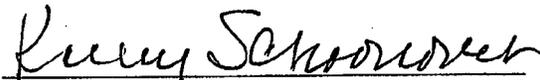


SCOTT SASO, Chairman
Town of Lloyd Planning Board

CERTIFICATION

The undersigned hereby certifies that the annexed Resolution and Decision granting Conditional Final Subdivision Approval and being in the Matter of the Application of LGV, LLC for Approval of the "Vlamis Subdivision" has been duly filed this day in the Office of the Town of Lloyd Town Clerk.

DATED: 10.29.14



~~ROSALIE PEFLOW~~, Town of Lloyd
Town Clerk DEPUTY

KATHY SCHOONOVER

**SUBDIVISION IMPROVEMENT, RECREATION
AND INSPECTION FEE AGREEMENT**

THIS AGREEMENT, by and between LGV, LLC, hereinafter called Developer, and Leonidas G. Vlamis, hereinafter called "Owner," and Town of Lloyd, a municipal corporation located in Ulster County with offices at 12 Church Street, Highland, New York 12528, hereinafter called the "Town".

WHEREAS, the Developer has received preliminary subdivision approval from the Town of Lloyd Planning Board for a seven (7) lot residential subdivision to be situate on lands owned by the Owner, said approval being dated September 23, 2010; and,

WHEREAS, the Developer intends to build and dedicate for acceptance by the Town, a certain roadway, as shown on a certain map of a subdivision entitled "Map of Subdivision of Lands of Leonidas G. Vlamis", dated April 27, 2010, by Brinnier & Larios, to be filed in the Ulster County Clerk's Office after final approval, encompassing 1,200 lineal feet of roadway, as bounded and described as set forth in the said subdivision map and Exhibit A annexed hereto, Tax Map No. 94.2, Block 1, Lot 15, located on the easterly terminus of Mowbray Road in the Town of Lloyd. The Developer intends to build and dedicate the area described as a public roadway, which shall further be improved by all customary utility, infrastructure, along with certain stormwater facilities and appurtenances in the Town of Lloyd, in connection with

development of the lots on said map. Said construction is to be in accordance with the rules, regulations and specifications of the Town of Lloyd, its Planning Board, and to the satisfaction of the Town engineers, Highway Superintendent, Highland Fire Department and Water and Sewer Administrator (if applicable); and,

WHEREAS, the Town Board of the Town of Lloyd and Planning Board of the Town of Lloyd require that the road, stormwater facilities and appurtenances be constructed to completion or a bond or other security be posted to insure the prompt and faithful performance of the construction of the said public roadway; and,

WHEREAS, the Developer is required to pay certain inspection fees to the Town to confirm that all construction and installation is in accordance with the rules, regulations and specifications of the Town of Lloyd and its Planning Board, and to the satisfactions of the Town Engineers, Highway Superintendent, Highland Fire Department and Water and Sewer Administrator (if applicable); and,

WHEREAS, the Developer is required to pay recreation fees, as set forth in the Town's Fee Schedule.

NOW, THEREFORE, in consideration of the mutual covenants expressed herein, and in order to set in writing the terms of their Agreement, the parties hereto do mutually covenant and agree as follows:

1. The Developer agrees that for the roadway to be constructed in the subdivision, to construct to Town of Lloyd standards shown in Figure 1 of the Town of Lloyd Subdivision Regulations, the roadway extending into the subdivision, so that the

construction and installation of the said roadways is in accordance with the rules, regulations, standards and specifications of the Town of Lloyd, its engineers and Highway Superintendent, and shall promptly make payment to all persons supplying labor and materials for the same.

2. The Developer has expressed the desire to construct the roadway prior to posting security for the faithful completion of the requirements of the Town of Lloyd for construction of roadways and agrees to construct it to the Town of Lloyd standards as set forth above. In the event that the Developer progresses to partially complete the roadway, and has reduced his obligation and amount of security for the completion of the roadway, in that event the Developer shall furnish, as security for the faithful completion of the requirements of the Town of Lloyd, cash, a bond or letter of credit for construction of the remainder of the roadway, utilities, stormwater facilities, landscaping, storm drains and catch basins, in accordance with an estimate to be prepared by the Town of Lloyd Engineer. If a bond is to be posted or letter of credit, it shall be in a form acceptable to the Town Board and its attorneys, pursuant to Section 277(9) of the Town Law. It is agreed that no building permit shall be issued until the subdivision map is signed and filed and all bonds posted for security for this agreement, if any, and all requirements of the Town of Lloyd and its Building Department are complied with, including stormwater management plans.

3. If security is required, it shall be posted in an amount to be determined by the Town's Engineer and it shall be posted with the Town of Lloyd to the satisfaction of the

attorneys for the Town, prior to the recording of any maps in the Ulster County Clerk's Office. Construction is planned to commence in 2015 in accordance with weather conditions, as coordinated by the Town of Lloyd Building Department and Highway Superintendent. All construction specifications are to be reviewed and approved by the Town's Engineers.

4. The Developer agrees to hold the Town harmless for any fines or damage assessments to the Town of Lloyd, its officers or agents, for violations of stormwater management, federal or State regulations. If no security or bond is posted in connection with this agreement, the said subdivision application will be kept current before the Town of Lloyd Planning Board, and Developer agrees not to let proceedings lapse so that any additional requirements can be added to the map as notes before it is recorded in the Ulster County Clerk's Office. The Developer agrees that no building permits or Certificates of Occupancy will be issued until the subdivision map is recorded and the road completed or bonded for any unfinished construction, in an amount calculated by the Town Engineer.

5. As to stormwater management, the Developer agrees that he will operate and maintain any drainage ponds and other stormwater control improvements to the drainage facilities and, upon sale of the lots, the Developer will transfer all operation and maintenance obligations as required by NYSDEC and the Town of Lloyd for maintenance of stormwater facilities to the various lot owners by including such obligations on the map notes and will prepare and record in the Ulster County Clerk's

Office a Declaration of Covenants and Restrictions, together with a Stormwater Management Agreement, and will add the stormwater obligation as set forth on the map and the recorded documents so that the same shall be within the chain of title within all of the deeds to the lots conveyed to purchasers so that the private owners of the subdivision will maintain the drainage improvements on their lots continuously and in perpetuity.

6. Developer shall have such construction protocol meetings with the Town's Building Department as desired by the Town. Developer agrees to submit to the Building Department six (6) certified as built surveys of the highways and other drainage and water and sewer (if applicable) improvements, which are the subject of this Agreement. All required documentation drawings will be submitted for each lot when a building permit is applied for, which documentation will encompass all requirements for drainage and zoning requirements. Driveways must be shown on the documentation and constructed at the location shown on the subdivision map.

7. Developer agrees that the said roadway shall be fully completed in thirty (30) months from the commencement of construction. Pending completion and dedication as a public roadway, Developer agrees to maintain, repair and plow said roadways in a timely fashion, keep them open in all-weather conditions and provide immediate access for emergency vehicles. The Developer shall hold the Town harmless for any liability thereunder. Developer shall not cause damage or leave the said road in dangerous, unsafe or impassable condition. The completion date aforesaid shall be extended by the

Developer and the Town in the event that litigation challenging the Subdivision Approvals is commenced pursuant to separate Agreement.

8. If within thirty (30) months of the date the construction is commenced, the roadways are not completed and the completion date has not been otherwise extended, it is agreed that the Town Board may take the security by presentation of acceptable documents to the holder of any bond or Letter of Credit and complete the said roadways to the satisfaction of the Town's Highway Superintendent, engineers and Town Board, in accordance with the Town's highway specifications and specifications for driveways.

9. The Developer agrees to maintain all public improvements at its own expense, and to dedicate them to the municipality when they are accepted, after full inspections.

10. The Town of Lloyd recreation fees are \$17,500.00, which sum shall be paid in lieu of the reservation of lands for public recreation. The recreation fee is calculated at \$2,500.00 per residential unit, multiplied by 7 units, for a total of \$17,500.00. Said fee shall be paid prior to execution of any final subdivision plat by the Chairman of the Planning Board.

11. Construction inspection fees in the amount of \$26,100.00 are to be paid in three installments, as follows: Payment No. 1 in the amount of \$8,700.00 to be paid upon execution of this agreement, and is non-refundable upon payment. Payment No. 2 in the amount of \$8,700.00 is to be paid as determined by the Town Building Department. Payment No. 3 in the amount of \$8,700.00 is to be paid as determined by

the Town Building Department. Construction inspection fees shall be paid in accordance with the Town of Lloyd Code.

12. Developer agrees that it will pay for all inspections and testing by the Town of Lloyd personnel or engineers, and will maintain satisfactory escrows, as specified by the Town or its Planning Board or Building Department, to pay all testing, engineering and legal requirements in accordance with the Town of Lloyd Code.

13. In the event Developer abandons the property or does not perform his obligations to the Town and it is necessary to bring legal action in a Court against the Developer for costs incurred by the Town, either for construction, administration, testing, inspection or any damages that the Town suffers, the Developer agrees to allow a reasonable attorney's fee to be added to the damages, should the Town be successful and obtain a judgment against the Developer for its breach of contract and/or Town requirements by way of a final and non-appealable judgment. Nothing within this Agreement shall prohibit the Developer from interposing counter claims, nor shall this Agreement operate as a bar to the Developer commencing any action against the Town, in the event of a dispute hereunder and/or as to the condition of the road and related appurtenances. Notwithstanding the foregoing, the Developer and the Town agree to work cooperatively with each other in order to resolve any disputes without resort to litigation, if possible.

14. It is further agreed that a deed with all accompanying documents for recording with the County Clerk, to the premises described as a public roadway, along

with the dedication to the Town of Lloyd of the roadway and all public improvements, upon signing this Agreement, shall be deposited by the Developer with the Town's attorneys, Di Stasi Moriello & Murphy Law PLLC, P.O. Box 915, Highland, New York 12528, to be utilized when the road is ready for dedication, whether voluntarily by Developer, or if the security is taken and the Highway Department finishes the road by contract, or with its own forces.

15. The Developer hereby irrevocably authorizes the Town of Lloyd to ask for, demand, collect, and give receipts for, money from the surety or bonding company or bank for Certificates of Deposit or Letters of Credit or Performance Bonds, without any previous demand or notice to them, and in the event the said Developer has not complied with the terms of this Agreement, and to then complete the roadway and all other improvements utilizing the monies received.

16. Developer agrees that upon completion of the said improvements and approval of all agencies, that it will both dedicate and give by deed, the title to the said improvement to the Town of Lloyd (or its Special Districts, if applicable) free and clear of all liens and encumbrances, and that it has made, and hereby does make by this Agreement, an irrevocable offer to the Town for dedication of all said improvements, and by the aforementioned deposit of the necessary dedication documents and deed with the attorneys for the Town simultaneously herewith.

17. The Town agrees that upon completion of the said improvements in accordance with the terms set forth above and to the satisfaction of the Building,

Highway and Fire Departments (Water and Sewer Administrator, if applicable) and Highway Superintendent, and their engineers, and acceptance by the Town Board, that any bond posted shall be released or reduced, as the case may be.

18. The Developer agrees to the pavement thickness for roadway construction and additional recitations as set forth within a July 11, 2014 Letter Agreement by and between the Developer and the Town of Lloyd Highway Superintendent. [A copy of said Agreement is annexed hereto and made a part hereof as Exhibit "B".]

19. The Developer further agrees to construct the planned off-site improvements to Mowbray Road as shown upon the Final Subdivision Map and agreed to of Record.

20. This Agreement shall inure to the benefit of and bind the heirs, executors, successors and assigns of the parties hereto.

21. Both the Applicant and the fee owner of the subject premises are executing this Agreement in order to fulfill the terms, covenants and conditions set forth herein. The Developer is the responsible party under this Agreement with respect to the payment of all fees, security and costs and as to performance hereunder.

Notwithstanding the foregoing, the fee owner hereby agrees to convey the lands which shall be utilized for public roadway infrastructure to the Town upon the fulfillment of all conditions precedent thereto as embodied within this Agreement.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement
this 23 day of OCTOBER, 2014.

TOWN OF LLOYD

By: 
Scott Saso
Planning Board Chairman

LGV, LLC

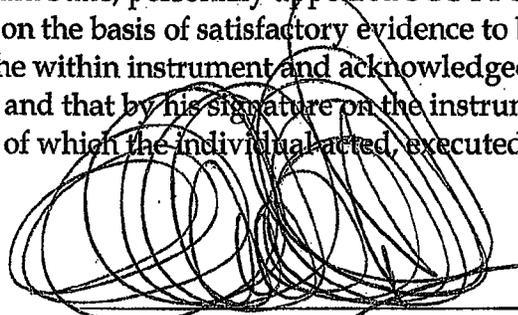
By: 
Leonidas G. Vlamis

STATE OF NEW YORK)

) ss.:

COUNTY OF ULSTER)

On this 13th day of OCTOBER, in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared SCOTT SASO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

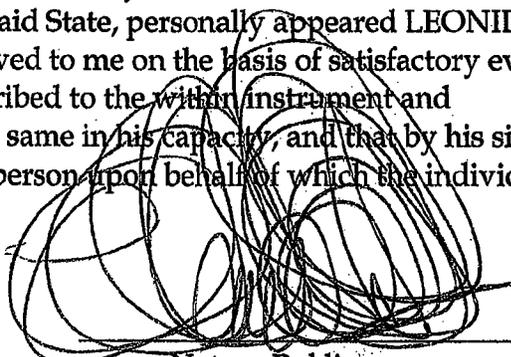
MICHAEL MORIELLO
Notary Public, State of New York
Resident In And For Ulster County
Commission Expires Dec. 28, 2014

STATE OF NEW YORK)

) ss.:

COUNTY OF ULSTER)

On this 27th day of OCTOBER in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared LEONIDAS G. VLAMIS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
MICHAEL MORIELLO
Notary Public, State of New York
Resident In And For Ulster County
Commission Expires Dec. 28, 2014

①

DESCRIPTION OF A RIGHT-OF-WAY TO BE KNOWN AS
~~MOWBRAY ROAD EXTENSION~~ *LEONIDAS LANE*
TO BE CONVEYED TO THE TOWN OF LLOYD,
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK.

Beginning at a point on the Westerly side of Mowbray Road said point also being on the Easterly line of lands of Teresa Kurta, Liber 4578 Page 170,

1) thence from said point of beginning crossing Mowbray Road, passing over a recovered pipe on line along the Southerly line of lands of Robert K. Brown, Jr., Liber 3060 Page 193, the following courses and distances: South $71^{\circ} 24' 41''$ East, 588.54 feet to a point;

2) thence North $23^{\circ} 39' 17''$ East, 86.56 feet to a point;

3) thence South $68^{\circ} 39' 45''$ East, 239.25 feet to the Southeasterly corner of Brown;

4) thence along the Southerly line of other lands Leonidas G. Vlamis Lot 7, Lot 6 and Lot 5 the following courses and distances: South $89^{\circ} 30' 41''$ East, 235.39 feet to a point;

5) thence South $89^{\circ} 30' 41''$ East, 62.00 feet to a point;

6) thence Northerly on a curve to the left having a radius of 28.00 feet, 43.98 feet to a point;

7) thence North $00^{\circ} 29' 19''$ East, 22.00 feet to a point;

8) thence South $89^{\circ} 30' 41''$ East, 50.00 feet to a point;

9) thence South $00^{\circ} 29' 19''$ West, 150.00 feet to a point;

10) thence along the Northerly line of other lands of Vlamis, Lot 4, Lot 3, Lot 2 and Lot 1 the following courses and distances: North $89^{\circ} 30' 41''$ West, 50.00 feet to a point;

11) thence North $00^{\circ} 29' 19''$ East, 22.00 feet to a point;

12) thence Westerly on a curve to the left having a radius of 28.00 feet, 43.98 feet to a point;

11/15

Description of Lands of a Right-Of-Way to be known as
~~Mowbray Road Extension~~, to be conveyed to the Town of Lloyd
~~Leonidas Lane~~

- 13) thence North 89° 30' 39" West, 704.30 feet to a point;
- 14) thence Northwesterly on a curve to the right having a radius of 379.15 feet, 277.54 feet to a point;
- 15) thence Northwesterly on a curve to the left having a radius of 335.00 feet, 145.14 feet to a point;
- 16) thence North 71° 24' 41" West, 46.72 feet to a point on the Westerly side of Mowbray Road;
- 17) thence along the Westerly side of Mowbray Road, and the Easterly line of lands of Kurta, North 11° 59' 00" East, 50.33 feet to the place of beginning.

CONTAINING: 2.256 ACRES

All bearings referred to Magnetic North

The above described roadway is shown on map of Subdivision of Lands of Leonidas G. Vlamis prepared by Brinnier and Larios, P.C. dated May 29, 2008 last revised August 24, 2010.

JUNE 15, 2011

CHRISTOPHER J. ZELL, P.L.S.
BRINNIER and LARIOS, P.C.

DENNIS M. LARIOS, P.E.
Lic. No. 58747

CHRISTOPHER J. ZELL, L.L.S.
Lic. No. 49629

BRINNIER and LARIOS, P.C.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
67 MAIDEN LANE
KINGSTON, NEW YORK 12401

DESIGN
REPORTS
SUPERVISION
CONSULTING SERVICES

TELEPHONE (845) 338-7622
FAX (845) 338-7660

SUBDIVISIONS
TITLE SURVEYS
TOPOGRAPHIC SURVEYS

July 11, 2014

Richard Klotz, Superintendent
Town of Lloyd Highway Department
Town Hall, 12 Church Street
Highland, N.Y. 12528

Re: Revised Pavement Thickness, Leonidas G. Vlamis Subdivision
Southern Terminus of Mowbray Road, Town of Lloyd, Ulster County

Dear Mr. Klotz,

Thank you very much for the opportunity to discuss the roadway pavement for the Leonidas G. Vlamis Subdivision road this morning, as well as at the Town of Lloyd Town Board meeting on March 5, 2014. Per our discussion, the pavement was originally designed in consultation with the Town of Lloyd and approved to meet the following specifications:

- 1½" (Compacted) Asphalt Concrete Top Course, Type 6
- 2" (Compacted) Asphalt Concrete Hot Mix Composite Type
- 12" Gravel Base with 1 Layer of Prime Oil Added Prior to Paving

However, based upon our discussions and agreement, the pavement design will be revised to meet the following specifications:

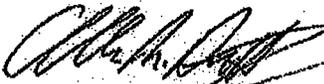
- 1" (Compacted) Asphalt Concrete Top Course, Type 6
- 3" (Compacted) Asphalt Concrete Hot Mix Composite, Type 3
- 12" Gravel Base with 1 Layer of Prime Oil Added Prior to Paving

In addition, compaction tests will be performed during road construction. Upon completion of the road construction, our office will provide a construction certification to your office.

As discussed, we are requesting that you verify that you are in concurrence with the pavement design revision. Per your request, I have drafted this letter for your acceptance via your signature below to confirm for the Town of Lloyd Planning Board that the pavement design revisions are acceptable to your office.

If you have any questions, please do not hesitate to contact me.

Very Truly Yours,
BRINNIER & LARIOS, P.C.


Allan M. Dumas III, P.E.
Senior Project Engineer

Accepted by:


Richard Klotz, Superintendent, Town of Lloyd Highway Department

Date:

7/16/14

OFFER OF CESSION AGREEMENT

THIS AGREEMENT made this _____ day of _____, 2011, 2014 between LGV, LLC, a New York State Limited Liability Company, with a mailing address of 143 South Ohioville Road, New Paltz, New York, 12561, hereinafter referred to as the "SUBDIVIDER", and LEONIDAS G. VLAMIS, with a mailing address of 143 South Ohioville Road, New Paltz, New York, 12561, hereinafter referred to as the "OWNER" and the TOWN BOARD OF THE TOWN OF LLOYD, a municipal corporation and one of the towns of the County of Ulster, State of New York, with municipal offices located at Town Hall, 12 Church Street, Highland, New York, 12528, hereinafter referred to as the "BOARD";

W I T N E S S E T H:

WHEREAS, the Subdivider is the Applicant for a seven (7) lot residential subdivision known as the "Vlamis Subdivision", as more particularly depicted and described upon a certain Subdivision Plat entitled, "Map of Subdivision of Lands of Leonidas G. Vlamis", which map is to be filed in the Offices of the Ulster County Clerk following the grant of Final Subdivision Approval from the Town of Lloyd Planning Board; and,

WHEREAS, the Owner is the fee simple owner of the lands comprising the seven (7) lot subdivision aforesaid and the Owner has authorized the Subdivision Application and said lands are currently shown upon the Town of Lloyd Tax Map as S/B/L #94.2-1-15; and,

WHEREAS, the Subdivider is currently appearing before the Town of Lloyd Town Board pursuant to the applicable portions of the Town of Lloyd Subdivision Regulations and Sections 276, 277 and 279 of the Town Law for the purpose of establishing sufficient security for the completion of roadway and associated infrastructure for a subdivision known as the, "Vlamis Subdivision" situate at the easterly terminus of Mowbray Road in the Town of Lloyd; and,

WHEREAS, the final subdivision plat, as prepared by Brinnier & Larios, PC, depicts one (1) new public street or highway, together with associated utility, stormwater management and infrastructure improvements, within the subdivision; and,

WHEREAS, Section 277(9) of the Town Law of New York State and Section 90-7 of the Town of Lloyd Subdivision Regulations provide for a written agreement between the Subdivider and the Town Board tendering cession of all land included in streets, highways, easements, parks or public open spaces not specifically reserved by the Subdivider and securing completion of the improvements associated therewith by posting of bond, letter of credit or other sufficient security with the Town of Lloyd.

IT IS THEREFORE AGREED:

1. In accordance with subsection 9 of Section 277 and subsection 4 of Section 279 of the Town Law and Section 90-7 of the Town of Lloyd Subdivision Regulations, the Subdivider, as Applicant and the Owner, as fee simple owner of the lands situate in the bed of the street and

highway as shown on the above subdivision plat, do hereby formally offer to cede the title to said street and highway, and related appurtenances to the Town of Lloyd for use as a public highway and for all associated municipal improvements, which Offer of Cession may not be revoked by the Subdivider, or the Owner, or any subsequent owners of such lands, without the written consent of the Town Board of the Town of Lloyd. The name of the road affected by this Offer of Cession is "Leonidas Lane" and a metes and bounds description of the public roadway easement and right-of-way is annexed hereto as Exhibit "A".

2. Upon the formal acceptance of said highway and street and infrastructure improvements by the Town of Lloyd, the Subdivider and the Owner for themselves, their successors and assigns, hereby covenant and agree to execute and deliver to the Town of Lloyd any and all mortgage and other releases, as well as a Bargain and Sale Deed, with Covenants Against Grantor's Act and other instruments as may be reasonably required, to effect such cession and to transfer title to the same to the Town of Lloyd, in accordance with Section 171 and the other applicable provisions of the Highway Law of the State of New York.

3. The Subdivider further offers to the Town of Lloyd all easements as may be necessary to effect the purposes of this Offer of Cession and the filed Subdivision Maps, including all associated easements and corresponding Map Notes and depictions as shown upon the Filed Subdivision Maps.

4. This Agreement is subject to the provisions of Section 277 and 279 of the New York State Town Law and shall be accompanied by a Subdivision Improvement, Recreation and Inspection Fee Agreement, as executed by all parties hereto and which Instrument is to be recorded within the Offices of the Ulster County Clerk simultaneously with this Offer of Cession.

5. This Agreement is part of the Vlamis Subdivision review and approval by the Town of Lloyd Planning Board, as Lead Agency for coordinated review under SEQRA. A SEQRA Negative Declaration of Environmental Significance was duly made by the Lead Agency aforesaid on July 22, 2010 and Preliminary Subdivision Approval was granted by the Town of Lloyd Planning Board on March 23, 2011. Conditional Final Subdivision Approval was granted by the Town of Lloyd Planning Board on October 23, 2014.

6. This Agreement, which shall include the signature of the Town of Lloyd Supervisor, shall be required to be entered into by the Subdivider and the Owner prior to any construction of the roadway improvements, as shown upon the Filed Subdivision Map, in the future. The Subdivider and the Owner, by execution of this Agreement hereby represent and agree that they will each make any reasonable of record changes to this Agreement as may be required by the Town Board of the Town of Lloyd and in order to obtain said Supervisor's signature and to comport with the statutory requirements set forth within Section 277(9) and 279(4) of the Town Law of New York State and all applicable

provisions of the Town of Lloyd Subdivision Regulations and such other statutes as may be applicable at the time of adoption of the required Resolution of the Town Board of the Town of Lloyd for entering into of the Offer of Cession in a form for recording in the Offices of the Ulster County Clerk.

7. This Agreement shall inure to the benefit of and bind the heirs, executors, administrators, representatives, successors and assigns of the parties.

8. Both the Subdivider and the Owner of the subject premises are executing this Agreement in order to fulfill the terms, covenants and conditions set forth herein, as well as for the purposes embodied within the Subdivision Improvement, Recreation and Inspection Fee Agreement as aforesaid.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

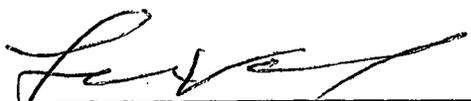
TOWN OF LLOYD TOWN BOARD

By: _____
PAUL HANSUT,
Supervisor

LGV, LLC



LEONIDAS G. VLAMIS,
Managing/Member/Subdivider



LEONIDAS G. VLAMIS, Owner

STATE OF NEW YORK)
COUNTY OF ULSTER) ss.

On the _____ day of _____, 2014, before me the undersigned, personally appeared, PAUL HANSUT, personally known to me, or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF ULSTER) ss.

On the 27th day of October, 2014, before me the undersigned, personally appeared LEONIDAS G. VLAMIS, personally known to me, or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

NOTARY PUBLIC

MICHAEL MORIELLO
Notary Public, State of New York
Resident In And For Ulster County
Commission Expires Dec. 28, 2014

RECORD & RETURN TO:
RISELEY & MORIELLO, PLLC
Michael A. Moriello, Esq.
Post Office Box 4465
Kingston, New York 12402

(A)

DESCRIPTION OF A RIGHT-OF-WAY TO BE KNOWN AS
~~—MOWBRAY ROAD EXTENSION—~~ LEONIDAS LANE
TO BE CONVEYED TO THE TOWN OF LLOYD,
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK.

Beginning at a point on the Westerly side of Mowbray Road said point also being on the Easterly line of lands of Teresa Kurta, Liber 4578 Page 170,

- 1) thence from said point of beginning crossing Mowbray Road, passing over a recovered pipe on line along the Southerly line of lands of Robert K. Brown, Jr., Liber 3060 Page 193, the following courses and distances: South $71^{\circ} 24' 41''$ East, 588.54 feet to a point;
- 2) thence North $23^{\circ} 39' 17''$ East, 86.56 feet to a point;
- 3) thence South $68^{\circ} 39' 45''$ East, 239.25 feet to the Southeasterly corner of Brown;
- 4) thence along the Southerly line of other lands Leonidas G. Vlamis Lot 7, Lot 6 and Lot 5 the following courses and distances: South $89^{\circ} 30' 41''$ East, 235.39 feet to a point;
- 5) thence South $89^{\circ} 30' 41''$ East, 62.00 feet to a point;
- 6) thence Northerly on a curve to the left having a radius of 28.00 feet, 43.98 feet to a point;
- 7) thence North $00^{\circ} 29' 19''$ East, 22.00 feet to a point;
- 8) thence South $89^{\circ} 30' 41''$ East, 50.00 feet to a point;
- 9) thence South $00^{\circ} 29' 19''$ West, 150.00 feet to a point;
- 10) thence along the Northerly line of other lands of Vlamis, Lot 4, Lot 3, Lot 2 and Lot 1 the following courses and distances: North $89^{\circ} 30' 41''$ West, 50.00 feet to a point;
- 11) thence North $00^{\circ} 29' 19''$ East, 22.00 feet to a point;
- 12) thence Westerly on a curve to the left having a radius of 28.00 feet, 43.98 feet to a point;

11/11
Description of Lands of a Right-Of-Way to be known as
~~Mowbray Road Extension~~, to be conveyed to the Town of Lloyd
~~Leonidas Lane~~

Page No. 2

- 13) thence North $89^{\circ} 30' 39''$ West, 704.30 feet to a point;
- 14) thence Northwesterly on a curve to the right having a radius of 379.15 feet, 277.54 feet to a point;
- 15) thence Northwesterly on a curve to the left having a radius of 335.00 feet, 145.14 feet to a point;
- 16) thence North $71^{\circ} 24' 41''$ West, 46.72 feet to a point on the Westerly side of Mowbray Road;
- 17) thence along the Westerly side of Mowbray Road, and the Easterly line of lands of Kurta, North $11^{\circ} 59' 00''$ East, 50.33 feet to the place of beginning.

CONTAINING: 2.256 ACRES

All bearings referred to Magnetic North

The above described roadway is shown on map of Subdivision of Lands of Leonidas G. Vlamis prepared by Brinnier and Larios, P.C. dated May 29, 2008 last revised August 24, 2010.

JUNE 15, 2011

CHRISTOPHER J. ZELL, P.L.S.
BRINNIER and LARIOS, P.C.

October 22, 2014

Chairman Scott Saso and Planning Board Members
Town of Lloyd Planning Board
Town Hall
12 Church Street
Highland, NY 12528

Re: Jon Pedro Subdivision, SBL 79.4-1-18,

Dear Chairman Saso and Planning Board Members,

Enclosed please find the Grading Plan, Driveway Profiles and Soil Erosion & Sediment Control Details for the above referenced project revised as per discussions at the Planning Board Work Shop Meeting of October 16, 2014.

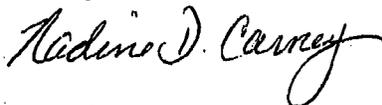
The following is an outline of revisions:

1. Plans shall be submitted to the Highway Superintendent for Comment.
2. A "Typical Driveway Approach & Pavement Section" detail, to indicate the asphalt and subbase specifications for the sections of the driveways to be paved, has been added to Sheet PE 2 of 3.
3. The proposed property line between Lot 2 and 3 has been revised to provide adequate road frontage to Lot 3 (140 feet > 125 feet) as required.
4. The travel-way along the shared portion of the driveway access for Lots 3 & 4 has been widened to 18 feet up to the point at which the driveway splits (see Sheet PE 2 of 3 - Proposed Driveway Intersections). Access, construction, maintenance and drainage easement will be required and shall be submitted upon completion.
5. The profile for Lot 1 driveway has been revised to show the elevation at the intersection with Town road to be 350.5, along with the revised final grade following to be at 15%.
6. The proposed grading of the drainage swale on the south side of the driveway for Lot 1, near the intersection of the Town road, has been revised to allow runoff to enter the culvert and cross under the driveway.
7. The limit of disturbance for construction purposes is shown on Sheet PE 1 of 3; however, to preserve the woodland nature of the site and the vital tree canopy to minimize stormwater runoff resulting from the development, the following note has been added "maximum limit of tree clearing shall be 75' around proposed house sits as shown or as may be constructed".

We hope that you find that the revisions as outlined above are satisfactory and address the comments and concerns as discussed. We look forward to being on your next meet agenda.

If you have any questions or need additional information at this time, please contact our office.

Sincerely,



Nadine Carney
Peak Engineering, PLLC

copy: Richard Klotz, Town of Lloyd Highway Superintendent, 12 Church Street, Highland, NY 12528
Andrew L. Learn, PE, Senior Engineer, Morris Associates, PLLC, ALearn@MorrisEngineers.com



MORRIS ASSOCIATES

ENGINEERING CONSULTANTS, PLLC

9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962
 64 Green Street, Suite 1, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3963

October 21, 2014

Town of Lloyd Planning Board
Town Hall
12 Church Street
Highland, NY 12528

Attn: Chairman Scott Saso and Planning Board Members:

RE: Jon Pedro Subdivision
SBL: 79.4-1-18
MA# 214502.000

Dear Chairman Saso and Planning Board Members:

As discussed at the October 16, 2014 Planning Board workshop meeting, I have reviewed the plans and reports listed at the end of this letter for consistency or compliance with the pertinent provisions of the Code of the Town of Lloyd and my previous comments. Based upon my review, the following comments are offered:

1. The applicant should deliver a set of drawings to the Highway Superintendent for comment.
2. The Typical Driveway Section detail should be revised to indicate the asphalt pavement and subbase specifications for the sections of each proposed driveway that will be paved.
3. Due to the very steep grades proposed for the driveways in this application it will be critical that the driveways be constructed in accordance with the design drawings presented to the Board for Approval. The Board should discuss Town Code Section 89-19.M.3.o requiring driveways to be bonded to ensure construction in accordance with the approved plans. This office recommends requiring the bond to be provided at the time of building permit application.
4. The minimum road frontage required for lots in the R-1 district is 125 feet. The Preliminary Subdivision Map indicates 112.22 feet of frontage for Lot 3. It is assumed that Lot 1 is the single flag lot allowed for this subdivision, therefore the frontage for Lot 3 should be increased to at least 125 feet.
5. The following note should be added to the Subdivision Map per Town Code Section 100-14.A.5, "No further subdivision of Lot 1, a flag lot, shall be permitted."
6. The shared portion of the Lot 3 & 4 driveway should be widened to at least 18 feet to create a twin driveway up to the point at which the driveway splits. It is my understanding that locating the common lot line along the centerline of the shared driveway will allow each lot to maintain their own side of the driveway and eliminate the need for common driveway easements and agreements. A complicating factor to

RE: Jon Pedro Subdivision
SBL: 79.4-1-18
MA# 214502.000

- this plan may be the locations where swales from one lot discharge onto an adjacent lot. Generally wherever concentrated runoff from pipes or swales crosses a property line, a drainage easement is required. The Planning Board Attorney should be consulted to ensure the proposed plan conforms to all legal requirements.
7. The edge of pavement elevation for North Elting Corners road noted on the Proposed Driveway Intersection enlargements on Sheet PE 2 of 3 does not correspond with the edge of pavement elevation noted in the Lot 1 Driveway Profile. The plans and profiles should be updated to reflect the correct edge of pavement elevation.
 8. The swale on the south side of the Lot 1 driveway intersects the proposed road side swale in a manner which will require runoff to make a sharp turn to flow north through the proposed driveway culvert. This configuration is likely to result in flooding and sediment deposition on North Elting Corners Road. The Lot 1 driveway design should be revised to rectify this condition.
 9. As a means to minimize the amount of stormwater runoff resulting from this development, the Subdivision Map should be revised to include a note regarding the maximum allowable tree clearing limit for each lot. As discussed during the site visit and at the October 16th Planning Board workshop meeting, it is recommended that this note indicate a maximum of 75 feet of clearing from each side of the primary residence constructed on each lot.
 10. A portion of the Lot 3/4 driveway is located within the 100 feet adjacent area of NYS Wetland CD-6. Documentation from the NYSDEC should be provided indicating whether a wetland disturbance permit will be required for the Lot 3/4 driveway.

If you have any questions, regarding the above, please do not hesitate to contact me at 845-454-3411, X 20.

Very truly yours,

Morris Associates
Engineering Consultants, PLLC

Andrew L. Learn JEN

Andrew L. Learn, PE
Senior Engineer

AL/dm

cc: David Barton (via email)
Patti Brooks (via email)

RE: Jon Pedro Subdivision
SBL: 79.4-1-18
MA# 214502.000

Materials Reviewed

- The Preliminary Map of Subdivision of Lands of Jon Pedro was prepared by Brooks & Brooks Land Surveyors and dated last revised October 8, 2014
- The following plans were prepared by Peak Engineering and dated last revised 9/29/2014:
 - o Sheet PE 1 of 3, Site & Driveway Grading and SE&C Plan
 - o Sheet PE 2 of 3, Driveway Profiles, Notes and Details
 - o Sheet PE 3 of 3, Soil Erosion & Sediment Control Details & Specifications
- The following report was prepared by Peak Engineering:
 - o Stormwater Pollution Prevention Plan, dated last revised September 30, 2014

Certification of Receipt	
By:	<u>Rosaria Peplow</u> Rosaria Peplow, Town Clerk
Date:	<u>10/24/14</u>

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
NYS SEQR Determination of Non-significance
And
Set Public Hearing

PROJECT NAME: Jon Pedro
 PROPERTY OWNER: Jon Pedro
 PROJECT LOCATION: 399 North Elting Corners Rd.
 TAX MAP #79.4-1-18
 SEQR Type Action: Unlisted
 APPLICATION DESCRIPTION: 4 lot Subdivision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 23, 2014, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	<u>✓</u>	<u> </u>
Brad Scott	<u> </u>	<u>✓</u>
Lawrence Hammond	<u>✓</u>	<u> </u>
Carl DiLorenzo	<u> </u>	<u>✓</u>
Dave Plavchak	<u>✓</u>	<u> </u>
Fred Pizzuto	<u>✓</u>	<u> </u>
William Ogden	<u>✓</u>	<u> </u>
Alt, Peter Brooks	<u>✓</u>	<u> </u>
Alt. Fred Riley Jr.	<u>✓</u>	<u> </u>

The following resolution was moved by: Lawrence Hammond

Seconded by: William Ogden

WHEREAS, the applicant would like a four lot subdivision of ^{46.55} 45.45+/- acres of vacant land in the R1 zone to create four new buildable lots; and

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Board of Health approvals

- Subdivision Map dated March 6, 2014 by Brooks & Brooks, Land Surveyors, PC., with many revisions, lastly revised October 8, 2014 *+ Oct 20, 2014*
- Engineered plans dated May 30, 2014, by Peak Engineering, revised Aug. 12, 2014 and again on Sept. 29, 2014 *+ Oct. 22, 2014.*

WHEREAS, the Planning Board discussed and reviewed the proposed subdivision;

NOW THEREFORE BE IT RESOLVED THAT the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board has set a date for a public hearing to be held on Thursday, December 4, 2014 at 7:00 PM.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 ayes 0 nays 0 abstentions 2 absent

VOTE IS CERTIFIED BY:

Patricia Rohan

10/23/14
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso
Scott Saso, T/Lloyd PB Chair

10/23/14
Date

[Type text]

10/24/14 Board Review

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Resolution of Subdivision Approval

PROJECT NAME: Armen Fisher
PROPERTY OWNER: Armen Fisher
PROJECT LOCATION: 203 Lily Lake Rd.
TAX MAP #79.4-1-48.112
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: 2 lot Subdivision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 23, 2014, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: Bill Ogden

Seconded by: Dave Plavchak

WHEREAS, the applicant would like a two lot subdivision of 78.5 +/- acres of land to provide a 6 acre lot with an existing residence on the east side of the road. The remaining lands with the existing barn and pool will be approximately 72.49 acres.

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Subdivision Map dated September 3, 2014 by Brooks & Brooks, Land Surveyors, PC.

WHEREAS, the Planning Board discussed the proposed subdivision;

NOW THEREFORE BE IT RESOLVED THAT, on September 25, 2014 the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board issues subdivision approval with the following conditions:

- 1) Recreation fee of \$2,500.00 to the Building Department.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	✓			
Lawrence Hammond	✓			✓
Carl DiLorenzo				✓
Brad Scott				
Dave Playchak	✓			
William Ogden	✓			
Fred Pizzuto	✓			
Alt, Peter Brooks	✓			
Alt. Fred Riley Jr.	✓			

7 ayes 0 nays 0 abstentions 2 absent

VOTE IS CERTIFIED BY:

Patricia Rober

10/23/14
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso

10/23/14
Date

Scott Saso, T/Lloyd PB Chair

10/24/14 *Bruce Lepore*

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
NYS SEQR Determination of Non-significance
And
Set Public Hearing

PROJECT NAME: Jeffrey and Dawn Passante
PROPERTY OWNER: Jeffrey and Dawn Passante
PROJECT LOCATION: 847 N. Chodikee Lake Rd.
TAX MAP #79.2-2-2.120
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: 2 lot Subdivision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 23, 2014, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: *William Ogden*
Seconded by: *Dave Plavchak*

WHEREAS, the applicant would like a two lot subdivision of his existing 7.67 acre lot. Lot #1 will be 4.853 acres and contain the existing house. Lot #2 will be 2.816 acres for future development. Lot #2 has been given Board of Health approval to construct a waste disposal system; and

WHEREAS, the applicant has received a .31 acre area variance from the Zoning Board of Appeals to satisfy the buildable acreage requirement; and

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Survey Map dated August 8, 2014, by Donald L Brewer, P.L.S. Brewer Land Surveying, PLLC

WHEREAS, the Planning Board discussed the proposed subdivision;

NOW THEREFORE BE IT RESOLVED THAT the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board has set a date for a public hearing to be held on December 4, 2014 at 7:00 PM.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 ayes 0 nays 0 abstentions 2 absent

VOTE IS CERTIFIED BY:

Patricia Raker

10/23/14
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso
Scott Saso, T/Lloyd PB Chair

10/23/14
Date

10/24/14 passed by Replay

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
NYS SEQR Determination of Non-significance
And
Set Public Hearing

PROJECT NAME: Rodrian, Lara and White, Christopher
PROPERTY OWNER: Rodrian, Lara and White, Christopher
PROJECT LOCATION: 7 Homestead Hill (AKA 19 Mile Hill Rd.)
TAX MAP #88.17-5-19
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: Special Use Permit for accessory apartment.

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 23, 2014, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Playchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: Dave Playchak
Seconded by: Fred Pizzuto

WHEREAS, the applicant is adding a 16' x 44' addition to their home. The objective is to put an accessory apartment in the basement for their mother as well as increase living space in the upstairs. The accessory apartment will be 610 sq. ft. and;

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Survey Map dated 6-8-71, by Roy H. Pauli LLS, and plans by M. Gillespie & Associates with the latest revision dated September 11, 2014; and

WHEREAS, the Planning Board discussed the proposed accessory apartment; and

NOW THEREFORE BE IT RESOLVED THAT the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board has set a date for a public hearing to be held on December 4, 2014 at 7:00 PM.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 ayes 0 nays 0 abstentions 2 absent

VOTE IS CERTIFIED BY:

Patricia Rubin

10/23/14
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso, T/Lloyd PB Chair

10/23/14
Date