Zoning Board of Appeals
Application Form

Property Owner:_____
Owner's mailing address:_____
Owner's telephone/fax/email:_____
Business name, if applicable:_____
Location of property: _____Zone_____Property Size_____
Tax Map Section_____Block _____ Lot_____
If multiple lots, enter separately
Tax Map Section_____Block _____ Lot _____
Tax Map Section_____Block _____ Lot _____
Name of agent/professional consultant:_____
Address of agent/professional consultant:_____
Telephone/fax/email of consultant:_____

Complete description for as many application areas listed below deemed appropriate:

1. AREA VARIANCES to allow:_____

Appealing decision of Building Inspector/Code Enforcement Officer _____Yes _____No
Or, check one of the following:

a. _____referral from T/Lloyd Planning Board in relation to Site Plan review, without requirement for appeal from decision of building inspector pursuant to NYS Town Law Section 274-a(2a)
b. _____referral from T/Lloyd Planning Board in relation to Subdivision review, without requirement for appeal form decision of building inspector pursuant to NYS Town Law Section 277(6).

Setback relief:

Right sideyard:	Required # feet:_____	Actual #feet:_____	Relief granted # feet:_____
Left sideyard:	Required # feet:_____	Actual #feet:_____	Relief granted # feet:_____
Front yard:	Required # feet:_____	Actual #feet:_____	Relief granted # feet:_____
Rear yard:	Required # feet:_____	Actual #feet:_____	Relief granted # feet:_____
Lot size:	Required # feet:_____	Actual #feet:_____	Relief granted # feet:_____

Other: _____

As a quasi-judicial board, the ZBA will balance benefit to the applicant with any potential detriment to the health, safety and welfare of the community, and will also consider the following points of law:

a. whether benefit can be achieved by other means feasible to applicant
b. undesirable change in neighborhood character or to nearby properties
c. whether the request for relief is substantial
d. whether the request will have adverse physical or environmental effects
e. whether alleged difficult is self-created

TOWN OF LLOYD BUILDING DEPARTMENT

12 Church Street, Highland, New York 12528

TOWN OF LLOYD PLANNING BOARD/ZBA 2016 MEETING SCHEDULE

PB Application Submission Due Dates, Workshop, Regular Meeting Dates

	Materials must be received by:	Workshop 3rd Thurs, 5:30pm	Regular 4th Thurs, 7:00pm
January	1/11/16	1/21/16	1/28/16
February	2/8/16	2/18/16	2/25/16
March	3/7/16	3/17/16	3/24/16
April	4/11/16	4/21/16	4/28/16
May	5/9/16	5/19/16	5/26/16
June	6/6/16	6/16/16	6/23/16
July	7/11/16	7/21/16	7/28/16
August	8/8/16	8/18/16	8/25/16
September	9/5/16	9/15/16	9/22/16
October	10/10/16	10/20/16	10/27/16
November	11/7/16	11/17/16	none
December	see Nov.	none	TBD (12/1/16 tentative date)

ZBA Application Submission Due Dates 2 Fridays prior to meeting date	ZBA Meeting Dates 2nd Thurs, 7:00pm
January 1/4/16	1/14/16
February 2/1/16	2/11/16
March 2/29/16	3/10/16
April 4/4/16	4/14/16
May 5/2/16	5/12/16
June 5/30/16	6/9/16
July 7/5/16	7/14/16
August 8/1/16	8/11/16
September 8/29/16	9/8/16
October 10/3/16	10/13/16
November 10/31/16	11/10/16
December 11/28/16	12/8/16

Holidays Observed 2016 by Town of Lloyd

January 1, 2016
January 18, 2016
February 15, 2016
March 26, 2016
May 30, 2016
July 4, 2016
September 5, 2016
October 10, 2016
November 8, 2016
November 11, 2016
November 24 & 25, 2016
December 25, 2016

Note: Some deadlines and meetings are adjusted as shown to accommodate intervening holidays. Deadlines are strictly adhered to, due to the large volume of material that must be reviewed and/or referred for outside comment by agencies or consultants.

Note: Both boards reserve the right to change meeting dates because of inclement weather, other emergency or extraordinary circumstances. We will make every effort to advise all involved/interested parties, including, but not limited to, radio and TV announcements (weather cancellations).

Note: Special meetings are scheduled on an "as needed" basis and are announced by a press release notice to news print media (5 in our area: New Paltz Times, Southern Ulster Times, Poughkeepsie Journal, Times Herald Record, and the Kingston Daily Freeman), and on the Town's Clerk's board in town hall.

Note: Usually meetings are conducted in the Town Hall meeting room on the first floor. Anticipated large public attendance for a particular application may require that the meeting be conducted at another town facility pending availability, and this information is included in the meeting notice. **Town of Lloyd Building Department (845)691-2735**

Applicant's Letter of Intent From: _____

To: Town of Lloyd Planning Board and/or Zoning Board of Appeals

Date: _____

Message:

Letter of Agent

I, _____, am the owner of

the property located at, _____,

Highland, NY identified as Tax Map SBL # _____.

I hereby authorize _____

to act as my agent in an application to _____

Check all that apply:

____ Town of Lloyd Planning Board

____ Town of Lloyd Zoning Board of Appeals

____ Town of Lloyd Building Dept.

Print Name _____

Signature _____

Date _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:	Telephone:			
	E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			**NO**	**YES**
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			**NO**	**YES**
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		
b. Are public transportation service(s) available at or near the site of the proposed action?		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: _____		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: _____		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		
b. Is the proposed action located in an archeological sensitive area?		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		
16. Is the project site located in the 100 year flood plain?		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____		

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)