



Town of Lloyd Zoning Board of Appeals Application

Submission Date: 05/11/2026

Property Owner: Christopher Cohn

Is the owner an LLC?: _____

Principal Member or Managing Member: _____

Owner's Mailing Address: 1 Falcon Dr. Highland NY 12528

Owner's Phone: 845-702-8575

Owner's Email: Chris81600@yahoo.com

Address of subject property: 1 Falcon Dr. Highland NY 12528

Tax Map SBL#: _____ Zoning District: _____

Professional Representative: _____

Representative Address: _____

Representative Phone: _____ Representative email: _____

Purpose of Application Construction of an accessory dwelling unit (ADU) within a detached secondary structure on a pre-existing nonconforming residential lot requiring relief from the

☐ Area Variance: to allow minimum 2-acre lot size requirement.

☐ Appealing decision of Code Enforcement Officer; OR

☐ Referral from Planning Board in relation to Site Plan Review without requirement for appeal from decision of Code Enforcement Officer pursuant to NYS Town Law 274-a(2a).

☐ Referral from Planning Board in relation to Subdivision Review without requirement for appeal from decision of Code Enforcement Officer pursuant to NYS Town Law 277(6).

Bulk Table relief sought:

Right Sideyard: Required: _____ Proposed: _____ Relief sought: _____

Left Sideyard: Required: _____ Proposed: _____ Relief sought: _____

Front Yard: Required: _____ Proposed: _____ Relief sought: _____

Rear Yard: Required: _____ Proposed: _____ Relief sought: _____

Lot Size: Required: _____ Proposed: _____ Relief sought: _____

Other: _____

☐ Use Variance to allow: Accessory apartment / family-use ADU within detached accessory structure.

☐ Appealing decision of Code Enforcement Officer. Date of decision: _____

Pursuant to Town of Lloyd Code Chapter 100, Article _____ Section _____

Other Code Sections, if applicable: _____

Other Jurisdictional agencies: _____

☐ Interpretation of the Zoning Code:

Town of Lloyd Code Chapter 100, Article _____ Section _____

Other Code Sections, if applicable: _____

Interpretation sought because: _____

cont'd next page

☐ Appeal as an Aggrieved Person

Decision creating status as an aggrieved person: _____

Date of Decision: _____

Are there wetlands on the subject property? ☐ Yes ☒ No

Are there floodplains on the subject property? ☐ Yes ☒ No

All submissions must include:

1. This application filled out in full.
2. Survey of property(properties) subject to the request for relief (if applicable).
3. Narrative detailing the nature of the request and any evidence and/or arguments in support of the request.
(see below).
4. Payment of fee and Payment of escrow.
5. NYS Environmental Assessment Form
6. Letter of Agent (if represented by someone besides the property owner).

Balance tests (narrative should offer evidence and information related to the questions for that variance)

Area Variance:

- whether benefit can be achieved by other means feasible to the applicant
- would there be an undesirable change in neighborhood character or to nearby properties
- whether the requested relief is substantial
- whether the request will have adverse physical or environmental effects
- whether the alleged hardship is self-created

Use Variance:

- Applicant cannot realize a reasonable return, substantiated by submission of competent financial evidence.
- Is sustaining a hardship that is unique and does not apply to a substantial portion of the zoning district, or neighborhood within which the subject property is located, with supporting evidence.
- The applicant has presented proof that the variance would observe the spirit of the town ordinance (code) and would not change the character of the district, with supporting evidence.
- The applicant has shown that the alleged hardship is not self created.

Office Use only:

Intake officer: JD Date of Receipt: 5-12-2026

Fee: 215.00 Method of Payment: ☐ Cash - ☒ Check - ☐ Credit Card # 701

Escrow initial deposit: 5-12-2026 Escrow # 702 \$ 750.00

Survey submitted date: _____ NYS SEQR EAF submitted date: 5-12-2026

Narrative submitted date: 5-12-2026

Applicant's Letter of Intent From: Chrispher Cohn

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

Date: 05/11/2026

Message:

Town of Lloyd Zoning Board of Appeals
12 Church Street
Highland, NY 12528

Dear Members of the Zoning Board of Appeals,

I respectfully submit this letter in support of my request for an area variance related to the proposed accessory dwelling unit (ADU) at my property located at 1 Falcon Drive in the Town of Lloyd.

The requested variance is limited to relief from the minimum lot size requirement associated with the Agricultural zoning district. The property is an existing residential parcel that predates the current zoning requirements and has long functioned as a single-family residential property. The proposed ADU would be located within a detached secondary structure and is intended solely for family and caregiving purposes.

The purpose of this project is to allow our family to better care for both aging family members and long-term special medical needs within a safe and supportive home environment. The accessory apartment would provide flexible family housing for elderly parents who may require assistance as they age, while also helping us prepare for the future care needs of our daughter, who was born with significant medical challenges and may require ongoing assistance and supervised care into adulthood.

Our goal is to create a thoughtful family-oriented living arrangement that allows care to remain close to home while preserving dignity, independence, and quality of life for our loved ones. The proposed structure is being designed to remain consistent with the residential character and appearance of the neighborhood and existing property improvements.

This request is modest in nature and involves a pre-existing residential lot with only minimal relief requested. Specifically, this application seeks approximately 0.5 acres of area variance relief from the current minimum lot size requirement. The project will not create substantial changes to neighborhood density, traffic, environmental conditions, or the overall character of the area. The existing property is well maintained, owner occupied, and intended to remain a long-term family residence.

We respectfully ask the Board to consider the practical and compassionate family purpose behind this request and grant the requested area variance.

Thank you for your time and consideration.

Sincerely,
Chris Cohn

Short Environmental Assessment Form **Part 1 - Project Information**

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: DETACHED ACCESSORY DWELLING UNIT (ADU)			
Project Location (describe, and attach a location map): 1 Falcon Dr. Highland NY 12528 TAX MAP SBL# 86.4-3-41			
Brief Description of Proposed Action: Proposed construction of a detached Accessory Dwelling Unit (ADU) for family housing and caretaking purposes on an existing residential parcel.			
Name of Applicant or Sponsor: Christopher Cohn		Telephone: 845-702-8575	
		E-Mail: Chris81600@yahoo.com	
Address: 1 Falcon Dr.			
City/PO: Highland		State: NY	Zip Code: 12528
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 government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		☐	☒
3. a. Total acreage of the site of the proposed action?		1.5 acres	
b. Total acreage to be physically disturbed?		.15 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☒	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
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?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
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?	NO	YES	
	☒	☐	
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		
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?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
Stormwater will be managed through natural onsite drainage and grading.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Christopher Cohn</u> Date: _____ Signature: _____ Title: _____		



Town of Lloyd Escrow Account Consent

Establishing Escrow Account for project name: Proposed detached Accessory Dwelling Unit (ADU)

For property located at: 1 Falcon Dr. Highland NY 12528

S.B.L #: _____

Zone: _____

Project description:

Proposed detached Accessory Dwelling Unit (ADU) for family housing and caretaking purposes.

In order to begin review of your proposed project, the Town of Lloyd requires the establishment of an escrow account for board consultant(s) review(s). Upon receipt of this consent form with the remittance specified in the Development Fee Schedule, the review will commence.

The initial escrow amount requested for your project is: \$700

Additional funds may be requested if the account balance is at risk of being depleted or is actually depleted. Any unused monies will be returned at the end of the process when all consultant invoices have been received.

The fees charged to the escrow account:

1. shall be reasonably necessary in the review of the project or the preparation of necessary documents; and,
2. shall be reasonable in the amount based on the prior experience of the Town of Lloyd and the actual, average costs of the Town in applications of the same type; and,
3. any balance remaining in the escrow account following final approval and the receipt of outstanding invoices from the Town's consultants shall be remitted to the applicant by the Town's fiscal officer; and,
4. the posting of an escrow account does not imply acceptance or approval of an application; and,
5. in the event that any litigation is commenced against the Town as a direct result of your application, the applicant agrees to hold the Town harmless for all costs associated with that litigation and to reimburse the Town for any costs incurred by the Town.

I hereby consent to the conditions as set forth above; remittance to establish the escrow is included with this signed consent.

Applicant / Agent Signature

5/21/2026

Date

Make escrow check payable to "Town of Lloyd" and add "escrow account" on the memo line.
Return this signed consent form with your check to:
Building Department, 12 Church St. Highland, NY 12528