



RECEIVED  
JUN 30 2026  
BY: [Signature]

# Town of Lloyd Zoning Board of Appeals Application

2 BA-26-0007

Submission Date: 6/30/26

Property Owner: Arket Holdings LLC

Is the owner an LLC?: Yes

Principal Member or Managing Member: Ryan Arket

Owner's Mailing Address: 162 Rinaldi Blvd Apt D, Poughkeepsie, NY 12601

Owner's Phone: 845-590-2919

Owner's Email: Ryan@arketrealstate.com

Address of subject property: 25 Oakes Rd, Highland, NY 12528

Tax Map SBL#: 96.5-3-2 Zoning District: 12-2

Professional Representative: \_\_\_\_\_

Representative Address: \_\_\_\_\_

Representative Phone: \_\_\_\_\_

Representative email: \_\_\_\_\_

## Purpose of Application

☒ Area Variance: to allow \_\_\_\_\_

☐ 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: 30' Proposed: 18.5' Relief sought: \_\_\_\_\_

Lot Size: Required: \_\_\_\_\_ Proposed: \_\_\_\_\_ Relief sought: \_\_\_\_\_

Other: \_\_\_\_\_

☐ Use Variance to allow: \_\_\_\_\_

☐ 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: \_\_\_\_\_ Date of Receipt: \_\_\_\_\_

Fee: \_\_\_\_\_ Method of Payment: ☐ Cash - ☐ Check - ☐ Credit Card

Escrow initial deposit: \_\_\_\_\_

Survey submitted date: \_\_\_\_\_ NYS SEQR EAF submitted date: \_\_\_\_\_

Narrative submitted date: \_\_\_\_\_

Applicant's Letter of Intent From: Ryan Arket

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

Date: 6/30/26

Message:

I am the owner of 25 Oakes Rd and am requesting an area variance in connection w/ a proposed addition to my existing single family residence. The proposed addition will be a mudroom and the design has been carefully planned to be consistent w/ the surrounding neighborhood and minimizes impact on adjoining properties.

There is an existing back deck (nonconforming) 8' off the house and we want to extend the footprint an additional 2' to 10' off the house.

The proposed addition will not alter the residential character of the neighborhood and will not impact any neighbors. I own the two vacant parcels to the left and right of my house (96.1-2-5.330 and 96.5-3-3) and the large adjoining property to the rear is a steep hill going up to Franny Reese State Park

This is going to be our families primary property and this mudroom addition will greatly help the new main entry location and overall layout to the house.

Thank you for your consideration.

Sincerely,

Ryan Arket

# 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:<br><u>25 Oakes Rd Rear addition</u>                                                                                                                                                                                                                                                                                       |  |                                         |                                            |
| Project Location (describe, and attach a location map):<br><u>25 Oakes Rd, Highland, NY 12528</u>                                                                                                                                                                                                                                                    |  |                                         |                                            |
| Brief Description of Proposed Action:<br><u>Construct an addition to the rear of the house (single family residence). An area variance is required for the setback requirements.</u>                                                                                                                                                                 |  |                                         |                                            |
| Name of Applicant or Sponsor:<br><u>Ryan Arket</u>                                                                                                                                                                                                                                                                                                   |  | Telephone: <u>845-590-2919</u>          |                                            |
|                                                                                                                                                                                                                                                                                                                                                      |  | E-Mail: <u>Ryan@arketrealestate.com</u> |                                            |
| Address:<br><u>25 Oakes Rd.</u>                                                                                                                                                                                                                                                                                                                      |  |                                         |                                            |
| City/PO: <u>Highland</u>                                                                                                                                                                                                                                                                                                                             |  | State: <u>NY</u>                        | Zip Code: <u>12528</u>                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/>  |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: <u>Town of Lloyd Building Dept</u>                                                                                                                                                        |  |                                         | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                              |  |                                         | .38 acres                                  |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |  |                                         | .02 acres                                  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |  |                                         | 1.85 acres                                 |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                     |  |                                         |                                            |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)                                                                                                                                |  |                                         |                                            |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):                                                                                                                                                                                                       |  |                                         |                                            |
| <input checked="" type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                         |  |                                         |                                            |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 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: _____                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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:<br>_____<br>_____                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____<br>_____                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____<br>_____                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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?                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____                                                                                                                                                                                                                                                                 |                                     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                                       | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                                     | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
| 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)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                                       | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:                                                                                                                                                                                                                                                   | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:                                                                                                                                                                                                                                                 | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                                                                                                                                                                                                             |                                     |                          |
| Applicant/sponsor/name: <u>Ryan Arket</u> Date: <u>6/30/26</u>                                                                                                                                                                                                                                                                                                                                                    |                                     |                          |
| Signature: <u>[Signature]</u> Title: <u>Owner</u>                                                                                                                                                                                                                                                                                                                                                                 |                                     |                          |

Project: Date: 

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?                                                                | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 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?            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 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? | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 7. Will the proposed action impact existing:                                                                                                                               | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| a. public / private water supplies?                                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?                                                            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                                                                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |



# Town of Lloyd Escrow Account Consent

Establishing Escrow Account for project name: 25 Oakes Rear addition

For property located at: 25 Oakes Rd, Highland, NY 12528

S.B.L #: 96.5-3-2

Zone: R-2

Project description: Construction of a residential addition to the rear of an existing single-family residence. The proposed additional living space (mudroom) and will be architecturally integrated w/ the existing home. An area variance is required for rear yard setback.

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: \$300.00

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.

[Signature]  
Applicant / Agent Signature

7/1/26  
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