



Town of Lloyd Planning Board Application

PB 26-0008

Submission Date: May 5, 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#: 86.4-3-41

Professional Representative:

Representative Address:

Representative Phone: Representative email:

Subdivisions:

Number of Lots: for the purpose of:

Site Plans:

(circle one) Commercial ☒ Residential for the purpose of: Construction of a detached accessory dwelling unit (ADU) For family housing / caretaking purposes

Special Use Permit purpose: Accessory dwelling unit ADU Zoning Code chapter: 100-42

Submission of the items below is required prior to placement on the Planning Board agenda:

1. Completed application.
2. Application fee: Non-refundable check or money order made out to "Town of Lloyd", or cash is accepted.
Amount submitted: (credit cards accepted in person at Town Hall)
3. Escrow fees: a separate check or money order made out to "Town of Lloyd", as determined by the Fee Schedule.
Amount submitted:
4. Photocopy of the property deed.
5. Complete Environmental Quality Review Assessment Form as appropriate for the project as follows:
 - a. Short Form EAF: part 1 only.
 - b. Long Form EAF: part 1 only.
6. Agricultural Statement if in an Agricultural District or property is or has been farmed.
7. Coastal Assessment Form: if the project is located in the Town's WBOD overlay or in the Lloyd/Esopus Area of State-wide Scenic Significance or if located in the areas covered by the Town's Waterfront Revitalization Areas.
8. Letter of Agent: if someone besides the property owner is representing the project.
9. Letter of Intent: narrative describing the project.

(continued next page)

10. Site plan as required (see the Use Table and Chapter 100-53 of the Town of Lloyd Zoning Code). Please submit five (5) paper copies in addition to digital files. If the digital project file is too large to email, please contact the office to arrange a delivery method.
11. Jurisdictional Determination from the DEC if wetlands or vernal pools are near the project location (wetlands do not need to be on the subject property). Confirm wetlands location on the DEC's Environmental Mapper online.
12. Statement that no portion of the project is wholly or partly in a regulated floodplain or floodway. Use FEMA's Area of Flood Hazard mapper to determine locations of floodplains.
13. Other items as required by the Town of Lloyd Code appropriate for the project type and location.

I, Christopher Cohn PRINT NAME, certify that the information contained in the submission of this Planning Board Application is true to the best of my knowledge. I further acknowledge the requirements associated with my submission based on the type and location of the proposed project. I have ascertained whether there are floodplains, floodways, wetlands and vernal pools with their associated buffers on the project property.

Christopher Cohn
Owner's Signature

5/5/26
Date

TO BE COMPLETED BY THE BUILDING, PLANNING AND ZONING DEPARTMENT

NYS Environmental Mapper Checked: Yes ☒ -No ☐

FEMA FIRM Checked: Yes ☐ -No ☒

Zoning Compliant: Yes ☒ -No ☐ In Zone: A

REVIEWED BY: _____

FEE: \$ 300⁰⁰ CHECK # 652 57-2026

Applicant's Letter of Intent For: DETACHED ACCESSORY DWELLING UNIT (ADU)

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

Date: May 5, 2026

Message:

I, Christopher Cohn, owner of the property located at 1 Falcon Dr. Highland NY 12528, am respectfully submitting this application for the proposed construction of a detached Accessory Dwelling Unit (ADU) on my property.

The proposed structure is intended for family housing and caretaking purposes and will remain accessory to the existing primary residence. The proposed ADU is designed to complement the appearance and character of the existing home and pavilion currently located on my property.

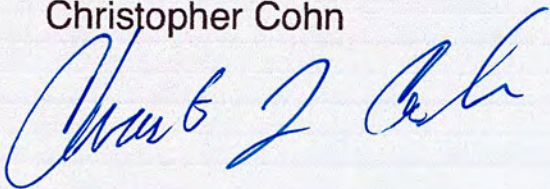
The structure is planned to remain under 900 square feet and will include typical residential living accommodations. The project is intended to improve the functionality of the property while maintaining the residential character of the neighborhood.

Attached with this application are supporting site plans, architectural renderings, and any additional materials required for Planning Board review.

Thank you for your consideration of this application.

Sincerely,

Christopher 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 plan?	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: <u>5/7/26</u>		
Signature: <u><i>Christopher Cohn</i></u> Title: _____		



Town of Lloyd Escrow Account Consent

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

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

S.B.L #: 86.4-3-41

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: \$300

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.

Chris J. Cole
Applicant / Agent Signature

5/7/26
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

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 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)?	☐	☐
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?	☐	☐

Agency Use Only (If applicable)

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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)

PRINT FORM