

TOWN OF LLOYD PLANNING BOARD APPLICATION FORM

Property Owner: ROBERT SABUDA

Owner's Mailing Address: 67 BLACK CREEK ROAD, HIGHLAND, NY, 12528

Owner's telephone/fax/email: 646-241-5159

Business Name, if applicable: \_\_\_\_\_

Location of subject site(s): 67 BLACK CREEK ROAD, HIGHLAND, NY 12528

Tax Map SBL# 79.2-1-24.200 Zone: \_\_\_\_\_ Property size: 6 ACRES

Name of Agent of Professional Rep: \_\_\_\_\_

Address of Prof Rep: \_\_\_\_\_

Telephone/Fax/Email Prof Rep: \_\_\_\_\_

Complete the description for as many application areas listed below as are appropriate:

1. SUBDIVISION# lots \_\_\_\_\_ for the purpose of: NA  
b. Lot line revision for purpose of: \_\_\_\_\_

2. SITE PLAN: commercial residential for purpose of: NA

Please sign and submit this application with the materials listed below:

SIGNATURE OF APPLICANT or AGENT (cross out one) & DATE: [Signature] 4/25/23

SUBMISSION of the following information is required before the application can be presented to the Planning Board.

1. Completion of this application form.
2. Application fee: Non-refundable check or money order made out to "Town of Lloyd", or cash is accepted.  
Amount submitted: \$ \_\_\_\_\_ (see attached copy of fee schedule to calculate amount).
3. Photocopy of the deed to the entire parcel.
4. Completion of the NYS SEQRA (State Environmental Quality Review Assessment) Form as appropriate for project, as follows:
  - a) Short form EAF, complete part 1 only.
  - b) Long form EAF, complete section 1 only.
  - c) Ag. Statement if required.
  - d) Coastal Assessment form (for use in the WBOD zone), complete form in addition to short/long EAF form.
5. Letter of Agent if you are authorizing someone else to represent you at board meetings.
6. Letter of Intent on our form or your letterhead.
7. Escrow deposit: \$ \_\_\_\_\_ (see attached copy of fee schedule to calculate amount).
8. \*\*Five (5) copies of a graphic representation of your project depicted on a survey map with the stamp and seal of a professional engineer, surveyor or architect licensed in NYS, or a sketch of the parcel overlaid on a tax map for the board's preliminary review.

**\*AND, SUBMIT FOUR** copies of your map and send a .pdf by email to svannostrand@townoflloyd.com

BOARD USE ONLY FOR VERIFICATION OF SUBMISSION:

Receipt date: \_\_\_\_\_ Intake Official Initials: \_\_\_\_\_ Deed: \_\_\_\_\_ EAF: short long coastal

Fee: \$ \_\_\_\_\_ Payment by (check one): check# \_\_\_\_\_ money order# \_\_\_\_\_ cash \_\_\_\_\_

Escrow Deposit: \$ \_\_\_\_\_ Letter of Intent: \_\_\_\_\_ Letter of Agent: \_\_\_\_\_ # maps received: \_\_\_\_\_

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

Applicant's Letter of Intent For: ROBERT SABUDA

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

Date: 4/25/23

Message: 2ND FLOOR USE CHANGE FROM  
ARTIST STUDIOS TO SHORT TERM  
RENTAL.

## Short Environmental Assessment Form Part 1 - Project Information

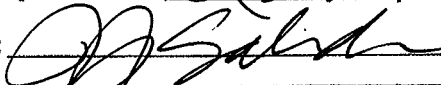
### Instructions for Completing

**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   |  |                                     |                          |
|--|--|-------------------------------------|--------------------------|
| <b>ROBERT SABUDA</b>   |  |                                     |                          |
| Name of Action or Project:<br><b>2ND FLOOR USE CHANGE FROM STUDIOS TO SHORT TERM RENTAL</b>  |  |                                     |                          |
| Project Location (describe, and attach a location map):<br><b>67 BLACK CREEK ROAD</b>  |  |                                     |                          |
| Brief Description of Proposed Action:<br><b>2ND FLOOR USE CHANGE FROM <sup>APT</sup>STUDIOS TO SHORT TERM RENTAL</b>   |  |                                     |                          |
| Name of Applicant or Sponsor:<br><b>ROBERT SABUDA</b>  |  | Telephone: <b>646-241-5159</b>      |                          |
|  |  | E-Mail: <b>zygosity@gmail.com</b>   |                          |
| Address:<br><b>67 BLACK CREEK ROAD</b>   |  |                                     |                          |
| City/PO: <b>HIGHLAND</b>   |  | State: <b>NY</b>                    | Zip Code: <b>12528</b>   |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?   |  | NO                                  | YES                      |
| 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. |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?  |  | NO                                  | YES                      |
| If Yes, list agency(s) name and permit or approval:  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres  |  | } <b>NA</b>                         |                          |
| 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, 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 type="checkbox"/> Residential (suburban) |  |                                     |                          |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):   |  |                                     |                          |
| <input type="checkbox"/> Parkland  |  |                                     |                          |
|  |  | } <b>NA</b>                         |                          |

|   |                                     |                                     |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?<br>b. Consistent with the adopted comprehensive plan?  | NO                                  | YES                                 | N/A                                 |
|   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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?<br>If Yes, identify: _____   | NO                                  | YES                                 |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO                                  | YES                                 |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____   | NO                                  | YES                                 |                                     |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____   | NO                                  | YES                                 |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____  | NO                                  | YES                                 |                                     |
|   | <input type="checkbox"/>            | <input checked="" 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?<br>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? | NO                                  | YES                                 |                                     |
|   | <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?<br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO                                  | YES                                 |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |

|  |   |                                 |      |  |
|--|---|---------------------------------|------|--|
| 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 type="checkbox"/> Suburban |   |                                 | } NA |  |
| 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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |      |  |
| 16. Is the project site located in the 100-year flood plan?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |      |  |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,  | NO<br><input checked="" type="checkbox"/> | YES<br><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"/>        |      |  |
| <hr/> <hr/>  |   |                                 |      |  |
| 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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |      |  |
| <hr/> <hr/>  |   |                                 |      |  |
| 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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |      |  |
| <hr/> <hr/>  |   |                                 |      |  |
| 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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |      |  |
| <hr/> <hr/>  |   |                                 |      |  |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  |   |                                 |      |  |
| Applicant/sponsor/name: <u>ROBERT SABUDA</u> Date: <u>4/25/23</u>  |   |                                 |      |  |
| Signature: <u></u> Title: <u>OWNER</u>  |   |                                 |      |  |

Project:

Date:

2

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

2

**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?  | <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"/>           |

2

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.

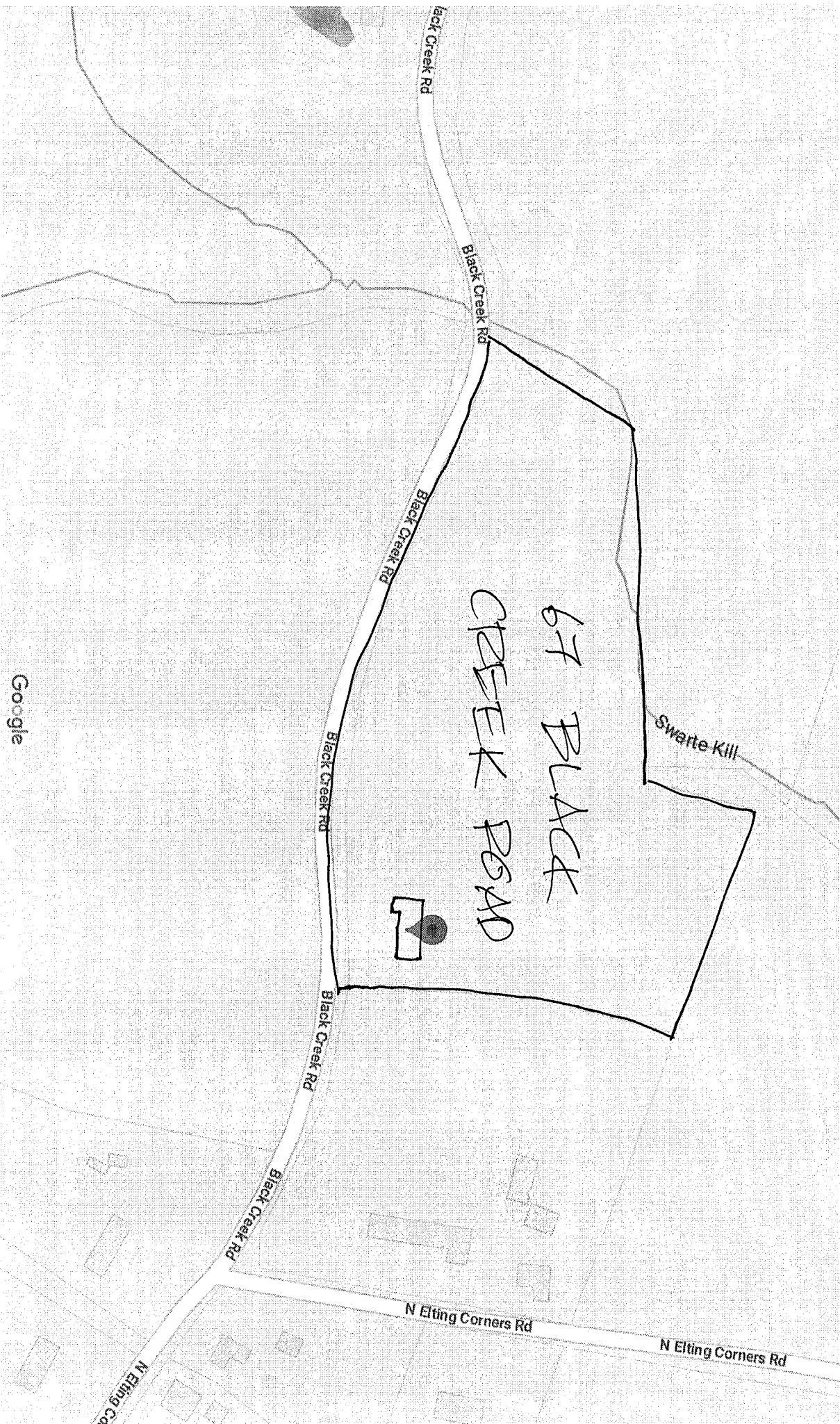
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?

|  |  |
|--|--|
| <input type="checkbox"/>                                 | 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. |
| <input type="checkbox"/>                                 | 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**

?



Google

TOWN OF LLOYD PLANNING BOARD  
ESCROW ACCOUNT CONSENT

Establishing Escrow Account for: ROBERT SABUDA  
For Site Located at: 67 BLACK CREEK ROAD  
SBL# 79.2-1-24.200  
Zone: ? Area Dim.: 2  
Proposing: 2ND FLOOR USE CHANGE FROM ART STUDIOS TO SHORT TERM RENTAL.

In consideration 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, the review will commence.

The escrow requested for your project based on the Town of Lloyd Development Fee Schedule is

Additional funds may be requested if this escrow account is depleted. Any unused monies will be returned at the completion of this process.

The fees to be charged to the applicant:

- a. shall be reasonably necessary in the review of the project or the preparation of necessary documents; and
- b. shall be reasonable in the amount based upon the prior experience of the Town of Lloyd and the actual, average costs of the Town in applications of the same type.
- c. any balance remaining in the escrow account following final approval of the project shall be remitted to the applicant by the town's fiscal officer.
- d. the posting of an escrow account does not imply acceptance or approval of an application.
- e. 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 such litigation and to reimburse the Town for any costs incurred by the Town.

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

  
Applicant/Agent Signature

4/25/23  
Date

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent Signature

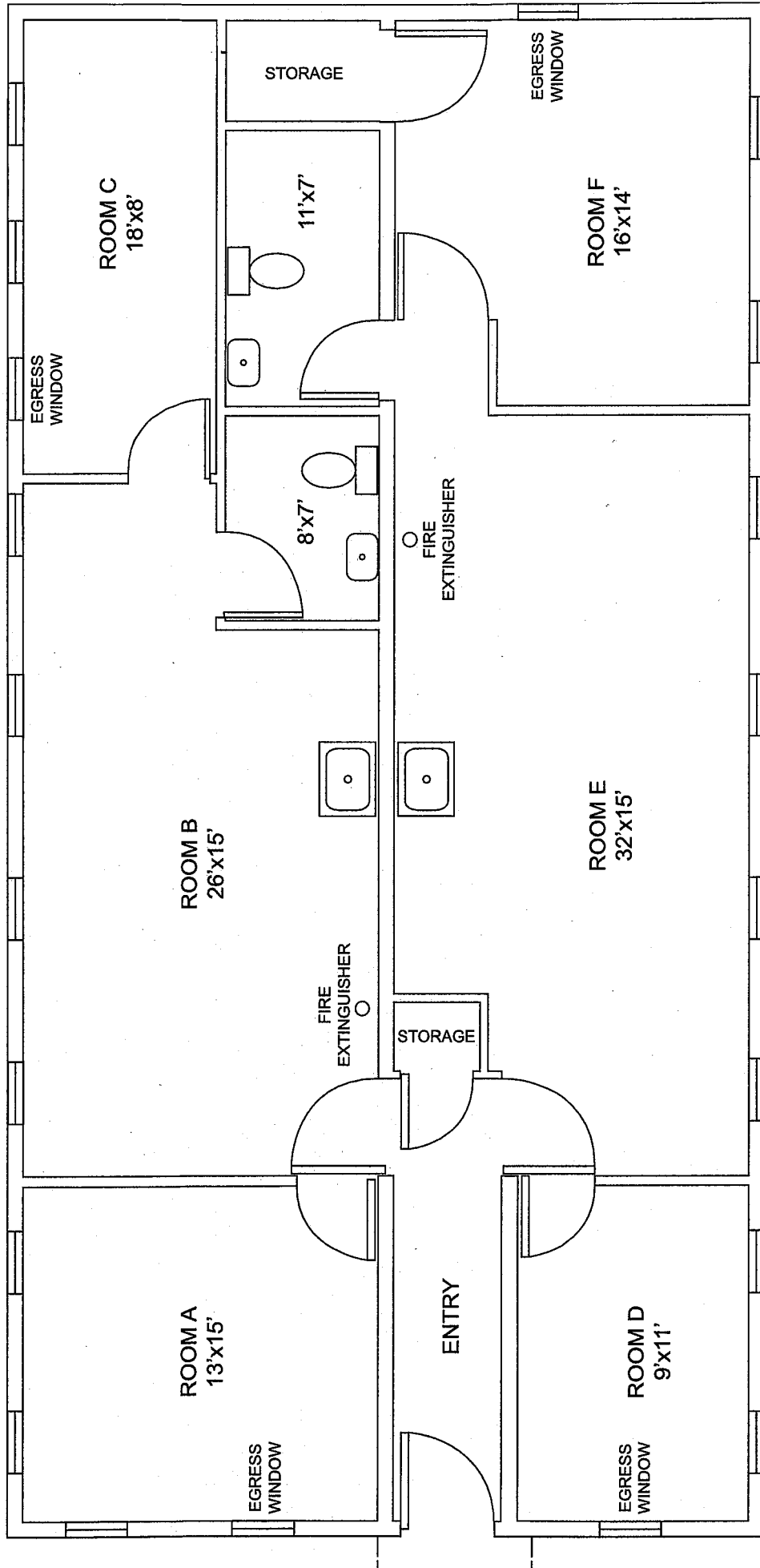
\_\_\_\_\_  
Date

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

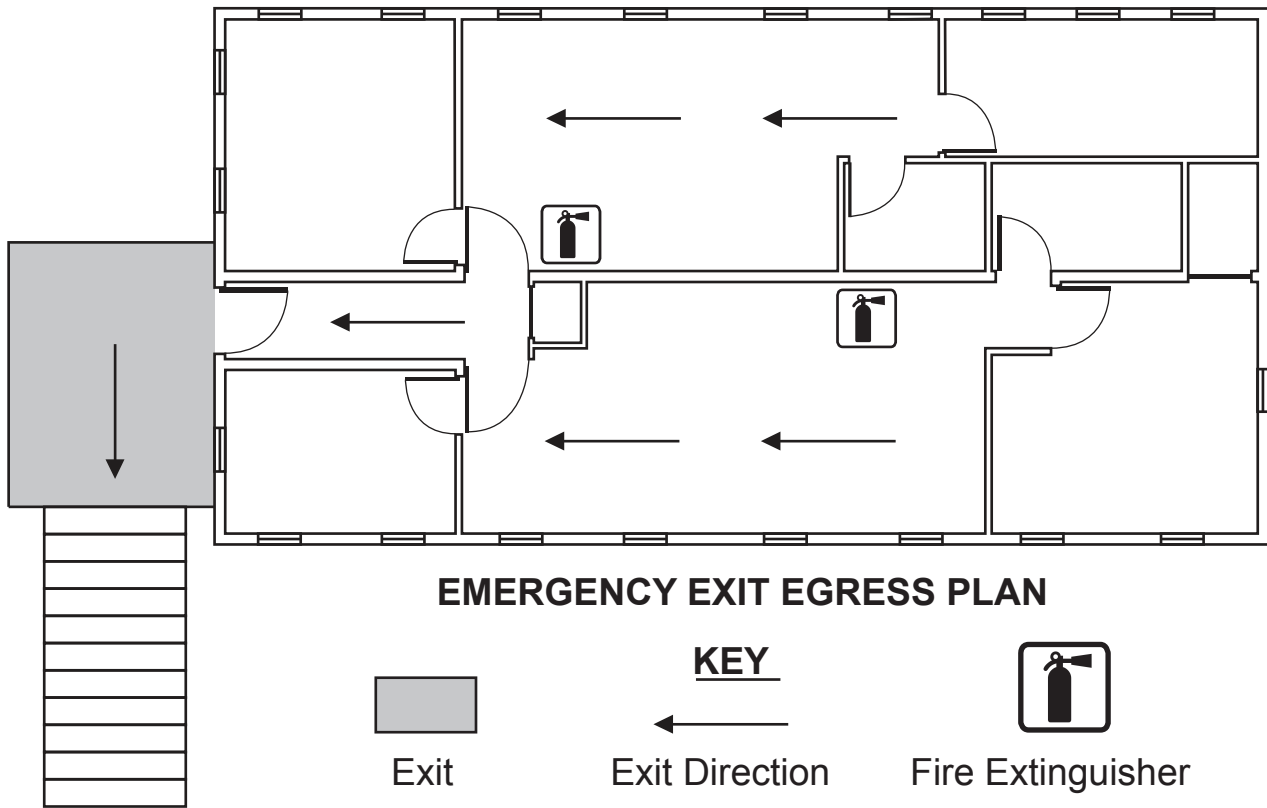
10 HORSE ART CENTER  
67 BLACK CREEK ROAD  
SECOND FLOOR  
USE CHANGE: SHORT TERM RENTAL

**RECEIVED**  
MAY 11 2023

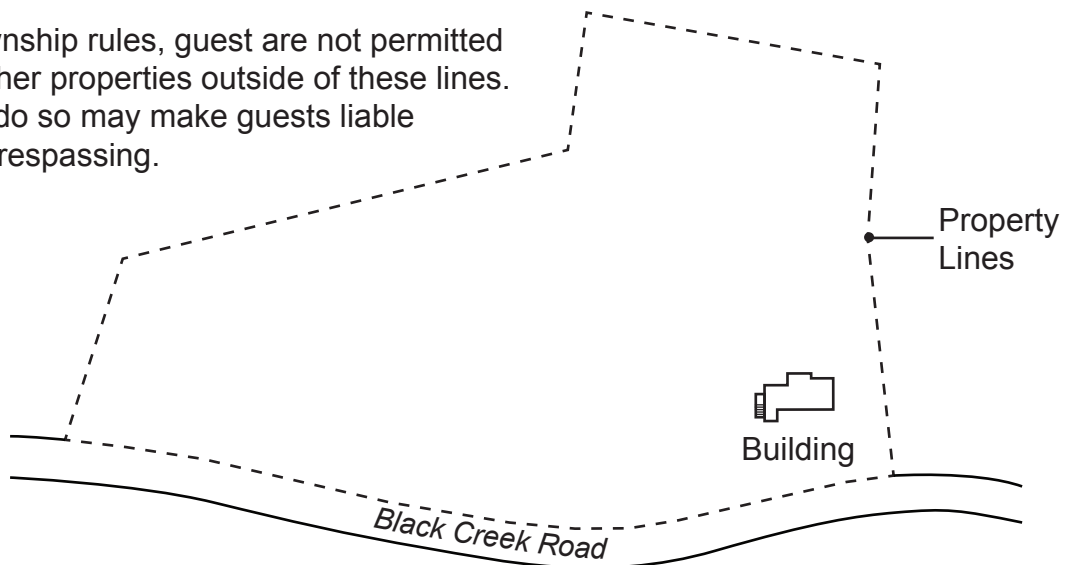
BY: .....



# TOWNSHIP REQUIRED HOUSE RULES



As per township rules, guests are not permitted to enter other properties outside of these lines. Failure to do so may make guests liable for illegal trespassing.



- Please leave your refuse/garbage and recycling in the unit's bins for removal by the cleaning staff.
- Outdoor fires are prohibited on this property. • No outdoor camping is allowed.
- Fireplaces and wood burning stove are prohibited on this property.
- Short-term transient rentals are not to be permitted to be used for any commercial use or event space.
- Parking shall be solely in the designated parking spaces. • This property does not have a pool.
- Noise should be kept to a reasonable level. Unreasonably loud, disturbing and unnecessary noise should not occur after 8:00pm, nor before 7:00am during weekdays, and not between 8:00pm and not before 9:00am on Sundays or holidays.

10 HORSE ART CENTER  
67 BLACK CREEK ROAD  
SECOND FLOOR  
USE CHANGE: SHORT TERM RENTAL

