



Town of Lloyd Zoning Board of Appeals Application

Submission Date: September 8, 2026

Property Owner: Scenic Hudson, Inc.

Is the owner an LLC?: No Principal Member or Managing Member: Jeffrey Anzevino

Owner's Mailing Address: 58 Parker Ave., Poughkeepsie, NY, 12601

Owner's Phone: (845) 473-4440 x221

Owner's Email: janzevino@scenichudson.org

Address of subject property: n/a

Tax Map SBL#: n/a Zoning District: n/a

Professional Representative: Johnathan Clark

Representative Address: 58 Parker Ave., Poughkeepsie, NY, 12601

Representative Phone: (845) 473-4440 x225 Representative email: jclark@scenichudson.org

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: _____ Proposed: _____ 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: _____

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☒ Appeal as an Aggrieved Person

Decision creating status as an aggrieved person: July 8, 2026, Code Enforcement Officer
Determination regarding whether a concrete
batch plant constitutes a Light Industry use

Date of Decision: July 8, 2026

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: _____