



Town of Lloyd Zoning Board of Appeals Application

2BA-26-0009

Submission Date: 9.1.20

Property Owner: STEPHANIE PESSANTE

Is the owner an LLC?:

Principal Member or Managing Member:

Owner's Mailing Address: 13 THORNS LANE, HIGHLAND, NY 12528

Owner's Phone: 845.235.5459

Owner's Email: STEPHPESSANTE@GMAIL.COM

Address of subject property: 13 THORNS LANE

Tax Map SBL#: 28-13-5-20 Zoning District: R-1/4

Professional Representative: EVAN CHEFFALO - CHEFFALO CONTRACTING LLC

Representative Address: P.O. Box 70 Pleasant Valley, NY 12569

Representative Phone: 845.546.0583 Representative email: CHEFFALO.EC@GMAIL.COM

Purpose of Application

☒ Area Variance: to allow RELIEF FROM SIDE & REAR YARD SETBACKS

☒ 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: 15 FEET Proposed: 13'-9" Relief sought: 1'-3"

Left Sideyard: Required: 15 Proposed: — Relief sought: —

Front Yard: Required: 30 Proposed: — Relief sought: —

Rear Yard: Required: 30'-0" Proposed: 3'-8" Relief sought: 20'-4"

Lot Size: Required: 1/4 ACRE 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: _____

September 1, 2026

Re: Area variance application for the:
 Passante Residence
 13 Thorns Lane
 Highland, NY 12528

(i) This proposal cannot be solved by some other method because of the location of the existing house on the property as well as the area. Other design locations would require a more substantial area variance request.

(ii) The granting of this will not produce an undesirable change in the character of the neighborhood. The new addition will be located on the rear side of the house and not visible from the street. The new addition will not be detrimental to nearby properties.

(iii) There are two variances required for this proposal. The right-side yard variance is not substantial where 15 feet is required, the proposed addition is 13'-9", the requested variance is 1'-3" which is 1 inch closer than the existing 13 feet 10 inches. The rear yard variance is substantial where a 30-foot setback is required and the proposed will be 3 feet 8 inches, so an 26-foot 4-inch variance is being requested. Taking into consideration where the existing house is located 116 feet from the front property line where 30 feet is required proposing an addition on the rear creates a hardship. The left side of the property is where the SDS area is located.

(iv) The requested variances will not have an adverse effect or impact on the physical or environmental conditions on the neighborhood or district.

(v) The need for the two requested variances is not the result of self-created difficulties on the owner. The area of the property and the location of the existing house to the property lines are all pre-existing non-complaint.



Town of Lloyd Escrow Account Consent

Establishing Escrow Account for project name: Mom's addition

For property located at: 13 Thorns Lane Highland NY 12528

S.B.L #: 88.13-5-26

Zone: 2

Project description:

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: \$ 215?

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.

Stephane Pasarte
Applicant / Agent Signature

7/28/2006
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



Town of Lloyd

Letter of Agent

I, Stephanie Passante, am the owner of the real property located at
13 Thorns Lane Highland, NY 12528 identified as Tax Map SBL# 88.13-5-26

I hereby authorize Builder? Evan Chetalo

doing business as Chetalo Contracting LLC

to act as my agent in an application for Variance PERMIT TYPE

[If owner is an LLC or other type of corporation, supply name, address, phone an email of principal member of the LLC below]

LLC or Corporate Principal Member: Chetalo Contracting LLC

Principal member mailing address: 65 South Ave Pleasant Valley NY 12569

Principal member phone: 845-453-7099

Principal member email: Chetalo.EC@gmail.com

Check all that apply:

☒ Town of Lloyd Planning Board

☒ Town of Lloyd Zoning Board of Appeals

☒ Town of Lloyd Building Department

X Stephanie Passante
Owner or Principal Member Signature
(notarized)

Stephanie Passante
Print Name

7/30/20
Date

State of New York
County of Ulster) ss.:

On the 30 day of July in the year 27, before me, the undersigned notary public, personally appeared Stephanie Passante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC-STATE OF NEW YORK
NO.01G16334348
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES 12/14/2027

[Signature] Notary Public

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

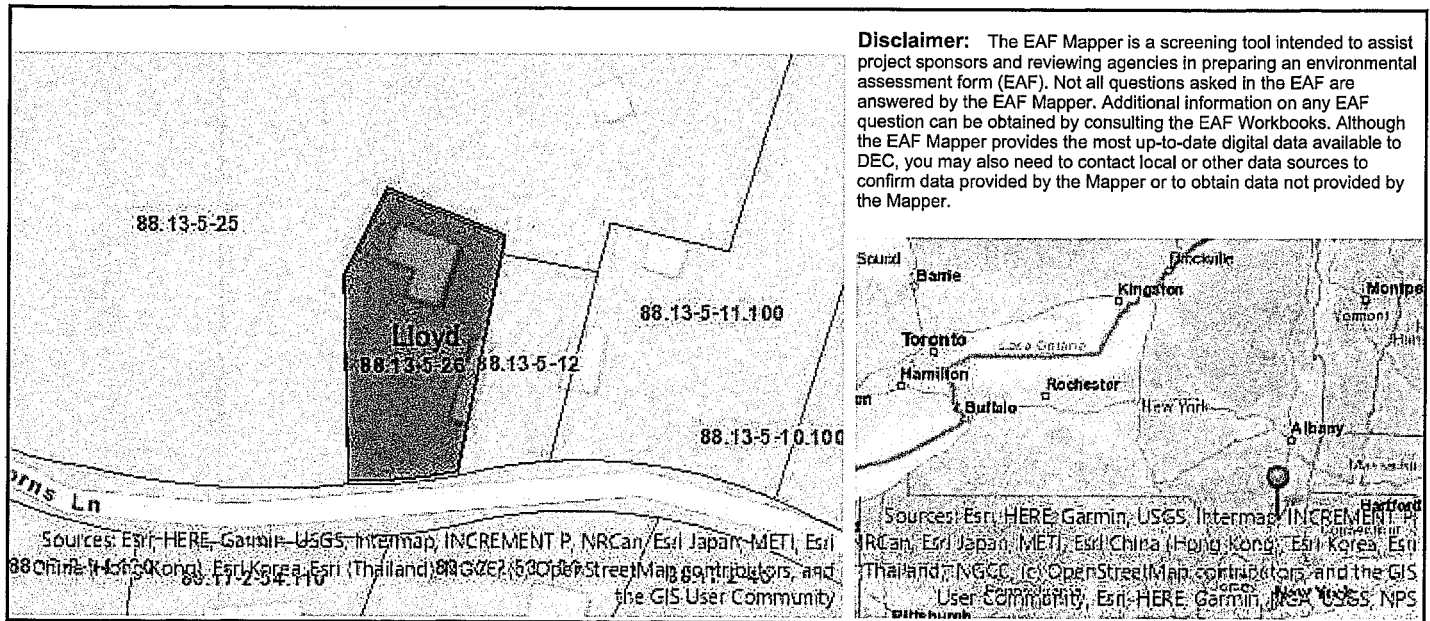
Part 1 – Project and Sponsor Information			
Name of Action or Project: Area variance application for a one-story addition to a single-family residence.			
Project Location (describe, and attach a location map): 13 Thorns Lane, Highland NY			
Brief Description of Proposed Action: Area variance application to the two of Lloyd ZBA for relief to the rear yard setback where a minimum of 30 feet is required, proposed addition will be 11 feet 3 inches to the rear property line. 18 foot 9 inch variance is requested.			
Name of Applicant or Sponsor: Stephanie Passante		Telephone: 845.235.5459	
		E-Mail: stephpassante@gmail.com	
Address: 13 Thorns Lane			
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 ☒
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: Town of Lloyd zoning board of appeals & town of Lloyd building department.			YES ☒
3. a. Total acreage of the site of the proposed action?		0.434 acres	
b. Total acreage to be physically disturbed?		0.11 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ 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: The proposed action will exceed the state energy code requirements with higher r-values for insulation and the use of high efficiency	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Potable water exists.	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Wastewater utility exists.	☒	☐	
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? Atlantic Sturgeon, Shortnos...	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☐	☒
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stephanie Passante</u> Date: <u>July 30, 2026</u> Signature: <u>Stephanie Passante</u> Title: <u>Owner</u>		

EAF Mapper Summary Report

Thursday, July 30, 2026 6:02 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Bald Eagle
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes