



Town of Lloyd Zoning Board of Appeals Application

ZBA-26-0001

Submission Date: JAN. 29, 2026

Property Owner: 600 ROUTE 299, LLC
Is the owner an LLC?: ☐ Principal Member or Managing Member: BRAS K. AGGARWAL
Owner's Mailing Address: 600 ROUTE 299, HIGHLAND, N.Y.
Owner's Phone: 917 834-3832
Owner's Email: BAGGARWAL@AGGARWALCPA.COM
Address of subject property: 151 HEATHER DR., HUPEWELL JUNCTION, NY
Tax Map SBL#: 87.1-3-41.220 Zoning District: DB
Professional Representative: QUALITY SIGNS LLC (DEAN MECI)
Representative Address: 48 MILL ST., MIDDLETOWN, NY 10940
Representative Phone: 845 343-3025 Representative email: QUALITYDEAN@GMAIL.COM

Purpose of Application

- ☒ Area Variance: to allow BIGGER SIGN
- ☐ 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: _____

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 Reciept: 1/29/26

Fee: 500.00 Method of Payment: ☐ Cash - ☒ Check - ☐ Credit Card

Escrow initial deposit: 300.00

Survey submitted date: _____ NYS SEQR EAF submitted date: 1/29/26

Narrative submitted date: 1/29/26



Town of Lloyd

Letter of Agent

I, Braj Agarwal (600 Route 299, LLC)
PRINT OWNER'S NAME, am the owner of the real property located at
600 Route 299 Highland, NY 12528 identified as Tax Map SBL# _____

I hereby authorize Kamaljit Kaur

doing business as Zaza Green Cannabis Inc

to act as my agent in an application for Building Permit 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: Kamaljit Kaur PRINT NAME

Principal member mailing address: 151 Heather Drive
Hopewell Junction, NY - 12533

Principal member phone: 917-250-9355

Principal member email: Jat3K@yahoo.com

Check all that apply:

☒ Town of Lloyd Planning Board

☐ Town of Lloyd Zoning Board of Appeals

☒ Town of Lloyd Building Department

Braj Agarwal
 Owner or Principal Member Signature
 (notarized)

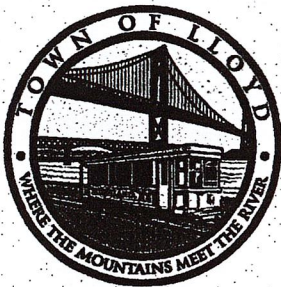
Braj K. Agarwal
 Print Name

11/13/25
 Date

State of New York
 County of New York) ss.:

On the 10th day of Nov in the year 2025, before me, the undersigned notary public, personally appeared Braj K. Agarwal, 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.

Chris Ramirez Notary Public
 CHRIS RAMIREZ
 Notary Public - State of New York
 No. 01RA6227971
 Qualified in New York County
 My Commission Expires 09/07/2026



Town of Lloyd Escrow Account Consent

Establishing Escrow Account for project name: _____

For property located at: 600 RT 299 UNIT 2

S.B.L #: 87-1-3-41.22

Zone: DB

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: \$ 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.

Dean M

Applicant / Agent Signature

JAN 29, 2026

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

Applicant's Letter of Intent From: QUALITY SIGNS LLC

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

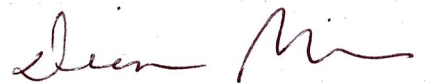
Date: JAN. 29, 2026

Message:

DEAR BOARD MEMBERS

WE INTEND TO ASK FOR A BIGGER
SIGN FOR THE ABOVE LOCATION.
THE EXISTING SIGN IS TOO SMALL.

QUALITY SIGNS LLC



DEAN MECI

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			
ZARA GREEN CANNABIS INC.			
Name of Action or Project: ZARA GREEN CANNABIS INC.			
Project Location (describe, and attach a location map): 600 RT. 299 UNIT 2			
Brief Description of Proposed Action: WE WOULD LIKE A BIGGER SIGN			
Name of Applicant or Sponsor: QUALITY SIGNS LLC		Telephone: 845-343-3025 E-Mail: QUALITYDEAN@GMAIL	
Address: 48 MILL ST			
City/PO: MIDDLETOWN		State: NY	Zip Code: 10940
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: TOWN OF LLOYD		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ acres 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		N/A	
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: _____ _____		
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>DEAN QUALITY SIGNS LLC</u> Date: <u>JAN 29, 2026</u> Signature: <u>Dean Meci</u> Title: <u>OWNER</u> DEAN MECI		

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?	☒	☐

EXISTING



PROPOSED

