**APPROVED**:

MOTION BY: SECONDED BY:

<u>AYES</u>: <u>ABSTENTIONS</u>: <u>ABSENT</u>:

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By:

Rosaria Peplow, Town Clerk

## **ZBA MEETING MINUTES**

## TOWN OF LLOYD ZONING BOARD Thursday, March 8, 2018

**`CALL TO ORDER TIME: 7:00PM** 

3 PLEDGE OF ALLEGIANCE

**ATTENDANCE Present:** John Litts, Paul Gargiulo; Russell Gilmore; William Brown;

Paul Symes; Alan Hartman; Michael Guerriero, Town Board Liaison; Anthony

Giangrasso, Deputy Building Inspector **Absent:** Anthony Pavese, Chair

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ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

13 **Extended Public Hearing:** 

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## Zammiello/MC of Dutchess, 84 New Paltz Rd, 87.4-3-22, in a R ½ Zone.

- 17 The applicant is proposing to use a former auto repair shop (Absolutely Automotive) for a
- construction business. The property was once a commercial non-conforming parcel in a R 1/2
- zone and has since lost its commercial status due to lack of use for over a year.
- 20 Applicant is seeking a Commercial Use Variance from the ZBA.
- 21 The applicant was present with his representaive, John Quinn, of Quinn Realty Group.
- 22 The Board discussed conditions of the use variance and determined the following:
  - **1**-There shall be a ten foot buffer between the south neighbor, either vegetated buffer or a six foot high screened fence.
  - **2-** Hours of operation will be 7:00am to 9:00pm Monday-Saturday and 9:00am to 8:00pm on Sundays or Holidays.
    - **3** Front fence requirements will be a minimum of twenty feet off of the County Road fog line.
  - **4** North parking lot shall not have construction equipment, i.e. excavators, bulldozers, etc., in front parking lot. Machinery shall be in the back of the building out of sight.
- 5- Left north side parking lot-stock pile of material to be screened out of view of the road and neighbor's driveway.
- A **Motion** to approve the use variance with the restrictions above was made by John Litts, seconded by Alan Hartman. All ayes.

36 New Business

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Perkins, Michael, 30 Bell Dr., 88.17-6-21, in R 1/4 Zone.

- 39 Applicant is proposing to build a two-bay garage on the rear side of their home. The property is
- on a private road with three homes. The driveway goes up to the side/rear side of the home. The
- 41 garage would be between the home and the private road. The area has already been designated
- 42 the side yard and approved by the building department for a shed which was built years ago. The
- 43 applicant is taking the shed down and building a garage. The garage is going to be 26 x 22 with
- an 8-foot lean-to on the side facing the home. Applicant is seeking interpretation of where the
- 45 front yard is from the ZBA.
- After discussion, the Zoning Board requested the following information for the April 12, 2018 meeting:
- 48 **1**-Applicant's file with the building permit for the existing shed.
- 2-Measurements of the existing house from the property lines.
  - **3**-Definition of a road from the Town of Lloyd Code.
- A **Motion** to approve the minutes of the October 12, 2017 Zoning Board Meeting was made by
- 52 John Litts, seconded by Paul Symes. All ayes.
- A **Motion** to approve the minutes of the November 9, 2017 Zoning Board Meeting, as amended
- 54 to reflect Mike Guerriero was absent, was made by John Litts, seconded by Paul Symes. All
- 55 ayes.

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- A Motion to approve the minutes of the January 11, 2018 Zoning Board Meeting was made by
- 57 John Litts, seconded by Russell Gilmore. All ayes.
- A **Motion** to approve the minutes of the February 8, 2018 Zoning Board Meeting was made by
- 59 John Litts, seconded by Paul Gargiulo. All ayes.
- A Motion was made by John Litts, seconded by Alan Hartman to adjourn 8:31PM. All ayes.