APPROVED:

MOTION BY: SECONDED BY:

AYES: ABSTENTIONS: NAYS: ABSENT:

DISTRIBUTION: OFFICIAL MINUTES BOOK - TOWN CLERK - BLDG DEPT.

Certification of Receipt

By:

Rosaria Peplow, Town Clerk

ZBA MEETING MINUTES

TOWN OF LLOYD ZONING BOARD Thursday, June 14, 2018

CALL TO ORDER TIME: 7:00PM

1 2 3 4 5 6 7 8 9 PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Paul Gargiulo; Russell Gilmore; William Brown;

Alan Hartman; Michael Guerriero, Town Board Liaison; Anthony Giangrasso,

Deputy Building Inspector.

Absent: John Litts, Chair

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

15 **New Public Hearing**

Vedder, Emmett, III, 840 N. Chodikee Lake Rd, 79.2-2-3.100, in R1 Zone.

Applicant is seeking a residential area variance in order to build a deck on the existing residence 17

18 five feet farther than what the code allows in order to clear a rock ledge. This would reduce the

19 setback from 30' to 25'. The applicant is seeking a relief from the ZBA of 5' on the back and 4'8"

20 on the side yard setback.

21

10

11

12 13 14

16

- 22 A **Motion** was made by Russ Gilmore, seconded by William Brown to open the public hearing.
- 23
- 24 No Comments from the public.
- 25 A **Motion** was made by Paul Gargiulo, seconded by Alan Hartman to close the public hearing.
- 26
- 27 The ZBA went through the balance test to determine the approval.
- 28 A Motion was made by William Brown, seconded by Russ Gilmore to accept the area variance
- 29 relief of 5' on the back yard and 4'8" side yard setback. open the public hearing. All ayes.

30 31

- **New Business**
- 32 Watson, David I, 10 Bellevue Rd, 88.17-2-36.120, in R2 Zone.
- 33 Applicant is seeking an area variance relief of 13'7" for the front yard to build a 240 sq. ft
- 34 accessory structure.

35

- 36 Applicant was present to give an overview of the relief request.
- 37 The Board viewed maps of the property and the applicant said he did not want to push the
- 38 structure back anymore to the edge of the steep grade on the parcel. He explained that the

- 39 structure would be the size of a shed, insulated, would have a concrete foundation and will be
- 40 used as a one car parking garage.
- 41 Gilmore inquired whether the property was all fill.
- 42 Watson replied yes, but that it is a green lawn now.
- The project does not comply with the present building code concerning sloped property. There
- are guidelines on how close a building can be to a slope.
- The ZBA requested the applicant to provide them with pictures of the property which shows the
- steep grade, where the building would be situated, and a topography map of the property for the
- 47 next meeting.
- 48 A **Motion** was made by Paul Gargiulo, seconded by Alan Hartman to set the public hearing for
- 49 the July 12, 2018 meeting at 7PM. All ayes.

50 51

- Rizzo, Thomas, 120 Lily Lake Rd, 87.2-1-5, in R1 Zone.
- 52 Applicant is seeking an area variance to place a storage building in the front yard next to an
- existing carport. A building permit and CO were issued January 11, 1994 for a residential two
- 54 vehicle carport.

55

- The applicant was present to give an overview of the project as well as to answer any questions
- 57 from the ZBA.
- Gargiulo asked if the shed would be right next to the carport.
- 59 Applicant said yes to which the Board reviewed the site plan the applicant provided. The
- applicant additionally said that the shed would be aesthetically in keeping with the look of the
- existing house. The shed would back up against the gable end and will be parallel to the carport.
- The reason for situating the shed in that particular spot is because the backyard is compiled of
- 63 hills.

64

A **Motion** was made by Paul Gargiulo, seconded by Alan Hartman to set the public hearing for the July 12, 2018 meeting at 7PM. All ayes.

67

Minutes to Approve:

68 69

- A **Motion** to approve the minutes of the May 10, 2018 Zoning Board Meeting was made by Russ
- 71 Gilmore, seconded by Alan Hartman. All ayes.
- 72 A Motion to adjourn was made by Paul Gargiulo, seconded by Russ Gilmore, at 7:48PM. All
- 73 ayes.