APPROVED:

MOTION BY:

SECONDED BY:

AYES: NAYS: ABSTENTIONS: 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, December 11, 2014

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

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<u>ATTENDANCE</u> Present: Paul Gargiulo; Chairman, Anthony Pavese, Tim Marion, John Litts, Shari Riley; Code Enforcement

Officer

Absent: Paul Symes, Peter Paulsen, Michael Guerrierio; TB Liaison

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT

TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

New Business

Wilson-Sadowski, Stacey 19 Grove St.; SBL# 88.69-1-17 in R 1/4 zone.

The applicant would like a 3ft.right side variance for a 12' x 20' residential storage shed.

There is a guy wire, utilized by Central Hudson, in the way preventing placement of the shed with the required 5ft. setback.

Required 5' Actual Variance 3'

Mr. Sadowski, the applicant was present for the meeting.

Mr. Sadowski showed the Board photos of his property. He explained, as shown in a photo, that they cannot

replace the existing shed with a new shed because of the way the lot tapers off; "it probably drops off two

feet". He said you can tell by the way the older shed had been built. He told the Board that the existing shed

is probably 1 foot from the property line. He would like to put the shed on the other side of the guy wire that is

in his yard.

John: If that is a utility owned pole I assume that Central Hudson has an easement, so then we are also

encroaching on their easement by putting the shed in. The utility company is going to need access to that pole.

36 Shari: If there is an easement, we do have applications in our office to apply to Central Hudson for permission

37 to use the space.

Paul: I would like to see some clearer measurements of the property. From the photos the telephone pole does

39 not look proportional to the measurements.

40 The Board discussed the neighboring properties and setbacks.

- 41 Paul: If you choose to put the shed where the existing shed is you do not need the variance and will get your
- 42 money back.
- 43 A **Motion** was made by Tim Marion to set the public hearing for January 8, 2015 and seconded by Paul
- 44 Gargiulo. All ayes.
- Board members may do a site visit of the applicant's property and the applicant will get in touch with the
- 46 Utility company.

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48 A **Motion** was made to adjourn by Paul Gargiulo, seconded by Tim Marion. All ayes.

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