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**ZBA MEETING MINUTES**  
**TOWN OF LLOYD ZONING BOARD**

**Thursday, September 8, 2016**

**CALL TO ORDER TIME:** 7:00pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE** Present: Anthony Pavese, Paul Gargiulo, John Litts, Alan Hartman, Paul Symes, Anthony Giangrasso;  
Deputy Building Inspector  
Absent: Peter Paulsen, Elaine Rivera, Michael Guerriero; Town Board 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**

**Space, George and Melissa, Area Variance 395 South St, SBL#94.2-2-36, in A zone.**

The applicant would like to rebuild and expand a garage. The current garage is 12' x 20'. The applicant plans to remove the existing garage and build an attached 20' x 36' garage to the north side of the house, for safe passage and access to stored cars.

This parcel is a non-conforming lot consisting of .30 acres in the Agricultural Zone where the minimum lot area is 2 acres.

	<i>REQUIRED</i>	<i>ACTUAL</i>	<i>VARIANCE</i>
<i>North side</i>	<i>35'</i>	<i>2'</i>	<i>33'</i>
<i>Total side</i>	<i>100'</i>	<i>22'</i>	<i>78'</i>

George and Melissa Space were present for the meeting.

The Board reviewed the submitted map.

Mr. Space: The existing garage only has room for one car. With my disability, especially during the winter time, I have to go outside and across the front to get to my truck. Sometimes I go and sometimes I chance it and sometimes I don't. If it is too windy, I have a form of muscular dystrophy which is why I am retired from NYS corrections, so having the garage attached would help a lot and I would not actually have to go out on the bad days. I could just get in my car and go, they have valet parking at the Dyson Center, which is where I go for my infusions. Also for hot rod people, you know how that gets to be, you buy one car then another. On Monday nights, at the ice cream place, we run the hot rod show up on route 299. Having a place to work on the cars would be another great thing about a bigger space. Right now no one could work in that space.

41 Mrs. Space: Unfortunately when the house was built next door there was ground swell and shift. In the  
42 existing garage there is a very large crack down the center of the concrete. This needs to come down anyhow.  
43 John: How do you egress and access your driveway now? Do you actually back out onto South St?  
44 Mr. Space: Yes. Or we back in.  
45 John: The garage will be primarily for working on classic cars or storage of your personal vehicles?  
46 Mr. Space: Both. Ideally it would be for storage and for me to access my vehicle.  
47 The applicant spoke about a drainage ditch that separates the neighboring property. They informed the Board  
48 that the drainage ditch comes over the property line but they have maintained it for the 17 years that they have  
49 been living there.  
50 Anthony G. reviewed the Dimensional Table explaining the required setbacks for the Agricultural Zone.  
51 John pointing out that this lot is really non-conforming.  
52 Alan questioned the distance the garage is from the house right now. The Board figured about 9 feet.  
53 According to the submitted plan the applicant would like to build a 20' W x 36' L garage which would leave  
54 the garage 2' from the property line.  
55 Anthony: Right now they are 6 ½ feet clear and there is nothing we can do about that. Do you want to give  
56 them any closer of a variance from where they are now or is there a way to achieve what they want without  
57 giving them more of a variance than they need.  
58 The Board discussed the variance request.  
59 It was suggested to the applicants that they maintain the 6.5 foot side setback perhaps going further back. So  
60 instead of going wide they will be going narrow and deeper. Having a 2 foot setback with a drainage ditch that  
61 is not their property, and into the future for maintenance, access for fire or whatever, the applicants should  
62 have enough room between the property line and the dwelling. If sometime in the future someone put a fence  
63 up on the property line there would only be a two feet of space between; the Board would like to avoid that  
64 from happening.  
65 Once the garage, even though non-conforming and sits 6.5 feet from the property line, is taken down the Board  
66 can only consider variance request of conforming means. (Meaning - the requested variance will be measured  
67 from the current code zoning standards)  
68 If the applicant keeps the 6.5 foot setback they would now be requesting a 28.5 ft. side yard variance.  
69 The Board continued to discuss the property and elevations.  
70 The Board would like the applicant to come back with a sketch of the garage plotted with a 6.5 foot setback.  
71 A **Motion** to set the public hearing was made by John Litts, seconded by Paul Gargiulo. All ayes.

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74 **Administrative Business**

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76 ***Minutes to Approve***

77 A **Motion** to approve the minutes from the May 12, 2016 ZBA Meeting, was made by John Litts, seconded by  
78 Paul Symes. All ayes.

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80 A **Motion** to adjourn was made by Paul Gargiulo, seconded by John Litts. All ayes. 7:35pm

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