

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, February 14, 2013
Next Meeting: March 14, 2012

CALL TO ORDER TIME: 7:00PM

PLEDGE OF ALLEGIANCE

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

MINUTES TO APPROVE November 10, 2012 & January 10, 2013

New Business

Gunk Haus, FRONT YARD SETBACK VARIANCE; 387 South St, SBL#94.2-2-11, in A zone.

The proposed addition will incorporate a new entrance to the restaurant and still provide an area to the side where the retail sales could be displayed and sold to the public. The proposed area is 15ft by 20ft wide, attached to the existing building. It has been designed to utilize retail display cases, an area for the cash register, and wall racks for the display of the breads and similar items. The existing structure is currently pre-existing non-conforming to the agriculture zone. The front yard setback is currently 16 ft as shown on sheet 2 of the plans. The proposed addition will result in a 6.7 foot and 11.0 foot setback from the Highway boundary. The handicapped parking area, as well as all other areas of access or egress, is not affected. The facade of the addition will blend in with the current architecture of the restaurant.

The Board will review responses from the Ulster County Planning Board and Ulster County Highway.

The Zoning Board anticipates setting the Public Hearing for March.

<u>Front Setback</u>	Required	Actual	Variance needed
	30'	6.7'	23.3'

§ 100-13. Area and bulk regulations.

A. The general area and bulk regulations in each zoning district are set forth in the Dimensional Table, which appears at the end of this chapter.

B. This table is supplemented, as appropriate, by other provisions of this chapter.

C. Buildable acreage.

(1) Permissible residential density for any parcel shall be based upon the parcel's buildable acreage. The applicant shall demonstrate the buildable acreage by subtracting from the total

(gross) acreage of the proposed development parcel(s) the acreage of "unbuildable natural features."

- (2) Unbuildable natural features consist of wetlands and any required one-hundred-foot adjacent areas, water bodies, watercourses, lands within a FEMA-delineated one-hundred-year floodplain, cemeteries, steep slopes (2,000 square feet or more of contiguous sloped area at least 10 feet in width), and acreage subject to a long-term easement that expressly prohibits development. In addition, a fifteen-percent allowance for roads, drainage features, and lot shape irregularities shall be deducted from the unconstrained acreage. Permissible residential density shall be based on the amount of acreage that remains after deducting the acreage of unbuildable natural features and the roadway/drainage allowance.
- (3) The Planning Board's determination as to permissible density shall be based on a certified survey of the parcel(s) and delineation of the unbuildable natural features by a licensed land surveyor and by a tabular presentation by the land surveyor of the gross site acreage and each of the subtracted land areas set forth above.