

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, September 12, 2013
Next ZBA Meeting date: October 10, 2013

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.

New Business

Roehrs-Friedberg, Lawrence and Dorcas, Area Variance; 129 Costa Rd, SBL#87.3-5-28.300, in A zone.
The applicants would like to construct a deck and shed in alignment with their home which has a pre-existing non-conforming setback of approximately 10 ft.

<u>Required</u>	<u>Actual</u>	<u>Variance</u>
35'	25'8"	9.2'

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.

Welch, Maureen and Tim, Front Yard Variance; 105 Carly Dr, SBL#79.4-2-49, in R1 zone.

The applicant's would like to place a 10 x 14 pre-fabricated vinyl shed on their property. The proposed placement of the shed would be on the north side of their home and partially in the front yard. This is a violation of the current zoning requirements.

100-16 Regulations applicable to accessory buildings and structures in residential districts.

The provisions of this chapter applying to residential districts shall be subject to such exceptions, additions or modifications as are herein provided by the following regulations applicable to accessory buildings and structures:

A. Location.

[Amended 6-8-2011 by L.L. No. 2-2011]

- (1)** No accessory building shall be located within a front yard.
- (2)** An accessory building with a gross floor area less than 250 square feet may be located within and/or outside the parameters of the required side yard setback or required rear yard setback, provided that such accessory building shall be set back five feet from any lot line, and all such accessory buildings, in the aggregate, shall not occupy more than 30% of the area of the required rear or side yard. Accessory buildings larger than 250 square feet must comply with the setbacks of the zone in which they are located.

Administrative Business

Minutes to Approve: June 13, 2013 ZBA Meeting Minutes
July 11, 2013 ZBA Meeting Minutes