

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, January 9, 2014

February submittal deadline: January 31, 2014
Next ZBA Meeting: February 13, 2014

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

GUNK HAUS-Elizabeth Steckel and Dirk Schalle, 387 South St, SBL#94.2-2-11, in A zone.

The applicant is requesting two variances. One to allow a second sign, and another for an area variance to hang an 8 foot by 2 foot sign on their retail bakery addition. This second sign is being requested on the front of the new addition. The sign that is there is 21.6 sq. ft. and the code allows for 25 sq. ft total signage.

<i>Required</i>	<i>Requested</i>	<i>Variance</i>
<i>25sf</i>	<i>37.6sf</i>	<i>12.6sf</i>

Article VI: Section 100-28 G 5 and H 1 a 1.

G. Permanent signs within residential and agricultural districts.

- (1) For each permitted Class I home occupation, one nonilluminated sign with an area of not more than two square feet per face.
- (2) For each permitted Class II home occupation, one nonilluminated sign with an area of not more than four square feet per face.
- (3) For mobile home parks, or condominium, townhouse, co-op, or apartment complexes, one nonilluminated monument sign containing an area of not more than 25 square feet and located not more than six feet above ground level at its highest point, identifying the mobile home park, or complex, may be displayed at each access from a main road.
- (4) For nonresidential uses within the Agricultural Business Overlay District, a single identity sign not more than 12 square feet per face may be provided for each business or activity on the premises. Unless attached to a building, no such sign shall be located closer than 15 feet to the front property line, nor closer than 20 feet to any other property line.
- (5) Signs for lawful nonconforming uses in residential districts shall comply with the requirements for signs in the Central Business District provided below.

H. Permanent signs within other districts.

(1) Central Business and Waterfront Business Districts.

(a) Not more than one primary sign per establishment. Such sign shall be located on the establishment's principal facade and shall be one of the following sign types:

[1] Wall sign not more than one square foot per three linear feet of the establishment's principal facade or a maximum of 25 square feet, whichever is less; or

Administrative Business

William Galm, Interpretation, 599 Route 299, SBL#87.1-3-17, in LI zone.

The applicant currently has a business of selling prefabricated homes from this site. Mr. Galm is here for an interpretation. An office use is allowed in the LI zone, retail is not. Is the selling of prefabricated homes considered retail use? Two, if it is considered retail which would be a non conforming use, would selling prefabricated homes be considered the same use as selling pre fabricated sheds?

Minutes to Approve

November 14, 2013