

ZONING BOARD OF APPEALS

TOWN OF LLOYD

AGENDA

Thursday, July 10, 2014

Next scheduled meeting: August 14, 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 Public Hearing

Wilklow, Jennie, 334 Pancake Hollow Rd, Area Variance SBL#87.3-2-15, in A zone.

The house already has pre-existing non-conforming side and total yard setbacks of 10' and 90' respectively. The applicant is looking to expand her living space by adding onto the house within the same building envelope.

	Actual	Required	Variance
Side Yard Setback	10'	35'	25'
Total Yard Setback	90'	100'	10'

The applicant would need a right side area variance of 25' and total side setback of 10' to construct an addition to her home.

**Article IV Section 100-13
Area and Bulk Regulations.**

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.