

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**

**Thursday, September 11, 2014**  
New Submission date: Sept. 26, 2014  
Next ZBA Meeting: October 9, 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.**

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**New Business**

**Passante, Jeff and Dawn, 847 N Chodikee Lake Rd, SBL#79.2-2-2.120, in R1 zone.**

*The applicant would like to create a 2 lot subdivision in a R-1 zone. Lot 2 needs one buildable acre to meet the dimensional codes. Once the wetlands and buffer is removed, lot 2 has .69 buildable acreage. A variance of .31 acres is required.*

***REQUIRED***  
*1 acre*

***REQUESTED***  
*.69 acre*

***VARIANCE***  
*.31 acre*

**100-13 Area and Bulk Regulations**

**(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.