

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**  
**Thursday, January 8, 2015**  
Next Meeting date: February 12, 2015

**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 Public Hearings**

**Wilson-Sadowski, Stacey, 19 Grove St, Area Variance SBL#88.69-1-17, in R1/4 zone.**

*The applicant would like a 3ft.right side variance for a 12' x 20' residential storage shed.  
There is a guy wire in the way preventing placement of the shed with the required 5ft. setback.*

<u>Required</u>	<u>Actual</u>	<u>Variance</u>
5'	2'	3'

*A letter from Central Hudson is on file stating the new location of this shed is okay as long as the old shed is removed.*

**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.