

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, March 12, 2015
Next ZBA Meeting: April 9, 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.

New Business

Burdash, Peter, 131 S Riverside Rd, SBL#87.2-8-16.121, in R1 zone.

The applicant would like a variance allowing a 10'x14' shed in his front yard.

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

A.

Location.

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

(1)

No accessory building shall be located within a front yard.

New Village View, 1 Grove St, SBL#88.69-1-10, in CB zone.

The proposed application is for an expansion of an existing assisted living facility.

Section 100-17C(1) - Expansion of a non conforming use. A 50% expansion is allowed. The proposed expansion exceeds 50%.

This siteplan has been revised to include additional property and a revised parking configuration.

100-17 Nonconforming uses, structures and lots.

C. Nonconforming uses of structures.

(1)

Expansion. A structure, the use of which does not conform to the use regulations for the district in which it is situated, may be extended; provided, however, that as to such extension, all of the requirements as to distance from highways and lot lines as provided by this chapter for such structure in the zone for which such nonconforming use would be a conforming use or in the zone in which such structure is located, whichever requirements are greater, must be complied with, and that the extent of such expansion, whether occurring as a single expansion or as the aggregate of two or more smaller expansions, does not exceed 50% of the gross floor area of the structure dedicated to the nonconforming use at the time of the enactment of this chapter, and that the nonconforming intensity of use will not be increased with respect to traffic usage, amount of effluent, noise, lights, odors, hours of operation, or other environmental impacts.

Administrative Business

Minutes to Approve November 13, 2014,
December 11, 2014 and
January 8, 2015