

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, February 11, 2016
Next ZBA Meeting: March 10, 2016

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.

Closed Public Hearings

Sign - Pomo doro, 4-8 Haviland Rd, SBL#96.1-1-14.100, in GC zone.

The applicant would like a 22.7sq. ft. internally illuminated building roof sign.

The applicant is seeking a use variance for roof placement and an area variance for 9.4 sq. ft. of relief for the size of the sign.

<u>Permitted</u>	<u>Actual</u>	<u>Variance Request</u>
<i>13.3 sf</i>	<i>22.7sf</i>	<i>9.4sf</i>

100-28 Signs

D. Prohibited signs. All signs not specifically permitted are prohibited. Prohibited signs include but are not limited to:

(1)

Roof signs.

The Board anticipates Ulster County Planning Board comments and a final DECISION.

New Business

Erichsens Auto Service, 8 Lumen Ln, SBL#88.1-6-10, in GB zone.

The applicant would like an area variance, for setback relief, to allow a fence to be constructed 10 feet from the property line.

	<u>Required</u>	<u>Actual</u>	<u>Variance Request</u>
<i>Rear Yard</i>	<i>25ft.</i>	<i>10ft.</i>	<i>15ft.</i>
<i>Right Side Yard</i>	<i>20ft.</i>	<i>10ft.</i>	<i>10ft.</i>
<i>Left Side Yard</i>	<i>20ft.</i>	<i>10ft.</i>	<i>10ft.</i>

This variance runs concurrent with a Planning Board application requesting siteplan approval to put up a fence to use for the increase in business at their shop located at 170 State Route 299. A letter of recommendation has been submitted from the Planning Board.

3509 Corp. (Community Car Wash), 3509 Route 9W, SBL#88.13-2-9, in GB zone.

The applicant would like to install a new freestanding sign on the existing foundation and pole of the current sign. They are requesting an area variance for the sign size and an area variance for the height.

The permitted sign size is 50sq.ft., the applicant would like 57.2 sq. ft., requesting a 7.2 sq. ft. variance.

The permitted sign height is 6ft., the applicants current sign pre exists at 18ft. high, he would like to have his sign stand at 23ft., requesting a _____ft. variance.

100-28 Signs.

H.

Permanent signs within other districts.

(2)

Designed Business District, General Business District and Highway Business District (HBD).

[Amended 11-18-2015 by L.L. No. 5-2015]

(a)

For lots with a single stand-alone business establishment, the following signs shall be permitted:

[1]

Not more than two wall signs, which shall be located on the establishment's principal façade. The total sign area of all wall signs shall not exceed one square foot per three linear feet of the establishment's front building wall length or a maximum of 50 square feet, whichever is less.

[2]

Not more than one monument sign with a sign area no larger than 50 square feet per face and a height maximum of six feet (including the base). The sign must be set back 15 feet or more from the edge of pavement and must be fully located on the applicant's property.

[3]

One sign at each point of access to the lot, for internal direction, shall be permitted, provided that the individual signs are no more than two square feet per face and are limited to generic text such as "entrance," "exit," "office," and "parking." Permits will be granted only if the applicant can clearly demonstrate necessity to the Planning Board based on motorist safety and that any such on-site directional sign will be set back at least five feet from any public right-of-way or property line.

Administrative Business

Extend Public Hearing

The New Village View Assisted Living; 1 Grove Street

On July 9, 2015 this public hearing for an area variance request was extended until February 11, 2016.

The applicant's Attorney has submitted a letter of withdrawal for this application.

Minutes to Approve: December 10, 2015 and
January 15, 2016