

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**  
**Thursday, April 14, 2016**  
New submission date: May 2, 2016  
Next ZBA Meeting: May 12, 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.**

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**Extended Public Hearings**

**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 LED 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 50 sq.ft., the applicant would like 57.2 sq. ft., requesting a 7.2 sq. ft. variance.*

*The permitted sign height is 6 ft., the applicants current sign pre exists at 18ft. high, he would like to have his sign stand at 23 ft., requesting a 17 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.

## **New Business**

**Breitmaier, Rene, Use Variance; 32 Sharon Dr, SBL#95.11-1-1.100, in A zone.**

*The applicant would like to add a second single family dwelling on to their 8.2 acre lot that was to remain as one single lot as part of a cluster subdivision done in 1974 and revised in 1979.*

### **100-6 Application of regulations**

**A.**

No building or structure shall be erected, constructed, moved, altered, located, rebuilt or enlarged, nor shall any land, water or building be used, designed or arranged to be used, for any purpose except in accordance with this chapter.

**B.**

In interpreting and applying this chapter, the requirements contained herein are declared to be the minimum requirements for the protection and promotion of the public health, safety, morals, comfort, convenience and general welfare. This chapter shall not be deemed to affect, in any manner whatsoever, any easements, covenants or other agreements between parties, except that where this chapter imposes a greater restriction upon the use of buildings or land or upon the erection, construction, establishment, moving, alteration, location or enlargement of buildings than is imposed by easements, covenants or agreements, or by public ordinances, rules, regulations, licenses, certificates or other authorizations, the provisions of this chapter shall prevail.

**C.**

Except in the R-2, R-1, R-1/2, and R-1/4 Districts, nothing herein shall be interpreted as precluding more than one permitted principal or accessory use on the same lot, so long as such multiple uses are consistent with the standards of this chapter.

**D.**

Except as otherwise specifically provided by this chapter, there shall be no more than one principal building or use and its accessory structures or uses on any one lot within the R-2, R-1, R-1/2, and R-1/4 Districts.

**E.**

Except as otherwise specifically provided by this chapter, there shall be no more than one single-family dwelling or one two-family dwelling on any one lot within the Agricultural District.

## **Administrative Business**

**Minutes to approve – March 11, 2016**