

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, October 12, 2017

New Submission Date: October 30, 2017

Next ZBA Meeting: November 9, 2017

CALL TO ORDER TIME: 7:00 PM

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 Public Hearings

Big Sky Realty, LLC, 261-271 Upper North Road, 87.8-1-2.100, in LI zone.

The applicant is proposing to add a 7,750 square foot addition to an existing 18,500 square foot light industrial building located on the westerly side of North Road. The additional square footage will be used for product warehousing for an existing packaging and fulfillment business. No additional employees are proposed, no new signage is proposed, and no additional daily traffic trips will be generated. Deliveries to the site will be decreased as more warehouse space will be available and pick up trips are anticipated to remain the same. The site is currently serviced with municipal water, and individual septic system, and gas service.

An area variance will be required in accordance with Section 100-17 D. as the current lot coverage of 68% will be increased to 72%; the LI zone permits maximum lot coverage of 35%.

Zoning 100-17 (D) Nonconformity other than use. A structure that is conforming in use but which does not conform to the height, yard, land coverage, parking or loading space requirements of this chapter shall be considered to be a legal nonconforming structure within the meaning of this section. No certificate of compliance shall be issued that will result in the increase of any such nonconformity.

Ulster County Planning Board comments have been received.

New Business

Pooja, Inc., Rodeway Inn and Suites, 660 Route 299, 87.1-3-2, in R2 zone.

The applicant is seeking a commercial area variance for a fence that has already been installed on his property. The fence was originally erected without a permit but they have now since obtained a permit. Applicant is seeking a commercial area variance because the face side of the fence is directed toward the the applicant's property instead of the abutting property.