

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**  
**Thursday, May 11, 2017**

**CALL TO ORDER TIME:**

**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**

**Savino, JoyAnn**, 131 South St, 87.3-5-32, in A zone.

*The applicant would like to add a 442 square foot accessory apartment above her garage. Her residence is in the Agricultural Zone. The A zone requires a minimum of 2 acres. Ms. Savino's lot is pre-existing non-conforming with .82 acres. She is requesting lot area relief of 1.18 acres.*

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Setbacks (feet)			Maximum Building Height	Maximum Building Coverage	Maximum Lot Coverage	
					Front	Side					Rear
						Each	Total				
A	2 acres/du	150	---	150	30	35	100	30	35	8%	10%

**Imperial, Nell**, 112 South St, 87.3-5-2.400, in A zone.

*The applicant being in the Agricultural Zone is required to have a side yard set back of 35 feet. He is proposing a deck with a 25 foot sideyard setback, needing a 10 foot variance to meet the requirement.*

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Setbacks (feet)			Maximum Building Height	Maximum Building Coverage	Maximum Lot Coverage	
					Front	Side					Rear
						Each	Total				
A	2 acres/du	150	---	150	30	35	100	30	35	8%	10%

**Cusa, Sal Jr**, Chapel Hill Rd, 95.2-6-9, in R1 zone.

*The applicant seeks to construct a 2-Family house in a R-1 zone on a 1.565 acre lot. The minimum acreage for a two family in the R-1 zone is 2 acres. He is requesting an area variance for relief of 0.435 acres.*

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Setbacks (feet)				Maximum Building Height	Maximum Building Coverage	Maximum Lot Coverage
					Front	Side		Rear			
						Each	Total				
R-1	1 acre/du	125	---	125	30	15	50	30	35	8%	10%

**Watson, David**, 10 Bellevue Rd, 88.17-2-36.120, in R2 zone.

*Mr. Watson would like to build a 24'x24' 2 car garage. He would like a front yard area variance to meet the minimum front yard setback.*

	<b>REQUIRED</b>	<b>ACTUAL</b>	<b>VARIANCE REQUEST</b>
<i>Front Yard Set back</i>	<i>30 ft.</i>	<i>16' 5"</i>	<i>15' 7"</i>

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Setbacks (feet)				Maximum Building Height	Maximum Building Coverage	Maximum Lot Coverage
					Front	Side		Rear			
						Each	Total				
R-2	2 acres/du	150	--	150	30	35	100	30	35	8%	10%

**Extended Public Hearings**

**Highland Assisted Living at Village View**, 1 Grove St, 88.69-1-10, in R1/4 zone.

*This project consists of a 18,310 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 24 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.*

*The applicant is requesting two area variances. A Building coverage variance of 23% and lot coverage variance of 53.8%. Please refer to the Letter of Intent.*

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Setbacks (feet)				Maximum Building Height	Maximum Building Coverage	Maximum Lot Coverage
					Front	Side		Rear			
						Each	Total				
R-1/4	1/4 acre/du	85	---	85	30	15	50	30	35	18%	25%