

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, September 10, 2026

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.

***Project Concrete Batch Plant-Public Appeal (Epperson) has been removed from the agenda as per the applicant**

New Business:

Passante, Stephanie: Area Variance: 13 Thorns Lane: SBL #88.13-5-26

Applicant is seeking an area variance for relief of 1'3" for side yard setback and 26'4" for rear yard setback.

Review Status: Application and plans circulated to board.

Old Business:

7 Leonta Ct LLC: Variance: 7 Leonta Ct: SBL #88.69-10-25

Applicant is seeking to build a second two family dwelling on their property.

Review Status: Memorandum circulated to board.

Potential action: TBD

Continued Public Hearings:

Arket Holdings LLC: Area Variance: 25 Oakes Rd: SBL #96.5-3-2

Applicant is seeking an area variance for backyard setback relief of 11.5 feet for an addition.

Review Status: Public hearing opened August 13, 2026.

Potential Action: Close public hearing, approval resolution.

Cohn, Chris: Area Variance: 1 Falcon Dr.: SBL #86.4-3-41

Applicant is seeking an area variance for 0.5 acres for minimum acreage for an accessory

apartment.

Review Status: Public hearing opened July 9, 2026

Potential Action: Close public hearing, approval resolution.

Minutes to approve:

August 13, 2026