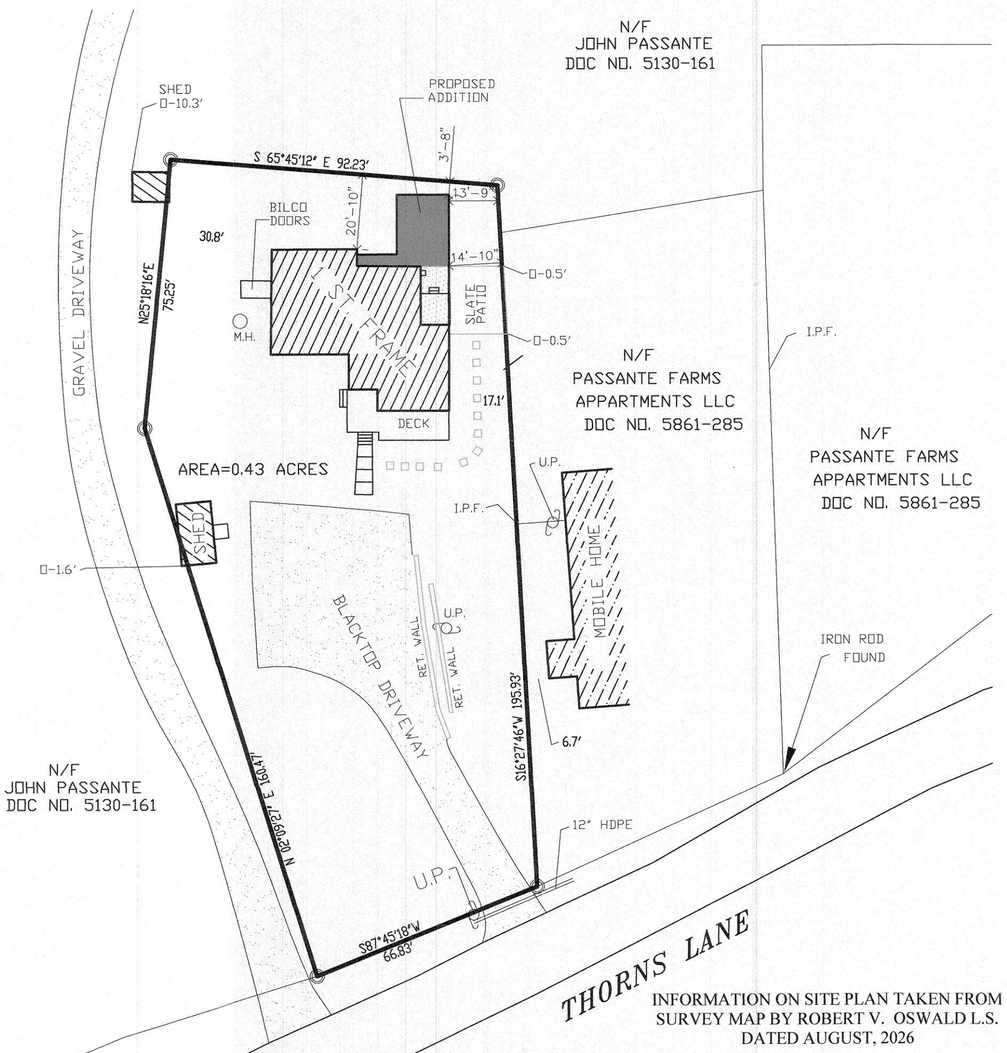
ZONING REQUIREMENTS

ZONING DISTRICT:	R-1/4				
TAX MAP SBL:	88.13-5-26				
LOT AREA :	(13 THORNS LANE) 18,905 SQ. FT. (0.434 ACRES) +/-				
BULK REQUIREMENTS	REQUIRED	EXISTING		PROPOSED	
		SINGLE FAMILY RESIDENCE		unchanged	
MIN. LOT AREA	1/4 ACRE	> 1/4 ACRE		unchanged	
MAX. BUILDING COVERAGE	18%	11 % +/-		13 % +/-	
MIN. LOT WIDTH	85'	66' - 92'		unchanged	
MIN. FRONT YARD	30'	116' +/-		unchanged	
MIN. SIDE YARD (FEET) / TOTAL	15' / 50 '	14.83' / 45.63'	*	13.75' / 44.5'	**
MIN. REAR YARD (FEET)	30'	20.9'	*	3.67'	**
MAX. HEIGHT (FEET)	35'	1 1/2 STORY <20'		1 1/2 STORY <20'	

SOURCE: TOWN OF LLOYD ZONING ORDINANCE (R-1/4 REGULATIONS)
* PRE-EXISTING NON-COMPLIANT
** AREA VARIANCE REQUIRED



INFORMATION ON SITE PLAN TAKEN FROM SURVEY MAP BY ROBERT V. OSWALD L.S. DATED AUGUST, 2026

1 EXISTING SITE PLAN w/ NEW ADDITION

SCALE: 1" = 30'-0"

DESIGN AND DRAWINGS PREPARED BY:

J. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

DESIGN REVIEW, ENGINEERING & CERTIFICATION BY:

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

STEPHANIE PASSANTE
13 THORNS LANE
HIGHLAND, NY 12528

TAX MAP SBL: 88.13-5-26

8.4.26 ZBA APPLICATION
9.1.26 ZBA APPLICATION (2)

Addition / Alterations to the:
Passante Residence

13 Thorns Lane
Highland, NY
(Town of Llyod)

S-1.0