

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, September 10, 2020

Meeting via Webex

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.

Chairman John Litts, Russell Gilmore, Paul Garguilo, Alan Hartman, William Brown in attendance, along with David Barton and ZBA attorney Paul Van Cott.

New Business

Groves, Robert & Victoria Stockard, 27 Oak Crest Dr. SBL#87.2-3-13.1 in R-1 zone.

Applicant is seeking to construct a 10x10 raised deck with stairs encroaching into the rear yard setback. This project will require relief from the property line. Proposed project is XXXX(?) from property line.

Chairman Litts recused, he is an abutting neighbor.

Vice Chair Paul Garguilo opened discussion on the application. Of note, concern amongst Board members of the extreme proximity of the proposed design to the rear property line.

Russ Gilmore noted that he had been to the property and noted the rear line has been marked out. Mr. Groves stated that they had had a surveyor come mark out the line.

General Board discussion about design of the deck and the reason for its size. Mr. and Mrs. Groves indicated that they desired a second route of egress in case of an emergency/fire from their bedroom. The bedroom is the left most (facing the rear of the building) and has no route except through the house.

Russ and Bill discussed narrowing the deck (decreasing the setback relief request). Having the stairs descend closer to the house. Mr. Groves indicated that there is a block chimney and a heating/cooling unit that sit next to the house and perhaps the stairs could be designed to avoid them. Board agreed that that would be desirable and would review new plans once submitted.

Thompson, Daniel, 536 New Paltz Road. SBL#87.11-3-39 in R ½ zone.

Applicant is seeking an area variance to have a pre-fab 24' x 24' shed in the front yard.

General discussion around location of the structure and size. Board felt that location was appropriate. Barton asked about proximity to the creek, which was determined to be over 100 feet away. Structure would remain out of the flood plain of the creek.

Mr. Thompson reiterated need for the garage to store things out of the weather.

Russ indicated he had driven by and had no problem with the location.

Board desired Mr. Thompson indicate more clearly on the map the distances to property lines.

Mr. Thompson will return with the alterations the Board desires.

CONTINUED PUBLIC HEARING

Fanelli, John, 26 Gabriety Road, SBL# 95.4-2-26.210 in A Zone. (1.97 acres)

John Fanelli, 26 Gabriety Road, Highland NY (#95.4-2-26.210) is seeking residential area variances for: (1) an accessory building in the front yard; (2) a substandard-sized lot for an accessory apartment; (3) an accessory building within the side-yard setback; (4) a principal building within the side-yard setback; and (5) a covered porch in the side-yard setback.

Applicant has submitted new materials for the September meeting including an August 13, 2020 email and September 1, 2020 cover letter, proposed landscaping plans, visual simulations, mortgage information and cost estimates for demolition of the existing structure in the front yard of the property. Comment letters from Paul Lahey from August and September also submitted.

Board reviewed new illustrations submitted by Mr. Hurst on behalf of his client, Mr. Fanelli. Illustrations show the proposed visual mitigation by planting trees along the flag pole driveways and along the front of the property.

Board felt the plantings were sufficient to shield the property.

Fanelli submitted an estimate to demolish the small house totaling \$25,996.00. Also submitted is a lead abatement estimate for \$6,500.00 associated with the demolition of the small house. Finally, a mortgage statement which Mr. Fanelli confirmed as applying to the existing structure.

Noted that Mr. Lahey has submitted letters to the Board on behalf of his client, Mr. Cordovano. Letters included in the record for Board consideration.

General Board discussion concerning the materials submitted. Direction given to Paul V. to prepare a resolution for approval of the requested variances for consideration by the Board at its October 2020 meeting.

Public hearing continued to October 2020 ZBA meeting. Meeting adjourned.