

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, December 9, 2021

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.

Administrative:

Minutes to approve:

September 9, 2021 and October 14, 2021

New Business

Peppino's Foods-304 Station Rd., SBL #86.4-1-22- Commercial Area Variance

Applicant is seeking an area variance for max lot coverage of 10% max to actual coverage of 35.3% (5.9% increase from previously approved site plan) and a determination that the §100-15 (B)(11) 50ft buffer setback is adequate to permit the amendment of the applicant's site plan originally approved on 3/21/02 to delete the 12 parking spaces on the north side of the building and add 17 parking spaces on the east side of the building.

Extended Public Hearings

ADC Ulster (Falcon Ridge)- 301 Upper North Rd. & 357 Upper North Rd., SBL # 80.3-1-18.110 & 80.3-1-31- Appeal

Applicant is seeking to appeal a determination from the Town's Code Enforcement Officer about the treatment plant and a portion of the road being in an LI zone, that are intended to serve single-family residences.

New Public Hearings

ADC Ulster (Falcon Ridge)- 301 Upper North Rd. & 357 Upper North Rd., SBL # 80.3-1-18.110 & 80.3-1-31- Use Variance

Applicant is seeking a use variance to create a road in the LI zone.

180 South Street LLC-180 South St., 87.3-5-14. Commercial Area Variance

Applicant is seeking an area variance for side yard setback, total side yard setback and minimum parking.