

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**  
**Thursday, January 13, 2022**

**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.**

**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.

**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.

**New Public Hearings**

**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.

**Administrative:**

**Minutes to approve:**

December 9, 2021