

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**MINUTES**  
**Thursday, November 14, 2024**

**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.**

**Attendance:** Board Members: Jessica Kenny-Van Houten (Acting Chair), Bill Brown, Russ Gilmore, Shawn Zerafa, Corey Miller, and Mike Guerriero (Town Board); Board Staff: Anthony Giangrasso and Sarah Van Nostrand.

**Absent:** Board Members: John Litts and Paul Gargiulo.

**New Business**

**Sisilli, Richard: Area Variance: 18 Falcon Dr.: SBL #86.4-3-13**

Applicant is seeking an area variance of 23.3 feet for the side yard setback to build a garage.

Richard (applicant) said that he is seeking a variance based on financial and environmental issues. On the right side of his property there is a large conservation easement, in front of his is his septic, in the back of the house there is a decent sized grade that doesn't allow him to build anything to the left of the house. The only place he can place it is where he has it located on the plans. The reason he cannot seek the 35-foot is first when his footing drains were put in, they drained them out there. There is a drop off of 4-5 feet, where he plans on putting the garage is on a rock shelf it would be a lot less costly to put it there about \$15,500 less. That cost would include raising the grade 4-5 feet resulting in about 140 tons of excavation to come in. The footing drains would be about another \$4,000 he was told and then the buried propane tank would have to be moved and it would be about another \$3,500. He is trying to hide the garage a little bit, he doesn't want it sticking out to the road.

Photos of the property were shown.

Richard said that he briefed the neighbor that he would be encroaching on.

Jessica asked if the back end is where he would be asking for the 23 feet.

Richard said it would be the front left corner and the reason the garage is angled is to match the angle of the house.

Russ asked if it is going to be a double door or a single door.

Richard said it is going to be a single door.

Russ asked what side are you going to have the door on.

Richard said they are going to be off the driveway and a pedestrian door on the right-hand side.

Jessica asked what the use of the garage would be.

Richard said to put things like his boat.

Jessica said that is residential no commercial activity.

Richard said there would be no insulation, no wiring.

Russ asked if he could explain again why he cannot move it closer to the house.

Richard said it is for financial reasons and he doesn't want to re-dig the footing drains, he believes that they put a dry well in over in that area as well as all the footing drains go out that way. As well as the drop off, that is where the 140 tons of material will come from. Where it shows the tank is the opening of the tank, but it is a torpedo shaped tank and they would have to move to the tank.

Russ asked if the setback is normally 30 feet on that side.

Anthony said 35 feet.

Jessica said 35 feet and 100 from the rear or is it 75.

Richard said where he wants to place the garage no trees have to come down.

Board set public hearing for next month.

## **Public Hearings**

### **Mazzetti, Joe: Area Variance: 509 N Elting Corners Rd: SBL #79.3-1-33.212**

Applicant is seeking an area variance of 0.08-acres for an accessory apartment in the basement.

\*No public comment\*

Jessica asked for a motion to close the public hearing.

Motion made by Russ, 2<sup>nd</sup> by Shawn.

All eyes, motion passed to close the public hearing.

1. Undesirable change in neighborhood character or to nearby properties?

Jessica said no change.

Russ said that he is not changing the footprint of the house.

2. Whether benefit can be achieved by other means feasible to applicant?

Board agrees there are none.

3. Whether the request for relief is substantial?

Board agrees that the request is not substantial.

4. Whether the request will have adverse physical or environmental effects?

Board agrees that there will be none.

5. Whether alleged difficulty is self-created?

Board agrees that it is not self-created.

Straw Poll:

Coey-aye

Shawn-aye

Jessica-aye

Russ-aye

Bill-aye

## **Old Business**

### **Sessa, Danille: Area Variance: 5 Lisa Dr: SBL #95.2-7-29**

Applicant is seeking an area variance of 7.5 feet for a shed that the previous owner built.

Jessica read the resolution.

Jessica asked for a motion to approve the resolution.

Motion made by Russ, 2<sup>nd</sup> by Bill.

All ayes, motion passed to approve the resolution.

## **Administrative:**

### **Minutes to approve:**

October 10, 2024

Jessica asked for a motion to approve the minutes.

Motion made by Russ, 2<sup>nd</sup> by Shawn.

All ayes, motion passed to approve the minutes.