

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**  
**Thursday, May 8, 2025**

**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.**

**New Business:**

**Epperson, Bruce: Appealing Building Department Determination**

Applicant is appealing determination made by Building Department Director regarding whether a pet crematory is considered a service business.

Review Status: Application and Planning Board documents circulated to the board.

**Christiana, Joseph & Belinda: Area Variance: 9 Elbow Ln: SBL# 80.3-2-27.114**

Applicant is seeking an area variance for a shed to be located in the front yard.

Review Status: Application circulated to the board.

**Colgan, Christiana & Thomas: Area Variance: 8 Sara Ln: SBL #95.2-3-15.131**

Applicant is seeking an area variance for a shed to be located in side yard (front yard).

Review Status: Application circulated to the board.

**White Jewels Holdings LLC: Area Variance: 25 Phillips Ave: SBL #88.69-1-22**

Applicant is seeking an area variance to allow 4 units on a 0.51-acre parcel located in the R-1/4 Zoning District.

Review Status: Application circulated to the board.

**Public Hearings**

**Vineyard Ave Associates LLC: Area Variance: 88-94 Vineyard Ave: SBL #88.69-8-1**

Applicant is seeking an area variance for mixed use first floor of an existing building.

Review Status: Public hearing opened on April 10, 2025  
Potential Action: Close public hearing, approval resolution

**Friedberg, Larry: Area Variance: 129 Costa Rd: SBL #87.3-5-28.300**

Applicant is seeking an area variance for side yard setback and minimum acreage to build an accessory structure with an apartment on the second floor.

Review Status: Public hearing opened April 10, 2025  
Potential Action: Close public hearing, approval resolution

**Minutes to approve:**  
April 10, 2025