

ZONING BOARD OF APPEALS
TOWN OF LLOYD
MINUTES
Thursday, December 11, 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.

Attendance: Board Members: John Litts, Paul Gargiulo, Bill Brown, Russ Gilmore, Corey Miller; Board Staff: Paul Van Cott and Sarah Van Nostrand

Absent: Board Members: Shawn Zerafa and Jessica Van Houten.

New Public Hearings:

Swart, James: Area Variance: 11 Fieldstone Ct: SBL #95.2-7-14.170

Applicant is seeking an area variance to allow the outbuildings to remain in the front right side of the home.

Review Status: Public hearing set for 12-11-25

Potential Action: Open public hearing

Litts said that the sheds were existing when the applicant bought the property and is currently using them for storage. The previous owner did not get a permit for them and had several issues with the property that the applicant was able to rectify a few of. The thing that you are seeking is a variance for the two sheds to remain in the front yard. The applicant had some homework on possible screening which has been provided to the board.

Litts asked for a motion to open the public hearing.

Motion made by Brown, 2nd by Gargiulo.

All ayes, motion passed to open the public hearing.

No public comment

Board went over the submission pictures.

Litts said the board typically doesn't like to allow sheds in the front yard, but in this unique situation with the topography and with the screening that is proposed he is comfortable granting this variance.

Board agrees.

Litts asked for a motion to close the public hearing.
Motion made by Gilmore, 2nd by Brown.
All ayes, motion passed to close the public hearing.

Balancing Test:

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

Litts said he doesn't feel that this would due to the uniqueness of the property and putting trees in to block the viewshed he doesn't think it would produce an undesirable change.

Board agrees.

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

Litts said due to the steep slopes it is not feasible to move the sheds.

3. Whether the request for relief is substantial?

Litts said the request is substantial as both sheds are in the front yard, but with the stipulations the board put into place the impacts are minimum.

Board agrees.

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

Litts said there are no impacts.

5. Whether alleged difficulty is self-created?

Litts said it is but has no bearing on the board's determination.

Litts said that he would like a draft resolution prepared for approval of the variance and it needs to include that the vegetative buffer needs to be planted and maintained as shown on the plans.

Straw Poll:

Brown-aye

Gilmore-aye

Litts-aye

Gargiulo-aye

Miller-aye

Continued Public Hearings:

Community Land 2002: Area Variance: S. Ohioville/Hurds Rd: SBL #94.2-1-4.152

Applicant is seeking area variances for building offset

Review Status: Public hearing opened 11-13-25.
Potential Action: Close public hearing, approval resolution.

Litts said that the applicant has modified the plans to reduce the variance needed.

Gargiulo said that the numbers dropped drastically.

Litts said that he doesn't think there as any way to reduce it anymore than they already have.

Kohler said thank you to the board for recognizing that they worked hard to reduce the amount of relief needed. They also put a lot of screening in as well and over time will help to minimize the impact to the lots along Ohioville Rd.

Litts asked for a motion to close the public hearing.
Motion made by Gargiulo, 2nd by Gilmore.
All ayes, motion passed to close the public hearing.

Litts read the resolution.

Litts asked for a motion to approve the resolution.
Motion made by Gargiulo, 2nd by Gilmore.
All ayes, motion passed to approve the resolution.

Minutes to approve:
November 13, 2025

Litts asked for a motion to approve the minutes.
Motion made by Gilmore, 2nd by Gargiulo.
All ayes, motion passed to approve the minutes.