

ZONING BOARD OF APPEALS
TOWN OF LLOYD
MINUTES
Thursday, March 13, 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, Shawn Zerafa, Jessica Van Houten, Corey Miller, Mike Guerriero (Town Board); Board Staff: Sarah Van Nostrand

Absent: Board Members: Russ Gilmore and Bill Brown

New Business

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: Application and survey circulated to board.

Sean (applicant's agent) said that the address is 3 Milton Ave, the lot is 88-94 Vineyard Ave. They are talking about the empty building behind Jacobs Music and the Chinese restaurant. They are asking for an area variance because they have all the right uses, in the right places, but they are asking for residential on the first floor as well. The reason for this is because it is a very large deep building, it doesn't have good access or parking, so putting a large commercial front is not a great use for that. The return on rentals are much higher right now. The main advantages are that they can add ADA units on the ground floor. They are asking to put three apartments in the back and a store front in the front. The front will be a street façade for businesses. He anticipates that being an office type business.

Paul G. asked what building is this.

Sean said it is the empty building behind Jacobs Music.

Paul G. asked is this the one with the crazy doors on an angle.

Sean said yes, the building is so close to the street and protrudes into the parking lot a little bit because of that it would be hard to move the door which lends to an office use. Also, there are not a lot of businesses that are looking for large square footage for offices in Highland. The idea is to get a store front in the front on the street and fill the rest of the space with apartments.

Paul G. asked what are they going to do on the second floor.

Sean said 4 apartments.

John said he has a little bit of research to do. The board knows the location and the building with its logistical challenges. It has been empty for years and he cannot remember the last person who was in there.

Sean said it looks like it has been a long time.

John asked for a motion to set a public hearing for next month.

Motion made by Shawn, 2nd by Jessica.

All ayes, motion passed to set the public hearing for next month.

John said he wants to make sure that the board does there due diligence, but he doesn't see an issue with it at all. He asked the board if there was anything that they would want to see before the next meeting.

Paul G. said he would like to know how they are going to get upstairs.

Sean said the existing stairs goes out the other side of the building there is another apartment staircase back there. They are going to put a new one going into that courtyard.

John said the access to the three apartments on the ground floor.

Sean said there are two doors on the side, one is going to lead to two apartments, the other is going to be the most ADA accessible.

Corey asked what would the parking situation be.

Sean said it would be town parking, its central business zone.

Jessica asked are there seven apartments total.

Sean said it is seven apartments and they are about 700 square feet each.

Jessica asked how many bedrooms.

Sean said two bedrooms.

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: Application and survey circulated to board.

Dorcas (applicant) said that the project has changed and that they are not doing the second floor and

they don't need the side yard setback variance anymore.

Larry (Applicant) said that their original motivation for this project was to get solar as well as have a place where the grandkids can stay. They have a two-bedroom house and this would add another bedroom. They are now within the setbacks. They need relief for the area, the lot is 1.07-acres, so they need relief of 0.93-acres to do the project.

John said you are looking for a second dwelling.

Larry said it is an accessory apartment.

John said it would be a second dwelling as it is not attached.

Larry said it is designed to code. They are hoping to get about 36 solar panels on the roof. The floor plan is extremely simple, about a quarter of it is storage for lawn equipment. It is going to be one bedroom, a mini kitchen, no cooking.

Dorcas said no ranges, just a microwave and a sink.

Larry said they might use this in the future as an Airbnb to supplement their income.

Dorcas said they have twin grandsons, so they need another bedroom for them to stay in. There is no way to add on to the existing house and to extend on the other end they would be encroaching on the property line.

Larry said when they built the addition to the house the setbacks on either side was 25 feet and they had to get a variance because they were a couple of feet over that.

John said as far as this board is concerned where you are placing it is less of an ask.

Jessica asked if they are proposing a new driveway.

Larry said no, it is existing and can accommodate off-street parking.

Dorcas said that the square footage they are using is 629 and the code allows 900.

John asked for a motion to set a public hearing for next month.

Motion made by Shawn, 2nd by Paul G.

All ayes, motion passed to set the public hearing.

Continued Public Hearings

Long, Steven & Myriam: Area Variance: 15 Lockhart Ln: SBL #88.13-8-7

Applicant is seeking an area variance of 2 feet to install a 8-foot-tall fence.

Review Status: Public hearing opened 2-13-25

Potential Action: close public hearing, approval resolution.

No public comment

John asked for a motion to close the public hearing.
Motion made by Paul G., 2nd by Shawn.
All ayes, motion passed to close the public hearing.

John read the resolution.

John asked for a motion to approve the resolution.
Motion made by Paul G., 2nd by Jessica.
All ayes, motion passed to approve the resolution.

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

Applicant is seeking an area variance of 10 feet for the side yard setback to build a garage.

Review Status: Public hearing opened 12-12-2024
Potential Action: Close public hearing, approval resolution.

No public comment

John asked for a motion to close the public hearing.
Motion made by Paul G., 2nd by Jessica.
All ayes, motion passed to close the public hearing.

John read the resolution.

John asked for a motion to approve the resolution.
Motion made by Shawn, 2nd by Jessica.
All ayes, motion passed to approve the resolution.

Administrative:

Minutes to approve:
February 13, 2025

John asked for a motion to approve the minutes.
Motion made by Jessica, 2nd by Shawn.
All ayes, motion passed to approve the minutes.