

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**MINUTES**  
**Thursday, August 14, 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, Mike Guerriero; Board Staff: Anthony Giangrasso and Sarah Van Nostrand.

**Absent:** Board members: Shawn Zerafa, Jessica Van Houten

**New Business:**

**YW Highland Realty LLC: Area Variance: 1 Lockhart Ln: SBL #88.13-8-4**

Applicant is seeking an area variance for 0.07-acres of relief from the minimum acreage required to have a 4-family dwelling in the R ¼ Zone.

Review Status: Application and plans circulated to the board.

Sam (Owner of 1 Lockhart Ln) said that the conversion was done without permit. He bought the property from the owner who didn't do anything about it. He wishes to make it a 4-unit apartment building, it is almost a 5,000 square foot house.

Paul asked how much land is there.

John said it is 0.07 acres of relief, so it is postage stamp size of relief.

Russ asked if they were expanding the footprint of the structure.

Sam said no they are not changing the footprint. They have 0.93 acres now.

Anthony said that the building was bought by the previous owner and they went in and started work without permits. They got a call from a tenet about an issue and they went out and realized that work was being done. The previous owner was in court for quite a bit to get it up to speed because they had tenants living there.

Paul said how many apartments are in there now.

Anthony said it was a single-family dwelling and there were 2 apartments upstairs, one downstairs and they were working on the 4<sup>th</sup> one when they put a stop work order on the property.

Sam said there are three apartments upstairs. They are planning to take the middle upstairs apartment and merge it with the other two to make them bigger and then have two apartments downstairs.

John asked for a motion to set a public hearing for next month.  
Motion made by Russ, 2<sup>nd</sup> by Bill.  
All ayes, motion passed to set the public hearing for next month.

**Continued Public Hearings:**

**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 side yard (front yard).

Review Status: Public hearing opened 6/12/25  
Potential Action: Close public hearing, approval resolution

John asked for a motion to close the public hearing.  
Motion made by Russ, 2<sup>nd</sup> by Bill.  
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., 2<sup>nd</sup> by Bill.  
All ayes, motion passed to approve the resolution.

**Ludewig, Lisa & David: Area Variance: 25 Dirks Ter.: SBL #87.10-3-5**

Applicant is seeking an area variance for 0.04 acres relief for minimum acreage required for an accessory apartment in the R-1/2 Zone.

Review Status: Public hearing opened 7-10-25  
Potential Action: Close public hearing, approval resolution

\*No applicant\*

\*No public comment\*

Board left the public hearing open.

**Minutes to approve:**

July 10, 2025

John asked for a motion to approve the minutes.  
Motion made by Russ, 2<sup>nd</sup> by Bill.  
All ayes, motion passed to approve the minutes.