

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, October 10, 2019

New Submission Date: November 4, 2019

Next ZBA Meeting: November 14, 2019

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 Public Hearings:

Law, Ryan, 65 Hawleys Corners Road, SBL# 79.4-1-12.100 in R1 Zone.

Applicant is seeking an area variance to construct a garage with an accessory apartment in the lower front yard. Additionally, and simultaneously, applicant is seeking a special use permit from the Planning Board to allow an accessory apartment in part of the proposed detached garage.

The Board requested a site map from the applicant of the proposed project for this meeting.

Krystek, Paul & Susan, 19 Tricia Blvd., SBL# 88.1-8-9 in R 1 Zone.

Applicant is seeking a residential area variance to install a 12' x 24' pre-built shed in the front yard.

The Board requested pictures of the steepness of the side of the hill and the lower area which floods for this meeting.

100-16 Regulations applicable to accessory buildings and structures in residential districts.

The provisions of this chapter applying to residential districts shall be subject to such exceptions, additions or modifications as are herein provided by the following regulations applicable to accessory buildings and structures:

A.

Location.

[Amended 6-8-2011 by L.L. No. 2-2011]

(1)

No accessory building shall be located within a front yard.

New Business:

Apple Blossom Orchards, 12 Milles Lane, SBL# 94.2-1-13 in AG Zone.

Applicant is seeking an area variance to permit coverage on more than 10% of the two parcels with a solar farm.

ZONING

100 Attachment 2

Town of Lloyd

Dimensional Table

[Amended 9-8-2010 by L.L. No. 13-2010; 10-15-2014 by L.L. No. 4-2014; 3-18-2015 by L.L. No. 2-2015]

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Building Setbacks* (feet)				Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage
					Front ^b	Side		Rear			
Residential Districts											
A	2 acres/du ^c	150	—	150 ^d	30	35	100	30	35	8%	10%
R-2	2 acres/du	150	—	150 ^d	30	35	100	30	35	8%	10%
R-1	1 acres/du	125	—	125 ^d	30	15	50	30	35	8%	10%
R-1/2	1/2 acre/du	100	—	100 ^d	30	15	50	30	35	12%	20%
R-1/4	1/4 acre/du	85	—	85 ^d	30	15 ^e	50	30	35	18%	25%
Commercial Districts											
CB	5,000 square feet	20	100	20	none	none ^f	none	25	35	—	80% ^g
DB	3 acres	150	200	150	*	20 ^h	50	50	35	—	40%
GB	15,000 square feet	75	150	75	*	20 ^h	40	25	35	—	40%
WB	5,000 square feet	none	none	none	none	none ^f	none	none ^f	35	—	90%
LI	1 acre	150	150	150	*	35 ^h	70	35	45	—	35%

100 Attachment 2:1

12 - 01 - 2015

LLOYD CODE

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Building Setbacks* (feet)				Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage
					Front ^b	Side		Rear			
LB	5,000 square feet	50	100	100	none	None	None	None	35	—	40%
HBD	10,000 square feet	50	100	75	*	15 ^h	35	25	35	—	50%
TRR-F	30 acres	500	—	—	100	50 ⁱ	100 ^j	50 ^k	45	20%	40%
Other Districts											
TR-1; TR-1/2	See § 100-39 of this chapter.										
PUD	See § 100-23 of this chapter.										
TND and MUD	See § 100-23 of this chapter.										

- ^a For setbacks applicable to accessory buildings and structures in residential districts, see § 100-16.
- ^b On streets with less than a fifty-foot right-of-way, the front yard setback shall be measured from the center line of the right-of-way, if known, and 25 feet shall be added to the required front yard setback. On streets of unknown right-of-way, the same procedure shall be followed except that measurements shall be taken from the center line of the existing roadway. Front yard setbacks may be adjusted to prevailing setbacks in the immediate neighborhood; a maximum setback or "build-to line" may be established to maintain the "street wall" in the R-1/2 and R-1/4 Districts.
- ^c Minimum frontage may be reduced to 50 feet on a circular end of a cul-de-sac.
- ^d May be zero feet for party-wall or zero-lot-line buildings.
- ^e Where a side yard is provided, it shall be at least four feet in width. Where access to parking is provided through a side yard, it shall be a maximum of nine feet wide for one-way traffic and a maximum of 18 feet wide for two-way traffic.
- ^f At the discretion of the Planning Board.
- ^g Gasoline pumps, lubricating or other similar devices shall be located 50 feet from any street line.
- ^h Twenty-five-foot setback with wooded buffer required if lot abuts a residential district.
- ⁱ Fifty-foot setback with wooded buffer required if lot abuts a residential district.
- ^j For single-family and two-family dwelling units in the CB District, a maximum of 40% lot coverage is permitted.
- ^k One hundred feet on any yard abutting developed residential or agricultural property.

100 Attachment 2:2

12 - 01 - 2015

100-39.1 **Solar energy facilities.**

- (b) Ground-mounted solar energy systems that use the electricity primarily onsite are permitted as accessory structures in all zoning districts. If they do not meet the requirements of Subsection D (2)(a) above, approval is subject to site plan review and issuance of a special use permit by the Planning Board. Ground-mounted solar energy systems are limited to a total of 400 square feet in size, including the structure holding the solar panels. Approval of ground-mounted solar energy systems that exceed 400 square feet is subject to issuance of a special use permit by the Planning Board.

Pete's 9W Collision Center, 3323-3325 Route 9W, SBL# 80.3-1-21.110 in LI Zone.

Applicant is seeking a commercial use variance to erect a double-sided pole sign in an LI Zone

100-28 **Signs**

H.

Light Industrial District.

(a)

Light Industrial District: not more than one primary sign per establishment. Such sign shall be a wall sign located on the establishment's principal facade and may be as large as one square foot per three linear feet of an establishment's front building wall length or a maximum of 40 square feet, whichever is less.

Minutes to Approve: September 12, 2019