

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, December 12, 2019
New Submission Date: December 30, 2019
Next ZBA Meeting: January 9, 2020

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.

Extended Public Hearing:

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 the October meeting. The Board suggested the applicant revise the location of the proposed garage to the backyard for the November meeting.

***Revised 12/10/19 – looking for a side yard set back of 5’ to place accessory structure. Applicant will supply new plans at the December 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.

Old 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. ***Adjourned until 01/20/20 per applicant.***

The Board requested the applicant to provide them with a site plan and additional information to supplement the application, including a solid number on the percentage of coverage.

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	Total	Rear			
Residential Districts											
A	2 acres/du ^a	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 ⁱ	35	—	90%
LI	1 acre	150	150	150	*	35 ^h	70	35	45	—	35%

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	Each Side	Total	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'	100'	50'	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.

100-39.1 Solar energy facilities.

- (d) Lot coverage. Ground-mounted solar energy systems are limited to lot coverage requirements of the underlying zoning district. The surface area covered by ground-mounted solar panels shall be included in total lot coverage. Surface area coverage should be calculated to represent the actual area covered, taking into account the angle of placement, if any.

New Business:

Fanelli, John, 26 Gabriety Road, SBL# 95.4-2-26.210 in A Zone.

Applicant is seeking an area variance to keep an accessory structure in the front yard.

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A.

Location.

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

(1)

No accessory building shall be located within a front yard.

Minutes to Approve: November 14, 2019