

ZONING BOARD OF APPEALS
TOWN OF LLOYD
MINUTES
Thursday, April 8, 2021

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: Paul Gargiulo, Bill Brown, Russ Gilmore, Alan Hartman, John Litts, and Shawn Zerafa

New Business

Stewart's Shops- 3733 Route 9W. 96.9-1-33.100. Sign height and lot coverage variance.

Applicant is seeking a variance of 1 foot, 8 inches for sign height. Applicant is also seeking relief of 23% for lot coverage.

Tyler Fronte (Applicant)- mentioned that the normal sign Stewart's uses is 15', but looked at code and chose to do a monument sign for this site.

Dimensions of sign were shown.

John asked if the stone was 2' 10"?

Tyler replied yes.

John then asked if they could lower the height of the stone base?

Tyler explained that if they did lower it people might drive by or not see the price of gas and choose to go to another station.

Paul asked if the sign faced 9W?

John said that the sign is parallel to 9W.

Alan asked about the level of illumination of the sign.

Tyler mentioned that he wasn't sure of the exact number, but that it will be dark-sky friendly.

Board then went to discuss the lot coverage variance.

Tyler mentioned that the site is located in the HBD zone. During the application process the zoning was changed from 50% coverage to 40%, so the request became higher. They are proposing screening for the residential areas nearby. Another reason that the variance is needed is because there was concern about the fire truck turning radius and other large vehicles.

John asked if the building was standard size?

Tyler replied that it was a little smaller than the standard size.

Russ asked isn't most of the property asphalt already?

Tyler mentioned that yes, most of the property is asphalt, gravel and a house.

Russ mentioned that he was looking for how much development was on the site already compared to the proposed project.

Tyler mentioned that he is working with the town to landscape the corner that the town owns, to add more green space to the project.

John asked how much more green space would that corner add?

Tyler replied about 2-3% more.

Paul V. mentioned that Tyler should look at his answers for parts b and d of the balancing test for the next meeting.

Tyler said he would.

John asked Paul if he could draft 2 letters one to the town board and the other to the planning board for their input on this project.

Paul G. asked about the percentage of coverage that exist at that site today.

Tyler said it was on the site plan.

Shawn asked how many properties are included in this project.

John replied that there are 3.

John then asked for a motion to be made to set a public hearing for May 13, 2021.

Russ made the motion, 2nd by Paul G.

Vote was taken all ayes, motion passed to set public hearing for May 13th.

Old Business

All Space Storage, LLC 480 Route 299. 87.1-2-28 Area Variance

Applicant is looking to obtain an Area Variance for 50% lot coverage on a lot where 40% lot coverage is permitted.

No action taken pending Ulster County Planning Board input.

Leprechaun Ventures 436 Upper North Road. 80.3-1-29.100 Area Variance

Applicant is seeking an Area Variance to construct a 2,400 sq. ft. warehouse. Applicant is seeking relief of 15 feet for a rear yard setback and relief of 11,108 feet for lot size.

No action taken pending Ulster County Planning Board input.

Giammarco, Ronald 42 Perkinsville Road. 95.2-3-9 Area Variance

Applicant is seeking a variance for a right sideyard relief of 3 feet 11 inches to construct a garage with an above living space.

John asked if there was anyone from the public who wished to speak on this project.

No Public comments.

John asked for a motion to close the public hearing.

Paul G made the motion, 2nd by Alan.

Vote was taken, all ayes, motion passed to close the public hearing.

Russ mentioned that he didn't see anything that would encroach on the neighbors.

Paul V. read the resolution.

John asked for a motion to accept the resolution.

Russ made the motion, 2nd by Bill.

Vote was taken all ayes, motion passed to accept the resolution.

Public Hearings

Felice, Joseph 6 Hillside Place 88.69-2-4 Area Variance

Applicant is seeking a variance for right sideyard, front yard and coverage relief.

Stephen (applicant's agent) mentioned that he added the fence dimensions on the plans.

John asked about the numbers for the requested variances on side yard. He also asked about letter C as in one spot it is called sideyard and in another its backyard.

The board decided to go though each letter for clarity.

John asked about letter A and where it was measured from.

Stephen said that it was measured from property line to the edge of the deck.

John mentioned that letter B should be 12'1" proposed and remove the fence.

Stephen replied that he has no problem getting rid of the fence as it was only to hide the trash cans.

John then noticed that there was a door near the proposed fence and asked if they could get the measurement from it to the property line.

Alan said that he thinks the fence is a good idea.

Russ mentioned that if the fence is equal to the edge of the door, then its fine.

John mentioned that C should be rear setback in both spots.

Stephen mentioned that for C he needs relief of 5'9".

John asked about D if the board decided to keep the garage or have it removed.

Russ replied that they decided it should remain.

Dave said that his notes say it should remain.

John asked about lot coverage and what was including in the calculation.

Stephen mentioned that the pavers, stairs, and deck were included but not the driveway.

John asked Dave if it was okay that the driveway was not included.

Dave said yes it was fine.

John asked the board if they wanted a hard copy or just do them on the fly?

Paul G. said he would like a hard copy of the changes.

Russ replied that he would also like a hard copy, but thinks that the public should be heard.

John then asked if there was anyone from the public who would like to speak on this project.

No public comments.

Bill said that according to the code book a 3-story building needs to have 30' set-backs. He also asked about where the height was measured from?

John said that the height of the building was measured from the middle of the highest roof. He then said that if the applicant can get the revisions to the building department, then Paul V. can draft a resolution.

Stephen said he would get it to the building department.

John asked for a motion to extend the public hearing until next month.

Russ made the motion, 2nd by Alan.

Vote was taken, all ayes, motion passed to extend the public hearing.

Administrative:

Minutes to approve:

March 11, 2021

John asked for a motion to accept the minutes as amended.

Russ made the motion, 2nd by Bill.

Vote was taken all ayes, motion passed to accept the minutes as amended.