

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**Minutes**

**Thursday, January 14, 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.**

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**New Business**

Costantino, Raymond. 136 Bellevue Road. 88.1-3-24.114. Area Variance

Applicant desires a two lot subdivision. Both lots would need relief as they lack the required lot width for lots in the zone. Proposed lot #1 relief requested 45 feet; proposed lot #2 relief requested 59 feet. Required lot width in R-2 zone is 150 feet.

Patti Brooks represented the project. Patti explained the original subdivision was created at a time when the Town of Lloyd did not have lot width requirements nor road frontage minimums. The lot in question therefore was created without the newer requirements in mind in reference to the two minimum requirements.

Some discussion about the use of a single driveway to serve both lots and its relation to the layout of the lots. Patti explained the large rock outcropping which would make it difficult, on a lot with already difficult topography, to create a second driveway. John Litts was familiar with the lot and agreed. Russ Gilmore also visited the site and agreed. Paul G asked Patti to do a quick sketch for next meeting showing a possible second driveway/layout. Patti agreed but suggested that it would be a difficult layout.

Board agreed to set a public hearing for the February meeting.

Motion to set a public hearing by Russ, seconded by Paul. All in favor.

**Administrative:**

Minutes to approve:

May 26<sup>th</sup>, 2020  
July 9<sup>th</sup>, 2020  
September 10<sup>th</sup>, 2020  
October 8<sup>th</sup>, 2020  
December 12, 2020