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By:

Rosaria Peplow, Town Clerk

ZBA MEETING MINUTES

TOWN OF LLOYD ZONING BOARD

Thursday, October 11, 2018

1 CALL TO ORDER TIME: 7:00PM

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3 PLEDGE OF ALLEGIANCE

4
5 ATTENDANCE **Present:** John Litts, Chair; Russell Gilmore; William Brown;
6 Alan Hartman; Michael Guerriero, Town Board Liaison; Anthony Giangrasso,
7 Deputy Building Inspector; Laura Oddo-Kelly, Administrative Assistant to Planning
8 and Zoning.
9 **Absent:** Paul Gargiulo, Vice-Chair; Rob Stout, Attorney.

10
11 ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS; ROOM CAPACITY IS
12 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.
13
14

15
16 Old Business

17
18 **Bark Place of Ulster, Inc, 296 Route 299, SBL# 87.2-1-14 in DB Zone.**

19 Expansion of non-conforming use - Applicant is seeking commercial use variance to construct a
20 3000 sq ft, one story building for a dog training, boarding and daycare facility for an established
21 business since June 2008. Applicant has site plan approval from the Planning Board.
22

23 The ZBA reviewed the EAF and issued a negative declaration.

24 The ZBA discussed the balancing test.

25 A **Motion** to grant the commercial use variance was made by Russ Gilmore, seconded by Bill
26 Brown. All ayes.
27

28 New Business

29
30 **Vedder. Emmett, Jr., 840 N Chodikee Lake Rd, SBL# 79.2-2-3.100 in R1 Zone.**

31 Applicant is requesting an 8' 9" area variance to place a 24' x 12 ' garage in the front yard.
32

33 The applicant was present to give an overview of the project. He stated that the backyard of his
34 parcel is complete rock.

35 Litts said having an accessory structure in the front yard is against the code.

36 The ZBA reviewed pictures taken of the property and where the proposed project would be.

37 Litts asked what the problem would be to put the structure adjacent to the house instead of the
38 front yard.

39 Applicant said that is where the septic tank and leach field are.

40 There was a discussion as to exactly where the septic is.
41 Hartman asked the applicant if he could extend the existing garage.
42 Applicant said it would be more expensive.
43 Litts asked for an exact location of the septic tank and leach field are and the measurements from
44 the existing sheds to the property lines for the next meeting.
45 The ZBA agreed to set a public hearing.
46 A **Motion** was made by Bill Brown, seconded by Russ Gilmore to set the public hearing for
47 November 8, 2018. All ayes.

48

49 **Extended Public Hearing**

50

51 **Jackson, Vicki, 11 Milton Avenue, SBL# 88.69-8-4, in CB Zone.**

52 Applicant is seeking a residential use variance to convert an existing ground floor commercial
53 space of approximately 2200 square feet into two equal sized apartments.

54 * **Please refer to attached use table in code book.**

55 **The ZBA requested a more accurate site plan at the next meeting.**

56 **The ZBA has requested proof of financial hardship information.**

57

58 Applicant presented a letter from a local realtor as proof of hardship (see attached).

59 Litts read the letter into the minutes.

60 A **Motion** was made by Russ Gilmore, seconded by Bill Brown to close the public hearing. All
61 ayes.

62 There was a discussion on the options that the applicant would have if she would like to use part
63 of the space commercial and part residential in the future.

64 Litts explained that the applicant would then have to apply to the ZBA again for a use variance
65 asking for half the space being occupied with commercial and the remaining half be residential.

66 A **Motion** to grant the residential use variance was made by Bill Brown, seconded by Russ
67 Gilmore. All ayes.

68 Litts explained that the applicant has a year to obtain a building permit.

69

70 **Minutes to Approve:**

71

72 A **Motion** to approve the minutes of the September 13, 2018 Zoning Board Meeting was made
73 by Russ Gilmore, seconded by Bill Brown. All ayes.

74

75 A **Motion** to adjourn was made by Alan Hartman, seconded by Bill Brown, at 7:37PM. All ayes.

76

Hello Dolly Real Estate

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October 1, 2018

To Whom it May concern;

I am the broker for Hello Dolly Real Estate in the village of Highland, New York.

Victoria Jackson listed space for commercial use in her building located at 11 Milton Avenue, Highland on November 1, 2017.

There have been no serious inquires or possibilities during this past year. It is my suggestion that she change the space to residential apartments

Respectfully submitted



Elizabeth M. Decker
Licensed Real Estate Broker
NYS License # 37DEO463887