

APPROVED:
MOTION BY: **SECONDED BY:**
AYES: **NAYS:** **ABSTENTIONS:** **ABSENT:**
DISTRIBUTION: OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.

Certification of Receipt	
By: _____	Rosaria Peplow, Town Clerk
Date: _____	

ZBA MEETING MINUTES
TOWN OF LLOYD ZONING BOARD

Thursday, November 12, 2015

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

CALL TO ORDER TIME: 7:01pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Paul Gargiulo, Paul Symes, Tim Marion, John Litts, Alan Hartman, David Barton; Building Department Director
Absent: Peter Paulsen, Anthony Pavese, Michael Guerriero; Town Board Liaison

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

Chairman Anthony Pavese was absent.
Co-Chariman Paul Gargiulo took the Chair.

New Public Hearings

Gjokaj, Dino 2-4 Grand St Area Variance; SBL#88.13-12-10.100, in R ¼ zone.
The applicant would like to add a 15' x 35' garage to his home. He is seeking a 23ft. front yard area variance for placement purposes. The 15ft. side will extend from the house toward the road. This proposal is for a garage that will be attached to the existing house

Required	Actual	Variance
30'	7'	23'

Mr. Gjokaj, the applicant, was present for the meeting.
The Board discussed the application and discussed the placement of the proposed garage. A placement difficulty stems from this parcel being full of rocks leaving no other place to put a garage. The Board also discussed the existing 12'x10' shed, which would sit right next to the new structure. The Board considered the proximity of the existing shed to the proposed structure and discussed the possibility of removing the existing shed.
John: Mr. Gjokaj was going to give us the measurement of how many feet will be between the existing shed and the new structure.
Mr. Gjokaj: There is 5 feet. I did not put up the shed everything is the way that I bought it.
Tim: The shed is existing so it is not an issue.
John: We are adding another piece to an existing building. This is a pre-existing condition that we are worsening by adding to it.

42 Tim: We are here to discuss adding to the house not to the shed.
43 Mr. Gjokaj: It will blend nicely. You will not be able to see the shed at all.
44 The Board discussed the shed and the crowded feel of the lot. There being no safety issue the Board
45 considered approval.
46 Alan: Will the garage fit a car?
47 Mr. Gjokaj: Yes, it would fit a car but I will be using it for tools.
48 A **Motion** to open the public hearing was made by Paul Gargiulo, seconded by Paul Symes. All ayes.
49 There were no public comments.
50 A **Motion** to close the public hearing was made by Tim Marion, seconded by John Litts. All ayes.
51 The Board reviewed the DECISION
52 A **Motion** to accept this Decision was made by Paul Gargiulo, seconded by Tim Marion. All ayes.
53 John Litts – Aye, Paul Gargiulo - Aye, Paul Symes – Aye, Alan Hartman – Aye, Tim Marion – Aye,
54 Anthony Pavese – Absent, Peter Paulsen – Absent. (See Attached)

55
56
57
58 **New Business**

59
60 **Indelicato, Joseph, 145 North Rd, Area Variance; SBL#88.1-4-11, in R ½ zone.**

61 The applicant would like to install a 7 foot fence partially around his property, only 6ft. is permitted.

62

63 Permitted	64 Requested	65 Variance
66 6 ft.	67 7 ft.	68 1 ft.

65 Bill McGregor, Manager for Valley Vista Adult Home and Mr. Indelicato’s repretative, was present for the
66 meeting.

67 Mr. McGregor: Valley Vista Adult Home is located at 141 North Rd. and our neighbor, Mr. Indelicio, is at
68 145 North Rd. At Valley Vista we have a long driveway where there is a hitch of Aborvite which is the
69 boundary or barrier now. It is something that has been there for quite a while. Originally the barrier was
70 suppose to be a living hitch but some of the bushes the deer are eating them now. Some trees are bare on the
71 bottom and some trees have died. We replaced them with short ones but they are not even so we, at Valley
72 Vista, would like to put up a fence for Mr. Indelicato because the trees do not look good. Rather than cutting
73 all of the trees down Mr. Indelicato said we could replace it with a fence. Rather than putting the fence on our
74 property, between the road and the bushes, we (Valley Vista and Mr. Indelicio) have decided to put it on Mr.
75 Indelicato’s property. I have a letter of agent signed by Mr. Indelicio to represent him here because we will
76 be doing the work. The regulation is 6ft. and we have requested 7ft. We are both neighbors and want to
77 protect our privacy respectively.

78 The Board reviewed a plan dated 7-9-95 showing the buffer that was inteded and now where the new fence
79 will go.

80 Mr. McGregor: After some discussion with Mr. Indelicato we would like to amend our request of 7ft and ask
81 for 8ft, so we are now requesting a 2 ft. variance.

82 Dave B: Read from the code:

83 *A wall or fence on any lot line of a parcel of one acre or more in size with at least 150 feet*
84 *frontage or on lot lines between business- and residential-zoned property may exceed the maximum*
85 *height allowed herein up to a maximum of eight feet*

86 Both of these properties are residential but because one is a business it may be easier for you to amend the
87 permit to the 8ft request.
88 There will be about 100ft. setback from North Rd. to where the fence will begin.
89 A **Motion** to set the public hearing for December 10, 2015 was made by Tim Marion, seconded by Paul
90 Gargiulo. All ayes.

91
92
93

94 **Administrative Business**

95

96 **Minutes**

97 A **Motion** to accept the meeting minutes from the October 8, 2015 ZBA Meeting was made by Tim Marion,
98 seconded by Paul Symes. All ayes with Paul Gargiulo abstaining.

99

100

101 A **Motion** to adjourn was made by Tim Marion seconded by Paul Symes. All ayes. 7:30pm

102

103

104

105

106

107

108

109

110

111