

ZONING BOARD OF APPEALS
TOWN OF LLOYD

AGENDA

Thursday, November 10, 2016

New Submission Date: November 28, 2016

Next ZBA Meeting: December 8, 2016

CALL TO ORDER TIME: 7:00pm

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.

New Public Hearing

Vedder III, Emmett, Area Variance, 840 N Chodikee Lake Rd, SBL#79.2-2-3.100, in R1 zone.

The applicant would like to add an addition on to his home. He is requesting a 4.5 foot variance leaving a 10.5 ft south side yard setback.

	<u>REQUIRED</u>	<u>ACTUAL</u>	<u>VARIANCE REQUEST</u>
Side Yard	15'	10.4'	4.6'

New Business

Highland Assisted Living At Village View, 1-9 Grove St, 88.69-1-10/11/12, in R1/4 zone.

This project consists of a 18,310 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 24 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

Please refer to the Letter of Intent.

The applicant is running a concurrent application with the Planning Board for siteplan approval.

The applicant is requesting two area variances. A Building coverage variance of 23.6% and lot coverage variance of 53.8%. Presently the Building Coverage and Lot Coverage are pre-existing nonconforming.

	<u>PERMITTED</u>	<u>EXISTING</u>	<u>VARIANCE REQUEST</u>	<u>Total Coverage</u>
Building Coverage	18%	19.5%	5.6%	23.6%
Lot Coverage	25%	40.8%	15.8%	53.8%

Administrative Business

Minutes to Approve: September 8, 2016 and
October 13, 2016