

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, January 12, 2017

New submission date: January 30, 2017

Next ZBA Meeting: February 9, 2017

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.

Extended Public Hearings

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 15 parking spaces as 9 parking spaces have been waived by the Planning Board at their workshop meeting held on November 17, 2016, this in turn eliminates the need for a front yard setback variance and reduces the building coverage variance request.

Updated documentation submitted by the applicant dated Jan.3, 2017.

The applicant is requesting two area variances as follows:

	<i>PERMITTED</i>	<i>EXISTING</i> <i>(Lot#88.69-1-10)</i>	<i>VARIANCE REQUEST</i>	<i>Total Coverage</i>
<i>Building Coverage</i>	18%	23.5%	5.6%	23.6%
<i>Lot Coverage</i>	25%	48%	25.6%	50.6%

If taken into consideration the combined three lots the request is as follows:

	<i>PERMITTED</i>	<i>EXISTING</i> <i>(all 3 tax lots)</i>	<i>VARIANCE REQUEST</i>	<i>Total Coverage</i>
<i>Building Coverage</i>	18%	19.6%	5.6%	23.6%
<i>Lot Coverage</i>	25%	41%	25.6%	50.6%

Minutes to Approve: December 8, 2016