

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**  
**Thursday February 16, 2017**  
**Rescheduled from**  
**Thursday, February 9, 2017**  
 New Submission date: February 27, 2017  
 Next Zoning Board Meeting: March 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.***

***-UCPB comments received - No County Impact.***

***-Application tabled until Planning Board does SEQRA determination***

***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>
<b><i>Building Coverage</i></b>	18%	23.5%	5.6%	23.6%
<b><i>Lot Coverage</i></b>	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>
<b><i>Building Coverage</i></b>	18%	19.6%	5.6%	23.6%
<b><i>Lot Coverage</i></b>	25%	41%	25.6%	50.6%

**New Business**

**Watkins, Charles and Corinne, 22 Blue Point Rd, 96.3-1-14, in R1 zone with 0.5 acre lot.**

*The applicant is requesting a 20 ft. side yard setback variance to be able to add a 26' x 16' addition. This would leave the building with 15 foot side yard setbacks on both sides, totaling 30 ft. In the R1 zone the required total side yard setbacks is 50 ft. Their intent is to add an accessory apartment to provide personal family care for Corinne's mother. This application will run concurrent with the Planning Board special use permit request.*

	<b><i>REQUIRED</i></b>	<b><i>EXISTING</i></b>	<b><i>VARIANCE REQUEST</i></b>
<b><i>Total Side Yard</i></b>	50ft.	30ft.	20ft

**Minutes to Approve:** January 12, 2017