

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA

Thursday, March 9, 2017

New Submission date: April 3, 2017

Next ZBA Meeting: April 13, 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.

New Public Hearing

Watkins, Charles and Corinne, Use and Area Variance 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.

The applicant is requesting a Use variance also, he is in the R 1 zone and his parcel is non-conforming at .5 acre.

The code for an Accessory Apartment 100-42 B reads as follows:

'The lot containing the accessory apartment contains the minimum acreage for the zoning district as set forth in the Dimensional Table' (see attached).

This application will run concurrent with the Planning Board special use permit request.

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

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 sq. ft. 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>
<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%

Administrative Business

Minutes to Approve: February 9, 2017