

43 The Board advised Lou D. to review the criteria for requesting a Use and Area variance.
44 Anthony G: You will want to see if Mr. Watkins has a current survey.
45 Lou D: He does not.
46 Anthony G: Because we have conflicting maps.
47 Lou D: Old plans say things like approx. 30 ft. and we do not do things like that anymore. I got a copy of the
48 deed and I followed the deed. The neighboring property was surveyed by Patti Brooks so I know where the
49 line is and I used that as the influence line. I measured the house and that is how I came up with the numbers.
50 What I will do is on the siteplan I will make reference of the property line being established from the
51 neighbor's survey.
52 Anthony G: That is why we need stamps on here. When I saw your stamp I am not questioning you but we
53 have one thing that shows one thing and another that shows something else.
54 Lou: This is going to be my methodology. I will put a notation on my plan. Everything is on that side all I
55 have to do is measure the house it will be measured right to the inch. I just plotted from the deed and whatever
56 is left is left.
57 Paul G: I do not think that more than that is necessary.
58 Anthony G: In my mind when I look at the proposal you could theoretically eliminated one variance by
59 changing the location of that structure.
60 Lou: I cannot go back with it the septic is back there. We looked at that. They are willing to sacrifice one bay
61 of the garage for their mother.
62 Paul G: That is just the reason for now. He is adding value to his home that he will not be tearing down when
63 his mother leaves. We understand why he wants it. We will see what the neighbors say and take it one step at
64 a time.
65 Alan: Is there anything between the house and the property line right now?
66 Lou: No. It is clear.
67 Alan: You have your share of rock out there.
68 Paul G: It is going to be on a slab.
69 Lou D. will work on his variance criteria.
70 Anthony G: They really should have an active survey.
71 The Board agreed that a survey would be a good thing.

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76 **Extended Public Hearings**

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

79 This project consists of a 18,310 s.f. expansion to an existing assisted living facility. The expansion will allow
80 a total of 80 beds and not more than 13 employees per shift. There will be a total of 15 parking spaces as 9
81 parking spaces have been waived by the Planning Board at their workshop meeting held on November 17,
82 2016, this in turn eliminates the need for a front yard setback variance and reduces the building coverage
83 variance request.

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

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

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

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The applicant is requesting two area variances as follows:

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

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

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

- The ZBA anticipates SEQRA determination from the Planning Board.

The applicant requested this review be tables and the public hearing remain open, pending the issuance of the SEQRA Determination of Significance by the Planning Board.

A Resolution on record. (See attached)

A **Motion** to accept the Resolution to table the application until the Zoning Board received the SEQRA Determination was made by Paul Symes, seconded by Alan Hartman. All ayes.

Administrative Business

Minutes to Approve:

A **Motion** to approve the January 12, 2017 ZBA meeting minutes was made by Paul Gargiulo, seconded by Alan Hartman. All ayes.

Paul G: Has anyone seen the Highland Library site? The new Library building is going to be right behind the proposed assisted living expansion request; these building will be back to back. This is something to think about when we think of the character of the neighborhood. I suggest the Board take a look at the Library site.

A **Motion** to adjourn was made by Paul Gargiulo, seconded by Paul Symes. All ayes. 7:40pm