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ZBA MEETING MINUTES
TOWN OF LLOYD ZONING BOARD

Thursday, March 9, 2017

CALL TO ORDER TIME: 7:08pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Paul Gargiulo, Alan Hartman, Anthony Pavese, John Litts
 Anthony Giangrasso; Deputy Building Inspector, Michael Guerriero, Town Board Liaison
 Absent: Paul Symes, Peter Paulsen, Elaine Rivera

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, Area Variance 22 Blue Point Rd, 96.3-1-14, in R1 zone with 0.5 acre lot.
 The applicant is requesting a .7 ft. side yard setback variance, a 17.3 foot total side yard setback variance and a variance of .523 acres to meet the minimum lot acreage.

In the R1 zone the required side yard setback is 15 ft.

In the R1 zone the required total side yard setback is 50 ft.

In the R1 zone the minimum lot acreage is 1 acre.

The applicant would like to add a 26' x 16' addition. Their intent is to add an accessory apartment to provide personal family care for Corinne's mother.

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>Side Yard</i>	<i>15ft.</i>	<i>14.3ft.</i>	<i>.7ft.</i>
<i>Total Side Yard</i>	<i>50ft.</i>	<i>48.8ft.</i>	<i>17.3ft.</i>
<i>Minimum Lot Acreage</i>	<i>1 acre</i>	<i>.477 acre</i>	<i>.523 acre</i>

Louis Dubois P.E., the applicant’s representative, was present for the meeting.

42 The Board reviewed a survey of the property and a floor plan.
 43 Lou D: The applicant will be using one of the bays of the current garage as part of the proposed accessory
 44 apartment.
 45 The Board did not see any way to grant a lesser variance than requested. The side yard setback request was
 46 .7ft, which they considered a very small amount of relief.
 47 A **Motion** to open the public hearing was made by Anthony Pavese, seconded by Paul Gargiulo. All ayes.
 48 There were no public present.
 49 Reviewing the floor plan the Board discussed the square footage of the apartment, the non-conformity of the
 50 lot, and neighboring lot size.
 51 A **Motion** to close the public hearing was made by John Litts, seconded by Paul Gargiulo. All ayes.
 52 The Board reviewed the Balance of Interest test, reviewing each variance independently.
 53 The Decisions are attached.
 54 A **Motion** to accept the Decision to grant a side yard setback variance of .7 feet was made by Alan Hartman,
 55 seconded by John Litts. All ayes.
 56 A **Motion** to accept the Decision to grant a total yard setback variance of 17.3 feet was made by John Litts,
 57 seconded by Alan Hartman. All ayes.
 58 A **Motion** to accept the Decision to grant a variance of .523 acre to meet the minimum lot acreage was made
 59 by John Litts, seconded by Alan Hartman. All ayes.
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 61

62 **Extended Public Hearings**

63
 64 **Highland Assisted Living at Village View, 1-9 Grove St, 88.69-1-10,/11,/12, in R1/4 zone.**
 65 This project consists of a 18,310 sq. ft. expansion to an existing assisted living facility. The expansion will
 66 allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 15 parking spaces
 67 as 9 parking spaces have been waived by the Planning Board at their workshop meeting held on November 17,
 68 2016, this in turn eliminates the need for a front yard setback variance and reduces the building coverage
 69 variance request.

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

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

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

73 *The applicant is requesting two area variances as follows:*

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

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

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

87 **There were no updates at this time.**

88

89 **Administrative Business**

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92 **Minutes to Approve:** February 9, 2017

93 Approving of the minutes has been postponed due to lack of Board members present from the previous
94 meeting.

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97 A **Motion** to adjourn was made by Paul Gargiulo, seconded by John Litts. All ayes. 7:55 p.m.