

LIVINGSTON ZONING BOARD OF APPEALS

June 05 2018

The meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Attendance:

Charles Schneider, Vice Chairman

Stan Yarian

Sarah Price

Charles Dickens

Zach Feuer

Attorney Ted. Hilscher

Absent:

Chairman Thomas Alvarez

A motion to accept the May 01 2018 meeting as read was made by Sarah Price and 2nd by Zack Feuer.

All present voted AYE.

Correspondence:

A letter was received from the Livingston Planning Board denying the application of Camp Eagle Hill to be able to have a wedding venue as he will need an area variance for a boundary.

Old Business:

The public hearing for Larry Saulpaugh represented by Ray Jurkowski an area variance of 13.58 feet to meet the 20 foot set back ,property located 2329 Route 9. Opened at 7:05.

Notification of neighbors were received. No written correspondence or comments from the public.

Public hearing closed at 7:08.

Attorney Hilscher prepared the short form SEQRA. The Board answered NO to all questions.

A motion to declare a negative declaration was made by Charles Schneider and 2nd by Stan Yarian. All voted AYE. Motion passed.

The Board considered the 5 following questions and answered as follows:

Zoning Book 11 ii Determining Granting a Variance

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance. Answer NO.
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Answer No.
3. Whether the request area variance is substantial. NO.
4. Whether the proposed variance will have an adverse effect or impact in the physical or environmental conditions of the neighborhood or district. NO.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the granting of the area variance? NO.

A motion to grant the Saulpaugh area variance as presented was made by Zach Feuer and 2nd by Stan Yarian. All present voted, AYE. Motion passed.

After discussion on the senior housing – temporary accessory dwelling unit Stan Yarian made the following motion.

A motion for the Livingston Town Board to take under serious consideration the Model Law Proposed by N.Y.S. for enabling seniors to age in their home was made by Stan Yarian and 2nd by Charles Schneider. All voted AYE. Motion passed.

A motion to adjourn was made by Zach Fuerer and 2nd by Sarah Price. Meeting adjourned at 7:40 P.M. Next meeting July 03 2018.

Respectfully submitted.

Eileen Yandik

Secretary ZBA