

LIVINGSTON ZONING BOARD OF APPEALS
October 04 2022

The meeting opened at 7:08 p.m. with the Pledge of Allegiance.

Attendance:

Thomas Alvarez
Charles Schneider
Charles Dickens

Absent:

Sarah Price
Stan Yarian
Zach Feuer
Attorney Ted Hilscher

A motion to accept the minutes of the September 06 2022 minutes was made by Charles Dickens and 2nd by Charles Schneider. All in favor.

Correspondence: None.

Note that Chairman Alvarez voted with the members.

The public hearing for Kevin Sweet an area variance of 73 feet to be able to install an outdoor wood boiler opened at 7:11. Setting the boiler back 73 feet to the west will put the boiler closer to his residence and totally block his neighbor Marcia Cole. He is doing this to make it more convenient to his neighbors. Received the notification letters to neighbors. All neighbors in favor of this application. No comments from the public. Hearing closed at 7:14.

Thomas Alvarez read the eleven questions found at Section 2 of the SEQRA short form. The answer to each question being no, a motion for a negative declaration made by Charles Dickens and 2nd by Charles Schneider. All in favor.

Zoning Book 11 ii Determining Granting a Variance the following 5 questions were asked.

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. Answer No.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the granting of the area variance? Self-created but no other way was feasible. YES

A motion to grant the area variance as presented was made by Charles Schneider and 2nd by Charles Dickens. All in favor. Area Variance granted.

There being no further business a motion to adjourn was made by Charles Dickens and 2nd by Charles Schneider. All in favor. Motion passed.

Meeting closed at 7:30 PM.

The next scheduled meeting is November 01, 2022.

Respectfully submitted,

Eileen Yandik