

LIVINGSTON ZONING BOARD

August 13, 2024

The regular meeting of the Livingston Zoning Board was held 13 Aug 2024 and opened at 7:00pm with the Pledge of Allegiance.

In Attendance:

Thomas Alvarez (Zoning Board Chair)
Charles Schneider (Zoning Board Vice Chair)
Sara Price
David Kimball
Jason Munz (Alternate)
Jeremy Steuhl (Zoning Board Secretary)
Andrew Howard (Zoning Board Attorney)

Absent

Charles Dickens

Correspondence

None

Participants

- Grace Warman

Minutes

Meeting started with the Pledge of Allegiance at 7:00pm. Roll call at 7:01pm.

Reading of the 13 Feb 2024 meeting minutes by Jeremy Steuhl. Motion to accept minutes was made by David Kimball, 2nd by Charles Schneider. All in favor. Motion approved.

New Business

ZB-14 - Area Variance (Grace Warman)

Area variance application for front yard setback changed from 40' to 22' per §3.3 of the town zoning code at 49 Shore Drive Elizaville, NY 12523 201.8-2-46.

- Little bungalow on the lake in Elizaville. It has a garage and they would like to add a 20' addition on the garage.
 - Thomas Alvarez asked if the garage is already existing. Answer is yes.
 - Thomas Alvarez asked about building permit. They did not put one in until after it was built. They did put a paper application in, January 2024.
 - Thomas Alvarez confirmed that the variance is for the front yard. The applicant said yes.
 - Thomas Alvarez asked if the board had any questions or comments.
 - David Kimball asked why the extension is higher than the original. They have a large truck (monster truck), so they needed a larger door to accommodate the truck.
 - David Kimball commented that if you come over from the southwest, driveway is right at the bottom, 22' and the tail end of your car could be right on the edge of the road. Noticed that neighbors park on the road as well and makes it for very narrow space to get traffic through. Concerned that maybe the original part of the garage could be turned into living quarters. They said it's all about the cars, no plan to ever do that. When the process is all done, they would potentially want to add addition to the house, but the garage would not be made into living space.
 - Pictures were shown on screen.
 - Jason Munz asked if there's plumbing/water in the existing garage. Yes, washer/dryer. No sink.
 - Thomas Alvarez asked if parked there now, does the vehicles stick out in the road. Answer was no.
 - Jason Munz commented that in twin lakes community, there's a lot of sub-standard non-conforming driveways.
 - Thomas Alvarez asked what you're doing with the old garage. Will stay a garage. There's currently a mustang in the garage. To access old garage, you enter through the new addition.
 - Charles Schneider asked how many cars you can fit in there. Three cars can fit.
 - Thomas Alvarez asked if the existing garage has always been there, and new garage is it still on the same line with the new addition? Yes.
 - Thomas Alvarez commented they will require 18' variance.
 - Motion to set public hearing by Sarah Price, 2nd by David Kimball. All in favor, motion approved.
 - Public hearing will be set for 10 Sep 2024.
 - Applicant will notify abutting neighbors and return in September.
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There being no further business, a motion to adjourn was made by Charles Schneider, 2nd by David Kimball. All present voted AYE. Motion passed.

Next scheduled meeting will be held 10 Sep 2024.

Meeting closed at 7:21pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Zoning Board