

**ZONING BOARD OF APPEALS**  
**TOWN OF LLOYD**  
**AGENDA**

**Thursday, December 8, 2016**

New Submission date: January 3, 2017

Next ZBA Meeting: January 12, 2017

**CALL TO ORDER TIME:** 7:00pm

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.**

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**New Public Hearings**

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

*This project consists of a 18,310 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 15 parking spaces as 9 parking spaces are to be waived by the Planning Board, this in turn eliminates the need for a front yard setback variance and reduces the building coverage variance request.*

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

	<i>PERMITTED</i>	<i>EXISTING</i>	<i>VARIANCE REQUEST</i>	<i>Total Coverage</i>
<i>Building Coverage</i>	18%	19.5%	5.6%	23.6%
<i>Lot Coverage</i>	25%	40.8%	12.6%	50.6%

**Minutes to Approve:** November 10, 2016