

LIVINGSTON ZONING BOARD OF APPEALS

April 07 2015

The Livingston Zoning Board of Appeals held their monthly meeting at the Livingston Town Hall, Livingston New York. The meeting opened at 7:00 pm.

Present:

Chairman Thomas Alvarez
Charles Schneider
Stan Yarian
Robert Fleming
Charles Dickens
Sarah Price

CEO Jay Trapp

Absent:

Attorney Ted Hilscher

The minutes of the January 06 2015 meeting were read and a motion to accept the minutes as read was made by Charles Dickens and 2nd by Charles Schneider.

All voted AYE. Motion passed unanimously.

Correspondence: None.

Mary Beth Boruta submitted an area variance application to build a pool at 914 County Route 31. Received a denial letter from CEO Jay Trapp because of insufficient setback distance. \$50.00 application fee paid.

The pool will be a round above ground pool 27 feet in diameter. It will need a 20 foot variance on the west side of the property consisting of 0.656 acres.

The Board discussed the variance and determined that a swimming pool is considered an accessory structure. Under 4.2.2 "No unattached accessory building or structure hereinafter permitted shall be considered nearer to the front line than is permitted for the main building nor nearer to any side or rear lot line less than half the distance required in the Schedule of Bulk Regulations except as specifically provided elsewhere in this law."

Mary Beth Boruta stated that no deck will ever be installed and if so she will have to come back to the ZBA.

A motion was made by Charles Schneider that under further investigation the Board determined that an area variance was not necessary due to the swimming pool being classified as an accessory structure 4.2 2 and the setback needs to be ½ the distance required by Schedule of Bulk Regulations. 2nd by Sarah Price. All voted AYE. Motion passed.

There being no further business before the Board, a motion to adjourn was made by Charles Dickens and 2nd by Stan Yarian. All voted AYE. Motion passed unanimously.

Meeting closed at 7:40.

Respectfully submitted,

Eileen Yandik
Secretary ZBA