

## LIVINGSTON ZONING BOARD OF APPEALS

The meeting opened at 7:02 pm with the Pledge of Allegiance.

### Attendance:

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

CEO Jay Trapp  
Attorney Ted Hilscher

The minutes of the March 01 2015 meeting were read. A motion to accept the minutes as read was made by Charles Schneider and 2<sup>nd</sup> by Charles Dickens. All voted AYE. Motion passed unanimously.

Correspondence: NONE

Old Business: An application was received from Donna Peck the relative of Judy Talarico, property located on Deerhaven Road as an RV is not allowed to be a permanent residence. She is there to take care of her Mother.

The applicant appeared with Judy Talarico.

The board discussed the following:

1. That, in the view of CEO Jay Trapp and Attorney Ted Hilscher this requires an Area variance because it is an RV and below standard minimum living area.
2. NY State publication of March 2016 "Senior Housing Regulations Model Law", which board member Stan Yarian received at a NY State educational workshop for Planning Board and ZBA members.
3. Utility information provided by applicant.
4. The need for the issue of accessory Senior Housing to be addressed by our zoning regulations and the Planning Board. And the fact that this is likely to be a model ruling.
5. Concerns were raised about how units might or might not be taxed.

The board asked the applicants consent to table the application for an indefinite period to allow the ZBA, Planning Board and Town Board to formulate appropriate response. The applicant, Donna Peck, consented to ruling.

Charles Schneider and Chair Thomas Alvarez will go to Planning Board meeting on April 6, 2016 to bring this application to their attention and the need to address these issues in Livingston's zoning regulation.

Motion to table the application till further notice while the issue is explored made by Charles Schneider and 2<sup>nd</sup> by Stan Yarian. All voted AYE. Motion passed unanimously.

New Business: Board members will review NY State Publication, “Senior Housing Regulations Two Model Law”. Attorney Ted Hilscher opined and Stan Yarian concurred that Model Law #1 has more relevancy to this situation.

There being no further business before the Board, a motion to adjourn was made by Charles Dickens and 2<sup>nd</sup> by Charles Schneider. All voted AYE. Motion passed unanimously. Meeting closed at 8:08.

Respectfully submitted,  
Sarah Price  
Board Member  
(in Eileen Yandik’s absence)