

APPROVED - MINUTES

**LAKE GEORGE VILLAGE ZONING BOARD MEETING
NOVEMBER 1, 2017 - 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

BOARD MEMBERS PRESENT: Chairman Ron Mogren, Kevin Merry, Mike Ravalli

BOARD MEMBERS ABSENT: Tom Sullivan, Rob Gregor

OTHERS PRESENT: Stephanie Fregoe (Secretary), Dan Wolfeld (Applicant)

Ron Mogren opened the ZBA meeting and the Public Hearing at 6 PM and noted Mr. Dan Wolfeld was in attendance. No one from the public was present.

TAX MAP: 251.14-2-17

OWNER/APPLICANT: DAN WOLFELD

ADDRESS: 2 JOQUES FARM ROAD

ZONE: RESIDENTIAL

AREA VARIANCE: #1720

Applicant is seeking relief from the side yard setback of 15 feet to 8 feet. The existing 12' x 8' shed will be replaced with a 10' x 14' shed to allow better clearance for existing trees.

§ 220-28 E – Requires all accessory structures to meet current set back requirements.

Dan Wolfeld addressed the board and explained that he would like to reposition the new shed closer to his property line to allow the existing trees room to grow. He had replaced dead trees with new plantings and now the new plantings have grown in and need space to continue to grow. Dan would rather not remove them and start over with new plantings. The new shed will not encroach on the nearby stream as it will not be any closer.

Ron Mogren made a motion to close the public hearing.

MOTION 2ND: Mike Ravalli

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Rob Gregor
Aye	Absent	Aye	Aye	Absent

Ayes = 3 Nays = 0 Motion carried.

Ron Mogren made a motion to approve the application as presented and addressed the benefit to the applicant as weighed against the detriment to the health safety and welfare of the neighborhood or community is greater because:

1. An undesirable change will not be produced in the character of the neighborhood or will not be a detriment to nearby properties because the variance is minimal and there is no encroachment on the nearby stream.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because the site constraint is the stream.
3. The requested area variance is not substantial because it is only 7 feet and is minimal.

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4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because the shed is small and roof runoff would not have a negative effect on the environment.
5. The alleged difficulty was not self-created.

Ron Mogren made a motion to approve the application as presented.

MOTION 2nd: Kevin Merry

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Rob Gregor
Aye	Absent	Aye	Aye	Absent

Ayes = 3 Nays = 0 Motion carried.

The Board then reviewed the minutes from the August 2, 2017 meeting.

Ron Mogren made a motion to adjourn at 6:10 PM.

MOTION 2nd: Mike Ravalli

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Rob Gregor
Aye	Absent	Aye	Aye	Absent

Ayes = 3 Nays = 0 Motion carried.

Respectfully submitted,

Stephanie Fregoe

November 2, 2017