

APPROVED - MINUTES
LAKE GEORGE VILLAGE ZONING BOARD MEETING
DECEMBER 3, 2014 - 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY

BOARD MEMBERS PRESENT: Ron Mogren - Chairman, Rob Gregor (alternate), Kevin Merry, Mike Ravali, Tom Sullivan

BOARD MEMBERS ABSENT: Dennis Barden

OTHERS PRESENT: Doug Frost (Code Enforcer), Carol Sullivan (Secretary), Bill Dow, Curt Dybas.

Ron Mogren opened the ZBA meeting and the Public Hearing at 7 PM and noted there was no public attendance.

TAX MAP:	251.14-3-47
OWNER/APPLICANT:	BILL DOW
ADDRESS:	2 LOWER AMHERST ST. (BOARDWALK RESTAURANT)
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	#1478V – PUBLIC HEARING

Applicant is seeking relief from Section 220-78 C-1 of the Village Zoning Code which prohibits an alteration to a nonconforming structure. The applicant is proposing to expand the current enclosed bar/dining area on the 2nd floor by 256 square feet. The applicant is also seeking relief from Section 220-20, Dimensional Table which requires a setback of 50 feet from the shoreline. The applicant is seeking shoreline relief of 34 feet for a 16 foot setback.

Curt Dybas addressed the Board. Curt explained The Adirondack Room is an enclosed bar/dining room that can be seen from the deck. The goal is to take the Adirondack character that has been created on the deck and carry it into The Adirondack Room. The roof of the room will be removed and the bathrooms on the north end will be removed. There will be a net addition on the second floor to the north of 256 square feet. The new roof for this area will look like the roofing that is on the open deck side – post and beam and clear story. The interior of the room will be remodeled to have the same character as the open deck. The handicap bathroom will be untouched.

Ron asked about the actual addition and Curt explained, the removal of the existing bathrooms will increase the footprint of the room and the actual addition will be 256 square feet.

Ron asked about the roof run-off. Curt explained the stormwater runs off onto the land and is absorbed there. Curt mentioned the stormwater run-off for the addition can be mitigated. There are some drywells at the back of the building. Piping can be added below grade to carry the stormwater to the drywells or a swale with crushed stone could be created.

Tom asked if the stormwater management should be addressed at the ZBA level. Doug advised the Board that stormwater management is generally addressed at the Planning Board level and this Board can make a suggestion that the Planning Board review the stormwater management suggested here tonight.

Mike asked about the roofing material and Curt advised it will be a rubber roof.

Ron closed the public hearing.

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Ron Mogren moved to approve the application 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 this will actually be an improvement to the building. There actually will be a benefit to the neighborhood.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because this is an improvement to an existing area of the building. The applicant wants to remodel the existing room so that it will be in the same character as the rest of the building and at the same time he wants to add a small addition to the room.
3. The area variance is not substantial because the net increase is 256 square feet. The actual building is close to the shoreline and has been for many years. The 16 foot setback has been in place for many years.
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 stormwater run-off is small the applicant has agreed to discuss mitigation with the Planning Board.
5. The alleged difficulty was not self-created due to the location of the building.

MOTION 2ND: Tom Sullivan

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

Ayes = 5 Nays = 0 Motion carried.

MINUTES

Ron Mogren made a motion to approve the April 1, 2014 minutes.

MOTION 2ND: Tom Sullivan

Ron Mogren	Dennis Barden	Kevin Merry	Mike Ravalli	Tom Sullivan
Aye	Absent	Aye	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

MOTION: Tom Sullivan made a motion to adjourn the meeting at 6:20 PM.

MOTION 2ND: Ron Mogren

Ron Mogren	Dennis Barden	Kevin Merry	Mike Ravalli	Tom Sullivan
Aye	Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

Respectfully submitted,

Carol Sullivan

December 5, 2014