

REVISED - MINUTES

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

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

BOARD MEMBERS ABSENT:

OTHERS PRESENT: Doug Frost (Code Enforcer), Katharine Erceg (Secretary), Sean Quirk

Ron Mogren opened the ZBA meeting and the Public Hearing at 6 PM and noted Mr. Sean Quirk was in attendance.

TAX MAP: 251.18-3-60

APPLICANT: SEAN QUIRK

ADDRESS: 2 KUROSACA LANE

ZONE: COMMERCIAL

AREA VARIANCE :1602

Ron Mogren made a motion to close the public hearing

MOTION 2ND: Rob Gregor

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

Ayes = 5 Nays = 0 Motion carried.

The Applicant addressed the board to seek relief from §220-26 Sign Standards A. General Regulations (7)

No sign or part thereof shall contain or consist of animation, pinwheels, posters, pennants, ribbons, streamers or other similar moving, fluttering or revolving devices. Such devices, as well as strings or light shall not be used for the purposes of advertising or attracting attention when not part of a sign, except as provided.

The Applicant is proposing a strobe type of light to be used three Saturday nights that he has bands playing at his establishment. The dates are February 19th, May 27th and June 17th. The Applicant agreed to come back before the board if he would like any further dates added. The Board stated that if there are any complaints regarding the lights they will be forwarded to Applicant and he will stop using the lights.

Tom Sullivan stated that he did not feel that this was a true variance and should be considered a waiver of the sign standards §220-24 and that there should be some criteria for what justifies a waiver. He stated his concern that there will be other business owners wanting to have similar attractions at their businesses and this should be addressed. Ron Mogren stated that the business owners have to be supported during the “off season” and that there is support from the Village to be open “365”.

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:

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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 lights will only be used on a limited basis within a narrow time frame.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because the Applicant is a business owner trying to get people into his establishment and generate interest in his business.
3. The requested area variance is not substantial because it is on a limited trial basis.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because it is not a permanent structure.
5. The alleged difficulty was not self-created.

Ron Mogren made a motion to approve the application as presented with the condition that the lights only be in use on Saturday February 19th, Saturday February 27th and Saturday June 17th. Also, with the condition that the lights only be operated from 9:00pm-midnight and that if the Applicant wants to use the lights on other dates he must come back before the Zoning Board.

MOTION 2ND: Rob Gregor

Ron Mogren	Tom Sullivan	Mike Ravali	Kevin Merry	Rob Gregor
Aye	No	No	Aye	Aye

Ayes = 3 Nays = 2 Motion carried.

Ron Mogren made a motion to adjourn.

MOTION 2ND: Kevin Merry

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

Ayes = 5 Nays = 0 Motion carried.

Respectfully submitted,

Katharine Erceg

February 2, 2017