

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
ZONING BOARD OF APPEALS  
MARCH 6, 2019  
MEETING BEGINS AT 5:00 PM**

**BOARD MEMBERS PRESENT:** Ron Mogren – Chairman, Kevin Merry, Mike Ravalli, Jeff Blau

**BOARD MEMBERS ABSENT:** Tom Sullivan

**OTHERS PRESENT:** Stephanie Fregoe (Secretary), Robert Mastrantoni

**ZONING BOARD OF APPEALS PUBLIC HEARING**

<b>TAX MAP:</b>	<b>264.06-2-48</b>
<b>OWNER/APPLICANT:</b>	<b>ROBERT MASTRANTONI</b>
<b>ADDRESS:</b>	<b>67 CANADA STREET</b>
<b>ZONE:</b>	<b>CMU</b>
<b>VARIANCE APPLICATION:</b>	<b>V01-2019</b>

Applicant is requesting a variance from § 220-39 **Outdoor area for dining or drinking** to have an outdoor area for drinking and eating that will be more than 50% of the inside service area. The five-foot setback is met from the property line. The proposed patio will be 12 ½ feet by 20 feet.

Ron Mogren opened the public hearing at 5:00pm. No one in the audience. Robert Mastrantoni introduced himself and stated that he was representing his parents, Carmela and Robert Mastrantoni.

Mr. Mastrantoni explained that there would be a café and retail space for their olive oil store. It would not be a restaurant and there would be no food or alcohol service. They would like to recreate what they have at their other location on Canada Street. No seating indoors, just on the patio. Currently the space is an empty real estate office. They will have coffee and espresso machines.

Mr. Mastrantoni was unsure about exact changes to the outside of the building. New siding is possible and his parents were discussing the possible removal of the carport. Ron Mogren said those would be questions for the Planning Board.

Kevin Merry asked about the current setbacks from the street. The Board members discussed the size of the patio versus the size of the indoor service space. Mr. Mastrantoni explained that part of the inside of the building would be used for retail space and the back part would be the service area. Patio tables and chairs would be placed outside.

The Board did not have any concerns with the proposed project.

Mr. Mogren made a motion to close the public hearing at 5:12pm.

**MOTION 2<sup>ND</sup>:** Kevin Merry

Ron Mogren	Mike Ravalli	Kevin Merry	Jeff Blau
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

Ron Mogren made a motion 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 constitute a detriment to nearby properties because improvements will be made to the façade of the building and it will be a desirable change.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because there is no other place for the patio, it's located on Canada street and it meets the setbacks.
3. The requested area variance is not substantial because the proposed structure is insignificant and not of a substantial size.
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 such an insignificant project that will not have an impact on any physical properties.
5. The alleged difficulty was not self-created.

**MOTION 2<sup>ND</sup>:** Kevin Merry

Ron Mogren	Mike Ravalli	Kevin Merry	Jeff Blau
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

Mr. Mogren made a motion to approve the minutes from December 5, 2018.

**MOTION 2<sup>ND</sup>:** Mike Ravalli

Ron Mogren	Mike Ravalli	Kevin Merry	Jeff Blau
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

Mr. Mogren made a motion to close the meeting at 5:20pm.

**MOTION 2<sup>ND</sup>:** Kevin Merry

Ron Mogren	Mike Ravalli	Kevin Merry	Jeff Blau
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

Respectfully submitted,  
***Stephanie Fregoe***  
March 8, 2019