

**DRAFT - MINUTES**

**LAKE GEORGE VILLAGE ZONING BOARD MEETING  
APRIL 1, 2015 - 6:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY**

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

**BOARD MEMBERS ABSENT:** Ron Mogren

**OTHERS PRESENT:** Doug Frost (Code Enforcer), Katharine Erceg (Secretary), Fred Austin.

Tom Sullivan opened the ZBA meeting and the Public Hearing at 6 PM and noted there was no public attendance.

**TAX MAP: 251.18-3-70**

**APPLICANT/OWNER: FORT WILLIAM HENRY**

**ADDRESS: 28 BEACH RD. – SECOND FLOOR – OUTLOOK CAFE**

**ZONE: COMMERCIAL MIXED USE**

**VARIANCE APPLICATION #: 1506V**

The Board discussed the applicant's application for relief from section 220-38 of the Village Zoning Code which requires an outdoor bar to be setback 25 feet from the public right-of-way. The applicant is proposing to add a public use bar. The bar will be setback 15 feet from the public right-of-way.

The board discussed how many seats the bar will have and what are the dimensions of the bar, applicant stated they will have that when they go to State Liquor Authority for approval. It will be covered by an existing canopy. Rob had no concerns from a zoning point of view. Doug Frost stated that there needs to have some type of screening; when the bar is installed the screening will be addressed to make sure the bar is screened from public view but also preserve the view to the lake.

Tom Sullivan 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:

Public hearing closed at 6:10pm

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 applicant owns the property within 100 feet of the subject restaurant and the immediately surrounding area is occupied entirely by retail shops and food service venues.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because of the restrictive layout of the subject restaurant and its location on the applicant's property.
3. The requested area variance is not substantial because the relief sought consists of only 10 feet and will be well removed from the public way by both its location on the property and its elevation

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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, as noted, the surrounding area is entirely commercial in nature and the proposed construction, once completed, will be practically unnoticeable among the existing business structures
5. The alleged difficulty was not self-created because the restaurant was constructed well before the village's adoption of the subject set-back requirement in 2009.

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

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

Ayes = 5 Nays = 0 Motion carried.

**MINUTES**

Tom Sullivan made a motion to approve the December 3, 2014 minutes.

**MOTION 2<sup>ND</sup>:** Rob Gregor

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

Ayes = 4 Nays = 0 Motion carried.

Tom Sullivan made a motion to adjourn at 6:15pm.

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

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

Ayes = 4 Nays = 0 Motion carried.

Respectfully submitted,

***Katharine Erceg***

April 2, 2015