

APPROVED - MINUTES
LAKE GEORGE VILLAGE ZONING BOARD MEETING
APRIL 2, 2014 - 7:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY

BOARD MEMBERS PRESENT: Ron Mogren - Chairman, Dennis Barden, Kevin Merry, Mike Ravali, Tom Sullivan

BOARD MEMBERS ABSENT:

OTHERS PRESENT: Doug Frost (Code Enforcer), Carol Sullivan (Secretary), Dennis Quirk.

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

TAX MAP: 251.18-3-61

APPLICANT/OWNER: JAMES QUIRK

ADDRESS: 4 KUROSAKA LANE

ZONE: COMMERCIAL RESORT

VARIANCE APPLICATION #: 1407V

The Board discussed the applicant's application for relief from section 220-78 B of the Village Zoning Code which prohibits expansion of a nonconforming structure and section 220-20, Dimensional Table which requires a setback of 50 feet from the shoreline. The applicant is proposing to expand the parasail booth from its current size of 8 feet 3 inches deep by 10 feet 1 inch long to an increased size of 13 feet 4 inches deep by 13 feet 1 inch long. The applicant is also seeking a variance from the 50 foot setback requirements for a 16 foot setback. The current parasail booth is setback 16 feet. The Board agreed the booth cannot be moved further back away from the shoreline because there is a parking lot directly behind the booth. They also agreed the enlargement is not substantial because the booth will be enlarged to the rear of the existing booth and on the sides.

At this point Ron closed the public hearing.

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 parasail ticket booth has been in this location for years. The newer building will be slightly larger and new construction will be an improvement to the area.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because there is a parking lot directly behind the building.
3. The area variance is not substantial because the booth will not be any closer to the lake than the current booth and the enlargement is at the rear and sides of the current booth..
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because there is no physical or environmental impact.

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5. The alleged difficulty was not self-created.

MOTION 2ND: Tom Sullivan

Ron Mogren	Dennis Barden	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 January 8, 2014 and June 12, 2013 minutes.

MOTION 2ND: Tom Sullivan

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

Ayes = 4 Nays = 0 Motion carried.

The Board discussed the possibility of moving the Board meetings to a 6 PM time slot. The board agreed this is a good idea. Carol said she would check to see if this has to be approved by the Trustees and if so will have it put on the next Village Trustee meeting agenda.

MOTION: Ron Mogren made a motion to adjourn the meeting at 7:10 PM.

MOTION 2ND: Kevin Merry

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
April 6, 2014