

APPROVED - MINUTES

**LAKE GEORGE VILLAGE ZONING BOARD MEETING
MAY 2, 2018 - 5 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

BOARD MEMBERS PRESENT: Tom Sullivan, Kevin Merry, Mike Ravalli

BOARD MEMBERS ABSENT: Ron Mogren – Chairman, Rob Gregor

OTHERS PRESENT: Dan Barusch (Director of Planning & Zoning), Stephanie Fregoe (Secretary), Glenn Goliber, Jim & Sarah Barber

Tom Sullivan opened the meeting at 5 PM and noted that he would be acting chairman in Ron Mogren's absence.

TAX MAP:	251.14-4-42
OWNER/APPLICANT:	GLENN GOLIBER
ADDRESS:	165 OTTAWA STREET
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	1823
CODE REFERENCE	§ 220-20 Dimensional Table

Applicant is seeking the following reliefs for a carport addition to existing building, a bedroom addition to back of existing building and a free-standing boat cover.

- 3'11" relief from side yard setback on south side of property
- 5'6" relief from side yard setback on north side of property
- 7'4" relief from rear yard setback

Mr. Goliber addressed the board and explained his application. He would like to convert the existing garage to an apartment for his retirement. He has recently subdivided the property with the garage on one lot and a house on another lot. He has spoken with his neighbors and they do not have any issues with his projects. Angel Morales has a large blue garage located on one side of Mr. Goliber's property, and he has submitted a letter to the Board stating that he has no issues with the proposed projects. Mr. Goliber stated that he has worked very closely with his architect and Dan Barusch to meet as many of the regulations as possible.

The open boat storage cannot be attached to the side of the existing garage because the roof eave is approximately five or six feet high, and would not accommodate his boat. Mr. Goliber would also not be able to make the turn when backing in his boat into the pole barn. Mr. Goliber tried to leave as much room for parking as possible. The lot is zoned for commercial mixed use and he wanted to allow enough parking space in case a business opened up. There is 0 foot set back requirement on the CMU side.

On the side of the property bordering Richard Ricciuti's property, there is existing drainage and Mr. Goliber is not making any changes to this. The drainage is approximately 6" wide. There is currently a lot of debris, an old boat and construction equipment where the proposed carport will be located. Mr. Goliber said his project will be an improvement to the neighborhood.

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Tom Sullivan made a motion to close the public hearing.

MOTION 2ND: Mike Ravalli

Tom Sullivan	Mike Ravalli	Kevin Merry
Aye	Aye	Aye

Ayes = 3 Nays = 0 Motion carried.

Tom Sullivan made a motion to approve the application and read in the following:

- The requested area variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties because the combination of the diverse nature of the subject and surrounding buildings and the fact that most of the nearby structures are in close proximity to one another means that the construction contemplated by the variances will not result in obviously incongruent or conspicuous structures.
- The applicant has considered and rejected feasible alternatives on the basis that they were either unworkable in relation to the functional practicalities of the property's existing structures and/or failed to achieve the necessary proportional relationships to ensure compliance with applicable zoning requirements.
- The area variances are not substantial because they result in very limited differentials on all sides of the structures.
- The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because, as noted above, this commercial mixed-use zone is already well developed and hosts buildings and outbuildings of the same or similar size as those contemplated in the applicant's variance requests.
- The alleged difficulties were not self-created but rather represent the applicant's desire to appropriately develop this property to the maximum extent permitted by applicable law.

MOTION 2ND: Kevin Merry

Tom Sullivan	Mike Ravalli	Kevin Merry
Aye	Aye	Aye

Ayes = 3 Nays = 0 Motion carried.

TAX MAP:	264.06-2-5
OWNER/APPLICANT:	JAMES D. QUIRK
ADDRESS:	21 SEWELL STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	1825
CODE REFERENCE	§ 220-42G(1)(b)

Applicant is seeking relief from § 220-42G(1)(b) – requires all sloped roofs to have 18” wide eaves.

Applicant has requested to table his application for a full board vote.

Approval of minutes from April 4, 2018 (RM, MR, KM, RG, TS)

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MOTION 2ND: Mike Ravalli

Tom Sullivan	Mike Ravalli	Kevin Merry
Aye	Aye	Aye

Ayes = 3 Nays = 2 Motion carried.

Tom Sullivan made a motion to close the meeting:

MOTION 2ND: Mike Ravalli

Tom Sullivan	Mike Ravalli	Kevin Merry
Aye	Aye	Aye

Ayes = 3 Nays = 2 Motion carried.

Respectfully submitted,

Stephanie Fregoe

May 3, 2018