

APPROVED
LAKE GEORGE VILLAGE ZONING BOARD MEETING
JUNE 2, 2010 - 7:00PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY

BOARD MEMBERS PRESENT:

Ron Mogren - Chairman, Dick Butler, Virginia Henry, and Kevin Merry

BOARD MEMBERS ABSENT: Tim Hill

OTHERS PRESENT:

Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Jack Abrahms

Chairman Mogren called the meeting to order at 7:04 PM for the following application:

TAX MAP: 264.06-1-53

OWNER/APPLICANT: SACRED HEART CHURCH/

ADDRESS: 50 MOHICAN ST

ZONE: RESIDENTIAL MIXED USE

VARIANCE APPLICATION #0131 – PUBLIC HEARING

- Jack Abrahms represented Sacred Heart Parish this evening.
- Sacred Heart Parish is seeking relief from the side and rear setback requirements for the installation of a 12' x 20' pre-fab storage shed/garage. The new building must be 10 feet from the primary building.
- RMU minimum side yard requirement = 10 feet. Minimum rear yard requirement = 20 feet. Relief sought: Side yard from 10 feet to 5 feet. Rear yard from 20 feet to 10 feet.
- The existing shed will be removed.
- Ron Mogren questioned the location of rear and side property lines and indicated a survey would be needed to determine the location of the property lines and the variance. A survey was found in the tax map file. The board was able to determine the location of the new storage shed. Using the scale provided on the survey Ron was able to position the new shed so that only a rear variance of 2 feet is needed. The setback at the rear will be 18 feet. Ron suggested staking the 4 corners.

Ron Mogren opened the Public Hearing @ 7:30.

MOTION: Noting there was no public attendance Ron Mogren made a motion to close the public hearing.

MOTION 2nd: Ginny Henry

Ron Mogren	Dick Butler	Virginia Henry	Kevin Merry
Aye	Aye	Aye	Aye

Ayes = 4 Nay = 0. Motion carried.

MOTION: Ron Mogren made a motion to accept the installation of a 12' x 20' storage shed allowing for 2 foot relief of the rear yard 20' setback requirement based on the following Fact Finding items:

1. The benefit to the applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community is greater because an existing storage shed is being replaced with a larger one which is needed since the parish center does not have a basement which could be used for storage.

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2. The variance will not have an undesirable effect on the character of the neighborhood because the new storage shed is nicely designed and will be professionally installed.
3. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because there is no other space available.
4. The requested area variance is not substantial because the required 20 foot setback will become an 18 foot setback.
5. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood because an existing storage shed is being replaced with a larger one which is needed since the parish center does not have a basement which could be used for storage.
6. The alleged difficulty was not self-created.

MOTION 2ND: Dick Butler

Ron Mogren	Dick Butler	Virginia Henry	Kevin Merry
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0. Motion carried.

MINUTES:

April 7, 2009

MOTION: Dick Butler made a motion to approve the April 7, 2009 minutes without changes.

MOTION 2ND: Ron Mogren

Ron Mogren	Dick Butler	Virginia Henry	Tim Hill	Kevin Merry
Aye	Aye	Aye	Absent	Aye

Ayes = 4 Nay = 0. Motion carried.

Motion by Kevin Merry, seconded by Ginny Henry and carried unanimously to adjourn at 7:40 PM.

Respectfully submitted,
Carol Sullivan
6/16/2010