

DRAFT - MINUTES

**LAKE GEORGE VILLAGE ZONING BOARD MEETING
JUNE 3, 2015 - 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

BOARD MEMBERS PRESENT: Ron Mogren - Chairman, Rob Gregor, Mike Ravali, Tom Sullivan
BOARD MEMBERS ABSENT: Kevin Merry

OTHERS PRESENT: Doug Frost (Code Enforcer), Katharine Erceg (Secretary), Curt Dybas, Bill Dow.

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

TAX MAP: 264.07-1-4

APPLICANT/OWNER: LAKE GEORGE STEAMBOAT CO.

ADDRESS: 57 BEACH RD

ZONE: COMMERCIAL MIXED USE

AREA VARIANCE 1506

Curt Dybas addressed the board regarding the concession stand which will sell pub food and alcohol but will only be accessible to patrons on the deck, not to the public. The building be in keeping with the Station gift shop which is adjacent. The foundation will be the old rail road concrete walk ways, the building will be built off site and brought to the foundation and assembled. The stairs will be moved to the rear of the building. The mechanicals will be under the deck. The facility will only be seasonal. The concession stand will still have to go through site plan review at the June 17th planning board meeting.

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 design of the building is going to be in harmony with the neighborhood;
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because he is having a structure built specifically to improve the food and beverage service;
3. The requested area variance is not substantial because of the small size of the structure;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because of the relatively small scale of the project; and
5. The alleged difficulty was not self-created.

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MOTION 2ND: Mike Ravalli

Tom Sullivan	Rob Gregor	Mike Ravali		
Aye	Aye	Aye		

Ayes = 5 Nays = 0 Motion carried.

Public hearing closed at 6:15pm

MINUTES

Rob Gregor made a motion to approve the April 1, 2015 minutes.

MOTION 2ND: Mike Ravali

Rob Gregor	Tom Sullivan	Mike Ravali		
Aye	Aye	Aye		

Ayes = 4 Nays = 0 Motion carried.

Ron Mogren made a motion to adjourn at 6:15pm.

MOTION 2ND: Tom Sullivan

Rob Gregor	Tom Sullivan		Mike Ravalli	
Aye	Aye		Aye	

Ayes = 4 Nays = 0 Motion carried.

Respectfully submitted,

Katharine Erceg

June 4, 2015