

APPROVED
LAKE GEORGE VILLAGE ZONING BOARD MEETING
SEPTEMBER 1, 2010 - 7:00PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY

BOARD MEMBERS PRESENT:

Ron Mogren - Chairman, Dick Butler, Virginia Henry.

BOARD MEMBERS ABSENT: Kevin Merry

OTHERS PRESENT:

Doug Frost (Enforcement Officer).

Chairman Mogren called the meeting to order and opened the public hearing at 7:00 PM for the following application. Ron noted there was no public attendance.

Ron also noted the property owner was not present nor was a representative for the property owner. The Board discussed whether or not they should go forward without representation by the applicant/property owner. The members felt the application was straightforward and since a relief of 6 inches was sought they could proceed as they had no questions.

TAX MAP: 251.10-3-13

OWNER/APPLICANT: HELYN PELLETTIERE

ADDRESS: 28 NORMAN ST.

ZONE: RESIDENTIAL

VARIANCE APPLICATION #1057 – PUBLIC HEARING

Applicant is applying for an area variance. Applicant is seeking relief from the 15 foot side yard requirement for the construction of a new storage area. Applicant is applying for a 14.5 foot side yard setback.

Dick Butler explained the variance being sought indicating he visited the address and the area is very well marked with surveyor's tape and appears to be very accurate on the dimension.

The Board agreed, especially in light of the fact that there is no one from a neighboring property present to object, they are in favor of approval.

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
Aye	Aye	Aye

Ayes = 3 Nay = 0. Motion carried.

MOTION: Dick Butler made a motion to accept the 6 inch relief that is being sought 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 there is no impact.

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2. The variance will not have an undesirable effect on the character of the neighborhood because the relief is 6 inches leaving a 14 ½ foot setback which is not noticeable.
3. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because the proposal is to enlarge a storage area which is attached to the house.
4. The requested area variance is not substantial because it is only 6 inches.
5. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood because the enlarged space is at the rear of the house and the side yard setback will be 14 ½ feet rather than the required 15 feet.
6. The alleged difficulty was not self-created.

MOTION 2ND: Ginny Henry

Ron Mogren	Dick Butler	Virginia Henry
Aye	Aye	Aye

Ayes = 3 Nays = 0. Motion carried.

Motion by Dick Butler, seconded by Ginny Henry and carried unanimously to adjourn at 7:15 PM.

Respectfully submitted,
Carol Sullivan
9/2/2010