

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
JANUARY 5, 2022
MEETING BEGINS AT 5:00 PM**

BOARD MEMBERS PRESENT: Ron Mogren – Chairman, Tom Sullivan, Mike Ravalli, and Jeff Blau. Kevin Merry attended via Zoom.

OTHERS PRESENT: Lori Bott (Clerk), John Ferrone, and Joelle Normandin.

ZONING BOARD OF APPEALS PUBLIC HEARING

TAX MAP:	251.14-3-21
OWNER/APPLICANT:	JOHN FERRONE
ADDRESS:	440 CANADA STREET / 1 LAKE AVE
ZONE:	COMMERICAL
VARIANCE APPLICATION:	AV1-2022

Applicant is proposing a total of one (1) area variance. The variance is for relief of the rear setback for the construction of a new deck on the rear cabin on Lake Avenue behind Flapjack Pete's.

The variances requested are as follows:

- Relief of 15' required rear setback requirement in the Commercial Zone: Proposed deck on the cabin along Lake Ave needs a relief of 10' from the setback, where a 15' rear setback is required, and a 5' setback is proposed.

Ron Mogren opened the public hearing at 5:03 p.m.

Ron Mogren asked Joelle Normandin and John Ferrone to approach the Board, and explain the request for the variance.

Joelle Normandin stated that they would like put a small deck on their cabin. It would just be big enough for a couple of lawn chairs. Tom Sullivan asked what is behind the cabin. John Ferrone stated that there is an alleyway on the back of Balsam Motel and that he spoke to Mike, the owner, and he has no issues with the deck being built. Kevin Merry clarified that the cabin is in a commercial zone and that the front and side set backs are zero feet, and that the rear is 15 feet. The proposed deck is going to the front left of the cabin. Ron Mogren clarified that the property is a triangle and comes to a point where the deck is proposed to be built, and that there is only a front and rear. The corner of the deck would need to be 15 feet from the back property line to comply without a variance. John Ferrone stated that they will only have approximately 10 ½ feet if the proposed deck is built. All of the Board members agreed that they did not see any issues with the proposed deck, and that the impact would be minimum. Joelle Normandin and John Ferrone stated that there was a section of blacktop that they had removed last Fall to expand their garden by about 200 square feet.

Ron Mogren made a motion to close the public hearing at 5:13 p.m.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Jeff Blau
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Motion carried.

Ron Mogren made a motion to approve the application as submitted and addressed the benefit to the applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community is not greater because:

1. An undesirable change will not be produced in the character of the neighborhood or will be a detriment to nearby properties because it is a small deck.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because it is a small deck in a limited space available.
3. The requested area variance is not substantial because it is in an area where most of the units are packed in, and the requested variance is for 10 feet, and is not substantial.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because it is a small deck, and the run off will be mitigated through the reduction of asphalt pavement performed by the Ferrone's previously.
5. The alleged difficulty was not self-created.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Jeff Blau
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Motion carried.

APPROVAL OF MINUTES FROM November 3, 2021 (TS, KM, MR, JB)

Ron Mogren abstained from voting to approve the November 3, 2021 meeting minutes because he was not in attendance.

Tom Sullivan made a motion to approve the minutes from November 3, 2021.

MOTION 2ND: Mike Ravalli

Tom Sullivan	Mike Ravalli	Kevin Merry	Jeff Blau	Ron Mogren
Aye	Aye	Aye	Aye	Abstained

Ayes = 4 Nays = 0 Abstained = 1 Motion carried.

Ron Mogren made a motion to adjourn the meeting at 5:25 p.m., seconded by Kevin Merry, and unanimously carried.

Respectfully submitted,

Lori Bott

January 5, 2022