

TOWN OF LAKE LUZERNE
PLANNING BOARD MEETING
APRIL 21, 2010

MEMBERS PRESENT: TINA CROKE, ARNOLD ALBERT, KATHLEEN MCFARLANE, JACK FAZIO. ABSENT: JOHN KURIMSKI AND LEGAL COUNSEL RUSSELL THARP.

AGENDA

SUSAN BECKERLY – CONDITIONAL USE

CALL STREET – APPLICANT ADDED A MAJOR ADDITION TO THE HOME, FULL LIVING QUARTERS AND NOW WOULD LIKE TO RENT OUT THE OLD PORTION OF THE HOME. THE TWO SECTIONS ARE CONNECTED BY A BREEZEWAY. ZEO SAHEIM RECOMMENDED THERE BE A PUBLIC HEARING AND INFORMED THE APPLICANT THAT THIS WOULD ALSO GO IN FRONT OF THE WARREN COUNTY PLANNING BOARD. MR. FAZIO QUESTIONED THE SEPTIC SYSTEM AND A NEW LARGE 1500 GALLON TANK WAS INSTALLED, CONNECTED TO THE EXISTING “OVERSIZED” LEACH FIELDS THAT WERE ALREADY THERE. ZEO SAHEIM HAS INSPECTED THAT ALREADY. MR. ALBERT ASKED IF THIS COMPLIES WITH EXISTING ZONING, AND IT DOES, MRS. CROKE ASKED ABOUT THE DRIVEWAY, WHICH IS A CIRCULAR DRIVEWAY WITH PARKING ON THE SIDE OF THE DWELLING.

A MOTION TO ACCEPT THE APPLICATION AS COMPLETE WAS MADE BY MCFARLANE, SECONDED BY CROKE. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE. MOTION CARRIED.

A MOTION TO SET THE PUBLIC HEARING TO BE HELD AT THE MAY 19TH MEETING WAS MADE BY FAZIO, SECONDED BY MCFARLANE. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE. MOTION CARRIED.

RANDALL – SUBDIVISION

RANDALL DRIVE OFF CALL STREET.

APPLICANT WAS IN LAST MONTH AND IS CUTTING OFF A 1 & ½ ACRE LOT FROM BACK OF PROPERTY, WAS IN LAST MONTH WITH SKETCH AND THE BOARD ASKED FOR A MORE DETAILED MAP, THE APPLICANT IS ALSO REQUESTING WAIVERS. ZEO SAHEIM STATED THAT THE ONLY THING THAT MAKES THIS A MAJOR SUBDIVISION IS THE LOCATION OF THE NEW LOT.

A MOTION TO ACCEPT THE PRELIMINARY PLAT WAS MADE BY CROKE, SECONDED BY ALBERT. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE. MOTION CARRIED.

A MOTION TO ACCEPT REQUESTED WAIVERS AS FOLLOWS WAS MADE BY ALBERT, SECONDED BY MCFARLANE; APPENDIX C, SECTION A-1D AND APPENDIX D, SECTIONS A 2 THRU 5. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE. MOTION CARRIED.

A MOTION TO SET THE PUBLIC HEARING TO BE HELD AT THE MAY 19TH MEETING WAS MADE BY ALBERT, SECONDED BY FAZIO. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE. MOTION CARRIED.

VACARRELLI – 10 LOT SUBDIVISION

BELANGER ROAD OFF RALPH ROAD.

APPLICANT APPEARED LAST MONTH FOR PRELIMINARY APPROVAL AND HAS DECIDED TO AMEND TO AN 11 LOT SUBDIVISION AND ARE NOW LOOKING FOR PRELIMINARY APPROVAL.

A MOTION TO APPROVE THE PRELIMINARY PLAN WAS MADE BY CROKE, SECONDED BY ALBERT. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE. MOTION CARRIED.

ZEO SAHEIM STATED THAT THIS PROJECT IS NOT IN THE APA AND THE TOWN ENGINEER AND HEALTH DEPT. WOULD ALSO BE REVIEWING THE PROJECT, A MAINTENANCE AGREEMENT FOR THE ROADS WOULD ALSO HAVE TO BE PREPARED. MR. ALBERT ASKED ABOUT THE POND AND ROAD AROUND IT, THERE IS NOT GOING TO BE A ROAD AROUND THE POND.

WITH NO FURTHER DISCUSSION A MOTION TO ADJOURN THE MEETING WAS MADE BY ALBERT, SECONDED BY MCFARLANE. ROLL CALL VOTE: MCFARLANE, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB
SECRETARY