

TOWN OF LAKE LUZERNE
ZONING BOARD OF APPEALS
FEBRUARY 27, 2014

MEMBERS PRESENT: HELEN HEDGER, MARK MAYHEW, JAMIE MOELLER, ANNIE MCMAHON AND JOHN PLANTIER. ALSO PRESENT: ZEO ALLEN SAHEIM AND LEGAL COUNSEL ROBERT REGAN

A MOTION TO ACCEPT MINUTES OF JANUARY 9TH, 2014 MEETING WAS MADE BY MAYHEW, SECONDED BY MOELLER. ROLL CALL VOTE: HEDGER, AYE, MAYHEW, AYE, MOELLER, AYE, MCMAHON, AYE, PLANTIER, AYE.

AGENDA:

ADIRONDACK FOLK SCHOOL – AREA VARIANCE AV14-1
51 MAIN STREET 298.15-1-19

APPLICANT WISHES TO ADD A SEASONAL TENT TO BE USED AS ADDITIONAL CLASSROOM, SIZE 32 x 14, FROM APRIL 1 TO END OF OCTOBER. REASON FOR THE VARIANCE IS THAT THEY ALREADY HAVE THE MAIN STRUCTURE AND TWO OTHER OUT BUILDINGS, THIRD BUILDING NEEDS A VARIANCE. IT WILL NOT BE A PERMANENT STRUCTURE.

BOARD DISCUSSED THE APPLICATION – THE LOT # NEEDS TO BE CORRECTED ON THE APPLICATION

A MOTION TO ACCEPT THE APPLICATION AS COMPLETE WAS MADE BY MCMAHON, SECONDED BY MOELLER. ROLL CALL VOTE: HEDGER, AYE, MAYHEW, AYE, MOELLER, AYE, MCMAHON, AYE, PLANTIER, AYE. MOTION CARRIED.

A MOTION TO SET THE PUBLIC HEARING FORM MARCH 13, 2014 WAS MADE BY MAYHEW, SECONDED BY MCMAHON. ROLL CALL VOTE: HEDGER, AYE, MAYHEW, AYE, MOELLER, AYE, MCMAHON, AYE, PLANTIER, AYE. MOTION CARRIED.

WILLIAM DEJOY – AREA VARIANCE - NEW APPLICATION SUBMITTED

BOARD DISCUSSED APPLICATION – STILL LOOKING AT THE SAME SITE PLAN WITH ADDITIONAL INFORMATION FROM ENGINEER, GLENN SHIEL, JR IS THE BUILDER. ZEO IS IN AGREEMENT WITH MR. GOLDBERG, BOARD CHAIR, IS THAT THE PARKING AREA THAT HAS BEEN DETERMINED TO BE A STRUCTURE IS 3.1 FT FROM YOUR PROPERTY LINE. THE VARIANCE IS REQUIRED FOR THAT. IT IS ABOUT A SETBACK ISSUE. MAYHEW – UNTIL ALL INFORMATION IS ON THE TABLE A DECISION CANNOT BE MADE. NOTIFICATION LETTER WENT OUT TO THE NEIGHBORS IN REGARD TO THE ORIGINAL APPLICATION. MCMAHON ASKED ABOUT THE 6 x 6 TIMBERS AND THE LOCATION. MR. DEJOY WANTS STRUCTURE AROUND FRONT AND SIDE ANGLED. ENGINEER SUGGEST 12 – 18 “ RUNNING ALONG SIDE OF HOUSE AND SEALING TOGETHER SO THAT WATER WOULD SEEP IN RATHER THAN RUN OVER. HE WAS WORRIED ABOUT HOW IT WOULD IMPACT MY PLACE NOT MY NEIGHBOR. YELLOW LINE ISN'T EXACTLY WHERE 6X6 WILL GO. MOELLER, WHAT IS THE PROPOSAL – DEJOY – SECURED WITH 6FT REBAR AND THAT IS IN THE APPLICATION.

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A MOTION TO SET THE PUBLIC HEARING FOR MARCH 13, 2014 WAS MADE BY MAYHEW, SECONDED BY MCMAHON. ROLL CALL VOTE: HEDGER, AYE, MAYHEW, AYE, MOELLER, AYE, MCMAHON, AYE, PLANTIER, AYE. MOTION CARRIED.

BUSINESS DISCUSSION: FOR EACH FUTURE MEETING A CHAIRMAN MUST BE APPOINTED AT THE OPENING OF THE MEETING.

A MOTION TO APPOINT MARK MAYHEW AS ACTING CHAIRMAN FOR THIS MEETING WAS MADE BY MCMAHON, SECONDED BY MOELLER. ALL IN FAVOR WITH THE EXCEPTION OF MAYHEW ABSTAINING.

BOARD CHANGED MEETING TIME TO 7PM FOR ALL FUTURE MEETINGS.

BOARD HAD MORE DISCUSSION REGARDING APPLICATIONS.

MEETING WAS AJOURNED WITH ALL IN FAVOR AT 8:21 PM.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB