

TOWN OF LAKE LUZERNE  
PLANNING BOARD MEETING  
SEPTEMBER 23, 2015

MEMBERS PRESENT: JACK FAZIO, ARNOLD ALBERT, ROGER NELLIGAN, JOHN KURIMSKI AND TINA CROKE. ALSO PRESENT: ZEO, ALLEN SAHEIM,

APPROVAL OF AUGUST 26<sup>TH</sup> MEETING MINUTES WAS TABLED.

AGENDA:

AREA VARIANCES RECOMMENDATION– RODRIGO VILLAMARIN, OWNER VILLA MARINA INN. APPLICANT STARTED CONSTRUCTION ON A NEW HOME ON THE SAME PARCEL AS THE HIS MOTEL BUSINESS AND ARE NOW LOOKING TO DO LOT LINE CHANGES SO THAT THE NEW HOME WILL BE ON A SEPARATE LOT. THERE WILL BE LAND SWAPPED WITH GREG BENNETT AND LARRY BENNETT THAT WILL HELP BRING THE LOTS MORE INTO COMPLIANCE. THE APPLICANT WILL STILL NEED VARIANCES. APPLICANT WOULD LIKE TO GO TO THE ZBA FIRST TO SEE IF THE VARIANCES WOULD BE APPROVED BEFORE MOVING FORWARD. THE APPLICANT ALSO WISHED TO GET A RESIDENTIAL MORTGAGE RATHER THAN COMMERCIAL AS THE RATES ARE LESS AND WOULD ALSO LIKE IT TO BE INDEPENDENT FROM THE BUSINESS PROPERTY IN THE EVENT HE MAY WANT TO SELL IN THE FUTURE.

ZEO SAHEIM STATED THAT IT IS APA MODERATE INTENSIDY.

BOARD REVIEWED THE APPLICATION AND MAPS AS PRESENTED BY JOE FUERST. BOARD WANTS APPLICANT TO PUT IN WRITING EXACTLY WHY THEY ARE SEEKING VARIANCES AND LOT LINE CHANGES.

A MOTION BY NELLIGAN, SECONDED BY CROKE TO GIVE NO RECOMMENDATION TO THE ZBA DUE TO THE INCOMPLETENESS OF THE APPLICATION. ROLL CALL VOTE: KURIMSKI, AYE, NELLIGAN, AYE, FAZIO, AYE, ALBERT, AYE, CROKE, AYE.

WITH NO FURTHER BUSINESS, A MOTION TO ADJOURN WAS MADE BY NELLIGAN, SECONDED BY CROKE WITH ALL IN FAVOR.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB  
SECRETARY