

TOWN OF LAKE LUZERNE  
ZONING BOARD OF APPEALS  
OCTOBER 8, 2015  
7:00 PM

MEMBERS PRESENT: JAMIE MOELLER, STANLEY GOLDBERG, MARK MAYHEW, KRISTIN ZEHNTER.  
ALSO PRESENT: ZEO, ALLEN SAHEIM. ABSENT: LEGAL COUNSEL ROBERT REGAN.

AGENDA:

A MOTION TO RESCHEDULE THE NOVEMBER MEETING TO NOVEMBER 12, 2015 @ 7:00 PM WAS MADE BY GOLDBERG, SECONDED BY MAYHEW. ROLL CALL VOTE: MAYHEW, AYE, GOLDBERG, AYE, MOELLER, AYE. MOTION CARRIED.

RODRIGO VILLAMARIN, OWNER - AREA VARIANCES  
1420 LAKE AVENUE  
PARCEL # 286.8-1-47

APPLICANT STARTED CONSTRUCTING A PERSONAL RESIDENCE ON THE SAME COMMERCIAL LOT AS THE VILLA MARINA AND NOW WANTS TO SUBDIVIDE TO HAVE THE RESIDENCE ON ITS' OWN LOT TO BE SEPARATE FROM THE BUSINESS. IT WOULD BE A BOUNDARY LINE CHANGE

THERE ARE NOT ISSUES WITH THE APA OR SEQRA.

HE WANTS TO TIE INTO THE SEPTIC AND WELL OF THE VILLA MARINA, THE SEPTIC SYSTEM IS LOCATED BEHIND ROOM 11. ZEO SAID A PERK TEST NEEDS TO BE BEHIND THE HOUSE, CANNOT TIE INTO SEPTIC FROM THE VILLA MARINA.

THEY NEW LOT WILL BE 1.3 ACRES AFTER LAND SWAP WITH GREGORY BENNETT AND MOTEL LOT WOULD THEN BE 2.4 AC +/-.

ZEO ISSUED A PERMIT IN MARCH OF 2015 FOR AN ADDITION TO THE MOTEL, APPLICANT CAME BACK IN APRIL AND CHANGED THE PERMIT TO A SINGLE FAMILY HOME WITH OFFICE SPACE.

REPRESENTATIVE JOE FUERST STATED THAT THE APPLICANT IS WILLING TO REMOVE THE LAST ROOM OF THE MOTEL CLOSEST TO THE HOME WHICH WILL INCREASE THE DISTANCE BETWEEN THE BUILDINGS BY 16 FT.

A MOTION TO ACCEPT THE APPLICATION AS PRESENTED WAS MADE BY MAYHEW, SECONDED BY MOELLER. ROLL CALL VOTE: ZEHNTER, AYE, MAYHEW, AYE, GOLDBERG, AYE, MOELLER, AYE.

MAYHEW SUGGESTED THAT APPLICANT DOES DUE DILIGENCE AND MAKE SURE THE SEPTIC FITS ON THE LOT WITHOUT A VARIANCE, SHOULD HAVE AN INSTALLER DO A LAYOUT AND PERK TEST AND BRING THAT TO THE MEETING.

PUBLIC HEARING TO BE SET FOR NOVEMBER 12, 2015 @ 7:00 PM.

A MOTION WAS MADE BY MAYHEW, SECONDED BY MOELLER TO RECOGNIZE HELEN HEDGER FOR HER 33 YEARS OF SERVICE TO THE ZONING BOARD OF APPEAL. ROLL CALL VOTE: ZEHNTER, AYE, MAYHEW, AYE, GOLDBERG, AYE, MOELLER, AYE.

BOARD SPOKE ABOUT POSSIBLY CHANGE TO THE APPLICATION FORMAT , TO BE LOOKED AT BY THE BOARD AND FINALIZED AT A LATER DATE.

WITH NO FURTHER BUSINESS, A MOTION TO ADJOURN WAS MADE BY MAYHEW, SECONDED BY MOELLER. ROLL CALL VOTE: ZEHNTER, AYE, MAYHEW, AYE, GOLDBERG, AYE, MOELLER, AYE.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB, SECRETARY