

TOWN OF LAKE LUZERNE
ZONING BOARD OF APPEALS
DECEMBER 15, 2015
7:00 PM

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

RODRIGO VILLAMARIN – AREA VARIANCE

LAKE AVENUE

APPLICANT BEGAN CONSTRUCTION WITHOUT A PERMIT. THERE WAS NOT ENOUGH FOOTAGE BETWEEN THE DWELLING AND THE MOTEL SO APPLICANT NEEDS VARIANCES.

OPEN PUBLIC HEARING AT 7:00 PM. THERE IS NOTHING REQUIRED FROM LAST MEETING, NO QUESTIONS FROM THE BOARD AND NO REPLIES.

A MOTION BY GOLDBERG, SECONDED BY MCMAHON TO GRANT TWO SIDELINE SETBACK VARIANCES, ONE FOR RODRIGO VILLAMARIN NEW HOME CONSTRUCTION AND SECOND FOR THE EXISTING VILLA MARINA MOTEL. 1. FROM REQUIRED SIDE SETBACK OF 25 FT TO 16.9 FT FROM THE FOUNDATION OF THE NEW CONSTRUCTION TO A NEWLY DRAWN PROPERTY LINE ON THE TRUE MAP PRESENTED. 2. FROM A REQUIRED SIDE SETBACK OF 25 FT TO 17.3 FT FROM THE END OF ROOM 10 OF THE VILLA MARINA MOTEL TO NEWLY DRAWN PROPERTY LINE ON THE TRUE MAP PRESENTED, WITH A CONDITION ADDED THAT PRIOR TO OBTAINING THE CO TO THE NEW HOME, ROOM 11 MUST BE REMOVED FROM THE MOTEL NO LATER THAN MAY 15, 2016. ROLL CALL VOTE: ZEHNTER, AYE, MAYHEW, AYE, GOLDBERG, AYE, MOELLER, AYE, MCMAHON, AYE.

MARCO FORTUNATO – AREA VARIANCE

GLENS FALLS MTN RD

OPEN PUBLIC HEARING AT 7:15 PM

BOARD DISCUSSED THERE IS NOTHING OUTSTANDING, APPLICANT DID HIS OWN TOPOGRAPHY TO SHOW GRADE. ONE LOT WILL STILL BE NON CONFORMING, ZEO STATED THAT THE BOARD COULD GRANT VARIANCE BASED ON THE MAP THAT WAS PRESENTED.

A MOTION BY GOLDBERG, SECONDED BY MAYHEW TO GRANT A VARIANCE AS PER MAP PRESENTED FOR LOT #1 FROM 3 ACRES TO 2.43 ACRES. ROLL CALL VOTE: ZEHNTER, AYE, MAYHEW, AYE, GOLDBERG, AYE, MOELLER, AYE, MCMAHON, AYE.

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PUBLIC HEARING CLOSED AT 7:30 PM.

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

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB, SECRETARY