

TOWN OF LAKE LUZERNE
PLANNING BOARD
MARCH 26, 2014
7:00 PM

MEMBERS PRESENT: JACK FAZIO, ARNOLD ALBERT, WALTER KRONER, JOHN KURIMSKI, DAPHNE BELANGER, SUSAN HUNTER, ROGER NELLIGAN. ALSO PRESENT: LEGAL COUNSEL ROBERT REGAN. ABSENT: ZEO, ALLEN SAHEIM.

A MOTION TO ACCEPT MINUTES OF THE FEBRUARY 26TH MEETING WAS MADE BY ALBERT, SECONDED BY HUNTER. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, ABSTAINED, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE. MOTION CARRIED.

AGENDA:

BEAVER BROOK OUTFITTERS – BONE BLAZE & PETER BURNS
ZBA RECOMMENDATION

APPLICANT WISHES TO OPEN RAFTING BUSINESS WITH A SMALL SOVINEIR STORE AT THE FORMER NINO'S PIZZA OWNED BY JOAN FASANO. TICKETS FOR THE RAFTING WILL BE SOLD ON SITE AND CLIENTS WILL BOARD BUSES THERE AND BE TRANSPORTED TO THE RIVER AND RETURNED BACK TO THE SITE VIA BUS WHEN THEIR TRIP IS OVER. THE BOARD ASKED THAT THE APPLICANT PROVIDE A PARKING PLAN AND THERE IS AN OUTDOOR FREEZER THAT WILL HAVE TO BE REMOVED. THE ZBA SHOULD MAKE A DECISION WHETHER OR NOT A VARIANCE WOULD BE REQUIRED.

A MOTION BY HUNTER, SECONDED BY KRONER TO CLASSIFY THE BUSINESS AS RETAIL, THE ZBA WILL DECIDE IF A VARIANCE IS REQUIRED AND THE PLANNING BOARD HAS NO RECOMMENDATION. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE. MOTION CARRIED.

NEIL & JANET SHANAHAN
AREA VARIANCE

ORIGINAL APPLICATION WAS FOR A 10 FT VARIANCE AND HAS BEEN CHANGED TO A 12 FT VARIANCE, REAR SETBACK FROM 25FT TO 12 FT. THIS IS A SINGLE STORY HOME. PROPERTY IS ENTERED FROM FIFTH AVENUE. THE LINE ENCROACHES ON THE TOWN ROAD. IT APPEARS NEW STRUCTURE WILL BE 20% LARGER THAN THE ORIGINAL ONE.

A MOTION TO SEND TO THE ZBA WITHOUT A RECOMMENDATION WAS MADE BY FAZIO, SECONDED BY KURIMSKI. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, ABSTAINED, NELLIGAN, AYE.

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FISH/LANSBURG
2 LOTSUBDIVISION
EAST RIVER DRIVE

PROPERTY TO BE SUBDIVIDED, HAVE HAD A SURVEYOR. HALF WOULD GO FISH AND HAVE TO LANSBURG. THERE IS A MOBILE HOME THAT IS NOT OCCUPIED AND IS JUST A WORKSHOP NOW, THERE IS AN EASEMENT ON THE DRIVEWAY AND WILL BE A DEEDED RIGHT OF WAY. DRIVEWAY HAS BEEN THERE AT LEAST 56 YEARS. PROPERTY HAS NOT PREVIOUSLY BEEN SUBDIVIDED. HOUSES WILL BE ON TWO SEPARATE LOTS, SEPTIC WORKS ON BOTH. BACK LOT IS LAND LOCKED. LEGAL COUNSEL ROBERT REGAN STATED AS FAR AS THE ROAD WIDTH, THEY ARE GRANDFATHER. THERE HAS TO BE A LARGE ENOUGH AREA FOR EMERGENCY VEHICLES TO TURN AROUND.

A MOTION TO ACCEPT THE SKETCH PLAN WAS MADE BY KRONER, SECONDED BY ALBERT. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE.

A MOTION TO CLASSIFY A MINOR SUBDIVISION WAS MADE BY ALBERT, SECONDED BY KRONER. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE.

A MOTION TO DECLARE UNLISTED TYPE 2 WITH NO FURTH ACTION WAS MADE BY ALBERT, SECONDED BY KRONER. . ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE.

A MOTION TO ACCEPT THE PRELIMINARY PLAT PLAN WAS MADE BY ALBERT, SECONDED BY KRONER. . ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE.

A MOTION THAT PROJECT IS APA NON JURISDICTIONAL WAS MADE BY ALBERT, SECONDED BY KRONER. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE.

A MOTION THAT THE APPLICANT DOES NOT NEED A VARIANCE WAS MADE BY ALBERT, SECONDED BY KRONER. . ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED WITH ALL IN FAVOR.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB
SECRETARY

