

TOWN OF LAKE LUZERNE
PLANNING BOARD MEETING
MAY 28, 2014
7:00 PM

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

A MOTION TO ACCEPT THE MINUTES OF APRIL 23, 2014 WAS MADE BY ALBERT, SECONDED BY FAZIO. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, ABSTAINED, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE. MOTION CARRIED.

AGENDA:

NEIL & JANET SHANAHAN - AREA VARIANCE RECOMMENDATION

23 FIFTH AVENUE. A NEW APPLICATION – THE ONLY VARIANCE NEEDED IS REAR LESSONING THE NON CONFORMANCE. REAR SETBACK IS CURRENTLY 6.7 FT AND APPLICANT IS NOW REQUESTION ONLY 14.5 FT SETBACK. THERE ARE DISCREPANCIES IN THE DEED DESCRIPTION THAT NEED TO BE CLARIFIED. APPLICANT IS GOING TO MAINTAIN THE TREE LINE IN THE FRON AND WORK WITH THE TOWN ON A RESOLUTION REGARDING THE ENCROACHMENT OF THE ROADWAY.

A MOTION BY HUNTER, SECONDED BY ALBERT TO RECOMMEND APPROVAL OF THE VARIANCE CONDITIONAL UPON RESOLUTION OF ISSUE REGARDING ROADWAY IN A FASHION THAT IS ADVANTAGEOUS TO BOTH PARTIES. ROLL CALL VOTE: FAZIO, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE. MOTION CARRIED.

STEPHEN & LINDA MCGONAGLE – AREA VARIANCE RECOMMENDATION

62 READ PARK RD.

APPLICANT IS SEEKING AN AREA VARIANCE FROM 75FT TO 71 FT FROM SHORELINE FOR FRONT PORCH. THERE IS A CONCRETE SEAWALL TO PROTECT THE LAND, AND THERE WILL BE NO ENVIRONMENTAL IMPACT. THEY WILL ALSO BE MOVING SEPTIC FARTHER FROM THE WATER, ALTHOUGH NOT REQUIRED.

A MOTION BY ALBERT, SECONDED BY KRONER TO APPROVE VARIANCE CONTINGENT UPON APPLICATION APPROVAL. ROLL CALL VOTE: ALBERT, AYE, ALBERT, AYE, KRONER, AYE, KURIMSKI, AYE, BELANGER, AYE, HUNTER, AYE, NELLIGAN, AYE. MOTION CARRIED.

JOE DESIMONE – SITE PLAN REVIEW – PONY RIDES AND PETTING ZOO.

APPLICANT WISHES TO ALLOW PONY RIDES AND PETTING ZOO ON HIS PROPERTY . THERE IS ALREADY APPROVAL FOR A VEGETABLE STAND ON THE OPPOSITE SIDE OF THE PROPERTY. FAZIO IS AGAINST IT, TRAFFIC IS AN ISSUE WITH YOUNG CHILDREN. THE APPLICANT NEEDS TO COME BACK IN FRONT OF THE BOARD WITH AN ACCURATE DETAILED SITE PLAN AND PARKING PLAN, UP TO DATE CERTIFICATE OF LIABILITY AND BE PRESENT FOR THE MEETING. NELLIGAN FEELS THERE SHOULD BE CLEARANCE WITH THE STATE AS IT IS ON A STATE HIGHWAY.

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RITA LEVY - NOT PRESENT, NO REPRESENTATION – APPLICATION TABLED.

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

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB, SECRETARY