

TOWN OF LAKE LUZERNE
PLANNING BOARD
OCTOBER 21, 2009

MEMBERS PRESENT: KATHLEEN MCFARLANE, JACK FAZIO, WILLIAM EDDY, ARNOLD ALBERT, WALTER KRONER, JOHN KURIMSKI AND ALTERNATE TINA CROKE. ALSO PRESENT: LEGAL COUNSEL RUSSELL THARP AND ZEO ALLEN SAHEIM.

A MOTION TO ACCEPT THE MINUTES OF THE SEPTEMBER 16TH MINUTES WITH THE CORRECTION TO ADD JOHN KURIMSKI TO MEMBERS PRESENT WAS MADE BY EDDY, SECONDED BY KRONER. ROLL CALL VOTE: CROKE, AYE, MCFARLANE, AYE, FAZIO, AYE, EDDY, AYE, ALBERT, ABSTAINED, KRONER, AYE, KURIMSKI, AYE.

AGENDA:

ANGELICA BAUER- AREA VARIANCE RECOMMENDATION
LOCATION: 51 VILLAGE VIEW

THE APPLICANT WAS NOT AWARE OF THE ZONING LAWS AND PLACED A SHED ON THE PROPERTY WITHOUT A PERMIT AND IT IS PLACED TOO CLOSE TO THE HOME. A 5 FT VARIANCE IS NEEDED, ALL OTHER SETBACKS CAN BE MET. THE BOARD DISCUSSED AND ASKED THE APPLICANT IF IT COULD BE PLACED ANY PLACE ELSE ON THE PROPERTY. BECAUSE OF THE TERRAIN, THIS WOULD BE THE ONLY PLACE.

A MOTION TO RECOMMEND APPROVAL OF THE VARIANCE TO THE ZBA WAS MADE BY MCFARLANE, SECONDED BY CROKE. ROLL CALL VOTE: KURIMSKI, AYE, KRONER, AYE, ALBERT, AYE, EDDY, AYE, FAZIO, AYE, MCFARLANE, AYE, CROKE, AYE. MOTION CARRIED.

ADAM BOOKSPAN – AGENT MICHAEL GOODHART
AREA VARIANCE – EAST RIVER DRIVE

APPLICANT WISHES TO BUILD A DETACHED GARAGE ON THE FLATTEST PIECE OF LAND AND CANNOT MEET SETBACKS. THE BOARD DISCUSSED AND FELT THAT A BETTER SKETCH PLAN IS NEEDED INCLUDING EXACT LOCATION OF GARAGE AND OUT BUILDINGS AND SHARED DRIVEWAY. THE BOARD IS REQUESTING A DRAWING WITH EXACT LOCATION OF DRIVEWAY, MAINTENANCE AGREEMENT, WHERE THE EXISTING DECK IS.

A MOTION TO HAVE THE APPLICANT PRESENT A BETTER SKETCH WITH LOCATION OF ALL STRUCTURE, DRIVEWAY, DRIVEWAY MAINTENANCE AGREEMENT, DECK AND PROPOSED GARAGE WAS MADE BY KRONER, SECONDED BY ALBERT. ROLL CALL VOTE: KURIMSKI, AYE, ALBERT, AYE, EDDY, AYE, FAZIO, AYE, MCFARLANE, AYE, CROKE, AYE. MOTION CARRIED.

RICH HALL – 2 LOT SUBDIVISION
RALPH ROAD

APPLICANT WISHES TO DIVIDE PROPERTY INTO TWO LOTS. ORIGINALLY, HE PURCHASED AS TWO SEPARATE LOTS AND COMBINED THEM. THE CONFIGURATION IN WHICH HE WISHES TO DIVIDE THE TWO LOTS IS DIFFERENT THAN WHEN HE PURCHASED. THE HOUSE IS LOCATED RIGHT OVER THE ORIGINAL LINE THAT SEPARATED THE TWO LOTS. THERE WAS DISCUSSION AS TO WHETHER THIS IS A MINOR OR MAJOR SUBDIVISION TOOK PLACE. IT APPEARS THAT IT WOULD BE A MAJOR RATHER THAN MINOR AS THE PARENT PARCEL HAD ALREADY BEEN DIVIDED.

THE BOARD DISCUSSED AND WOULD LIKE MORE HISTORY ON THIS AND A BETTER SKETCH PLAN THAT SHOWS THE PROPOSED NEW HOME ON THE NEWLY FORMED LOT.

A MOTION TO TABLE DISCUSSION UNTIL NEXT MEETING TO OBTAIN HISTORY AND GET A MORE COMPLETE SKETCH PLAN WAS MADE BY MCFARLANE, SECONDED BY EDDY. ROLL CALL VOTE: KURIMSKI, AYE, KRONER, AYE, ALBERT, AYE, EDDY, AYE, FAZIO, AYE, MCFARLANE, AYE, CROKE, ABSTAINED. MOTION CARRIED.

WITH NO FURTHER BUSINESS A MOTION TO ADJOURN THE MEETING WAS MADE BY FAZIO, SECONDED BY MCFARLANE. ROLL CALL VOTE: KURIMSKI, AYE, KRONER, AYE, ALBERT, AYE, EDDY, AYE, FAZIO, AYE, MCFARLANE, AYE, CROKE, AYE. MEETING ADJOURNED.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB
SECRETARY