

TOWN OF LAKE LUZERNE  
ZONING BOARD OF APPEALS  
MAY 8, 2014  
7:00 PM

MEMBERS PRESENT: STANLEY GOLDBERG, HELEN HEDGER, ANNIE MCMAHON. ALSO PRESENT:  
ROBERT REGAN, LEGAL COUNSEL AND ALLEN SAHEIM ZONING ENFORCEMENT OFFICER.

A MOTION TO GO INTO EXECUTIVE SESSION AT 7:05 WAS MADE BY GOLDBERG, SECONDED BY HEDGER.  
ROLL CALL VOTE: HEDGER, AYE, GOLDBERG, AYE, MCMAHON, AYE. MOTION CARRIED.

A MOTION TO END THE EXECUTIVE SESSION AT 7:25 WAS MADE BY HEDGER, SECONDED BY MCMAHON.  
ROLL CALL VOTE: HEDGER, AYE, GOLDBERG, AYE, MCMAHON, AYE. MOTION CARRIED.

MINUTES APPROVAL WAS TABLED

AGENDA:

**RICHARD HALL** – APPLICATION REVIEW  
2 LOT SUBDIVISION ON RALPH RD.

BOARD REVIEWED AND DISCUSSES APPLIATION, ZEO READ DENIAL LETTER.

A MOTION TO ACCEPT THE APPLICATION AS COMPLETE AND SCHEDULE A PUBLIC HEARING FOR JUNE  
12<sup>TH</sup> WAS MADE BY MCMAHON, SECONDED BY GOLDGERG. ROLL CALL VOTE: HEDGER, AYE,  
GOLDBERG, AYE, MCMAHON, AYE. MOTION CARRIED.

NEIL & JANET SHANAHAN – AREA VARIANCE

23 FIFTH AVENUE – APPLICANT REVISED VARIANCE APPLICATION REGARDING REAR SETBACK WHICH  
WILL BRING THE PROPERTY INTO MORE COMFORMANCE THAN ORIGIANL APPLIATION. NO  
IMPINGMENT ON ROAD. SIDE SETBACK, HEIGHT AND LOT COVERAGE REQUIREMENTS ARE ALL MET  
AND APPLICANT IS WILLING TO DISCUSS THE ROAD ISSUE. ZEO SAHEIM HAS NOT PUT IN WRITING THE  
FORMAL DENIAL, FOR THE RECORD MY DENIAL IS BASED ON REAR SETBACK 25FT MINIMUM, 14.5 FT  
PROPOSED BUT IS AN IMPROVEMENT OF WHAT IS ALREADY THERE. THE TYPE OF HOUSE WILL BE VERY  
SIMILAR AS TO WHAT IS IN THE NEIGHBORHOOD, NATURAL IN APPEARANCE..

A MOTION TO HOLD PUBLIC HEARING ON JUNE 12<sup>TH</sup> CONTINGENT UPON RECEIVE A VIEW FROM THE  
PLANNING BOARD AWS MADE BY GOLDBERG, SECONDED MY MCMAHON. ROLL CALL VOTE: HEDGER,  
AYE, GOLDBERG, AYE, MCMAHON, AYE.

WITH NO FURTHER BUSINESS A MOTION TO ADJOURN AT 8:03 WAS MADE BY GOLDBERG, SECONDED  
BY MCMAHON. ALL IN FAVOR.

RESPECTFULLY SUBMITTED,

LORRI HOLCOMB, SECRETARY

