

Town of Lake Luzerne

Planning Board Minutes

February 22, 2023

After reciting the pledge of allegiance, Chairman Kurimski called the Planning Board meeting to order at 7:10pm with the following present: Toni Springer, Dane Morton, Howard Schaffer, Zoning Enforcement Officer Karen Putney, Deputy Zoning Enforcement Officer Kristopher Kassay, and Attorney Mark Schachner. Also present: Applicant's representative, Shannon Graham

Chairman Kurimski opened the meeting with the following items on the agenda.

- I. New Application: Site Plan Review 2023SP-1  
Parcel number: 286.-1-79  
Location: 713 Howe Road, Residential Resort (RE) zone, 13.07 acres  
Applicant: Sean Graham (represented by Shannon Graham)
- II. Acceptance of minutes
- III. Old/new business

**I. New Application: Site Plan Review 2023SP-1 for Painted Pony Rodeo**

Applicant would like to expand and beautify the Painted Pony Rodeo arena building by replacing the current ticket booth with a 40' by 24' ticket booth entrance.

Chairman Kurimski asked if any water or septic lines would be disturbed and if the lighting would have to be changed, to which the applicant answered in the negative.

Chairman Kurimski and ZEO Putney advised applicant to check with Zoning office for sign regulations.

Applicant has yet to submit application to APA, is in process of finalizing paperwork.

Project is SEQR exempt under Section 617.5 C9, proposed addition is less than 4,000 square feet.

ZEO Putney had submitted information for County referral and has received a response of no County impact.

Chairman Kurimski read the Site Plan Review Application in addition to the answers submitted by the applicant.

Dane Morton questioned if there are plans to remove the existing ticket booth structures, change the entrance to the parking lot, or eliminate parking space, to which the Chairman and applicant agreed they will lose at least 4 parking spaces with the addition, but the parking lot entrance will be unchanged. The building addition will shift the entrance to the left and change the facade to reflect a "Western" theme.

Toni Springer asked if any other changes are necessary to what exists inside the proposed addition, and commented that she thinks it will look really nice and tie things together on the site.

With no further questions from the board, **Chairman Kurimski made a motion to accept the application as complete, seconded by Howard Schaffer.**  
**All in favor: 4, Opposed: 0, carried.**

**Dane Morton made a motion to waive the public hearing, seconded by Toni Springer.**  
**All in favor: 4, Opposed: 0, carried.**

**Chairman Kurimski made a motion to approve the application, contingent upon APA non-jurisdictional determination.**  
**All in favor: 4, Opposed: 0, carried.**

ZEO Putney stated she is in possession of the application and one set of plans, but will need two more sets of plans from the applicant as required.

## **II. Acceptance of minutes**

No minutes to accept.

## **III. Old/new business**

No old or new business to discuss.

**Chairman Kurimski made a motion to adjourn the meeting at 7:26pm, seconded by Howard Schaffer.**  
**All voted in favor of adjournment.**

Respectfully submitted,  
Kristopher Kassay