

Town of Lake Luzerne

Planning Board Minutes

October 25, 2023

After reciting the pledge of allegiance, Chairman John Kurimski called the Planning Board meeting to order at 7:05pm with the following present: Dane Morton, Josh Fisher, Howard Schaffer, Michael Panich, Toni Springer, Francis Martindale, Zoning Enforcement Officer Karen Putney, Deputy Zoning Enforcement Officer Kristopher Kassay, and Town Attorney Mary Kissane. Also present: Ethan Hall, Maria Leuci, Maria Leuci, Matt Huntington, Matt Steves, Thomas Reed, Maryellen Allison, and Justin Grassi.

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

I. Discussion of date for November meeting

II. Public Hearing: Evergreen Estates Subdivision revisions

Parcel numbers: 318.1-1-81 through 92

Town Zoning: Residential Town (RT)

APA Land Use Classification: Not in Adirondack Park

Location: Call Street

Applicant: SRA Engineers for Evergreen Estates (represented by Eric Sandblom)

III. Site Plan Review: 2023SP-3

Parcel number: 298.-1-9.1

Town Zoning: Residential Resort (R-RE)

APA Land Use Classification: APA Moderate Intensity

Location: 465 Lake Ave

Applicant: Leuci Ladies LLC (represented by Ethan Hall)

IV. Public Hearing: Major Subdivision Application 2023SD-1

Parcel numbers: 286.-1-18, 93.30 acres & 286.-1-36, 2.15 acres

Town Zoning: Residential Resort (RE)

APA Land Use Classification: APA Rural Use

Location: Hidden Valley Road

Applicant: Thomas Reed (represented by Matt Huntington and Matt Steves)

V. Subdivision Application Review: 2023SD-2

Parcel number: 285.20-1-46.1

Town Zoning: Hamlet Residential (HR)

APA Land Use Classification: APA Moderate Intensity

Location: 834 Lake Avenue

Applicant: Virginia Mason (represented by Justin Grassi)

VI. Acceptance of minutes: June 28, 2023

VII. Old/new business

**I. Discussion of date for November meeting**

**Chairman Kurimski made a motion to change date of next Planning Board meeting to November 29, 2023, seconded by Michael Panich. Roll call vote:**

**Shaffer: Yea  
Morton: Yea  
Panich: Yea  
Springer: Yea  
Martindale: Yea  
Kurimski: Yea**

**All in favor: 6, Opposed: 0, carried.**

**II. Public Hearing: Evergreen Estates Subdivision**

Application tabled; changes of wetland delineation are not ready. No new comments from the public. Public Hearing will remain open.

**III. Site Plan Review: 2023SP-3**

Continued Site Plan Review for Leuci Ladies LLC, 465 Lake Ave., 298.-1-9.1,

Change of use from single family house with accessory structures to a bed and breakfast with remodeled accessory structure to be used as a wedding venue building.

The APA requested that a commercial application be submitted, in process.

APA wetlands are present on parcel.

The Fire Chief and EMS are ok with plans if County Building Inspector reviews and approves. No County Impact determination received from Warren County Planning Department.

**Chairman Kurimski made a motion to approve the application for 2023SP-3, contingent on APA approval, seconded by Dane Morton. Roll call vote:**

**Shaffer: Yea  
Morton: Yea  
Panich: Yea  
Springer: Yea  
Martindale: Yea  
Kurimski: Yea**

**All in favor: 6, Opposed: 0, carried.**

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**IV. Major Subdivision Application: 2023SD-1**

Three emails and a meme were received regarding 2023SD-1:

My name is Sandra R Ebare Sawyer and I lived at 64 Hidden Valley Road for 43 years I would like to request the planning board's consideration to leave a 60-foot buffer of trees along Hidden Valley Road if approved to preserve the character of the neighborhood and the privacy I have been accustomed to for all these years as well as my neighbors. I would appreciate anything you could do at this time.

Sincerely yours,  
Sandra R Ebare Sawyer  
Roland E Sawyer  
64 Hidden Valley Road  
Lake Luzerne, New York

Dear Mr. Kurimski,

My name is Ellen Lyons. I have lived at 24 Ridgewood Drive for the past eight years. I would like to request the planning board's consideration to leave a 60-foot buffer of trees along Hidden Valley Road if approved to preserve the character and privacy of the neighborhood that we have all become accustomed to. I would appreciate anything you could do with this.

Sincerely,  
Ellen Lyons  
21 Ridgewood Drive  
Lake Luzerne NY

To whom it may concern:

On October 2020 we purchased 5 Ridgewood Drive which is right across the street from the property in question. We purchased the property because of the serenity of the lake and the surrounding community and so our two children can experience the outdoors. We vacationed at Hideaway cottages for years before we did so and carefully selected this beautiful lakefront property lined with trees representing the beauty of Adirondacks especially that we currently live in a city that is being overrun by development and companies changing the landscape. The community of our hometown is so upset about not only the development process but also how it has changed our beautiful city into something they no longer recognize. Please don't let this property owner cut down our beautiful trees lining Hidden Valley Road so he can forever change the look and feel of our beautiful community in the Adirondacks. It's called Hidden Valley Road for a reason. I would like to advise against people purchasing large lots of property for the purpose of development. There has to be a way to preserve our landscape and keep the Adirondacks with trees and foliage for future generations to enjoy.

The air is just different in Lake Luzerne and it's because of all the trees. Please keep a border of trees lining Hidden Valley Road.

Thank you,  
Jennifer Lancer

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Putney: I later got another email from her which says, "Thank you, here's a good meme in support of it." so she sent this picture which I'll pass down, but I would like it back for the file of a metropolitan area with a lot of cars and then and it says "this is not life, this is" and it shows someone hiking in the wilderness.

Kurimski: I don't see a problem with that.

Huntington: I don't see it as an issue. We can confer with Tom, but you already have a 75-foot building setback in that area right so it's not like you can put a structure there. There's room for septic outside of that 75 feet so I don't I really see the 60 ft as any issue the only issue it may present is with this lot is you got to get a driveway in there.

Putney: If you curved the driveway to the proposed house on Hidden Valley Road, it could hide the house from the neighbors.

Huntington: I don't really see any major concerns with keeping that 60-foot buffer there at all. The road plans have been changed to a shorter road with a hammerhead design instead of a cul-de-sac.

Notice of incomplete application from APA received by applicant.

Future ownership of road and stormwater management system by Town or establishment of HOA to maintain road and stormwater system must be established to complete APA application.

Reviewed Part I of SEQRA form and submitted map changes of the road and lots.

**Chairman Kurimski made a motion to approve the amended Part I SEQRA form, seconded by Michael Panich. Roll call vote:**

**Shaffer: Yea**

**Morton: Yea**

**Panich: Yea**

**Springer: Yea**

**Martindale: Yea**

**Kurimski: Yea**

**All in favor: 6, Opposed: 0, carried.**

Applicant advised to put their request in letter form to the Town Board as they are the ones that have to make the decision.

The Planning Board is considering requiring a 50-to-60-foot no-cut buffer along Hidden Valley

Road. Public Hearing remains open, no further action was taken.

#### **V. Subdivision application review, 2023SD-2**

Applicant seeks to further subdivide a previously subdivided parcel, creating one additional building lot and a shared recreation only beach lot to provide access to Fourth Lake.

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Planning Board discussed requiring a deeded easement for road access to the beach lot to prevent it from being landlocked. There is an existing gravel driveway on the parcel which could be used for such an easement.

ZEP Putney will contact Ron Dixon to determine if there are State regulations on creating landlocked parcels.

**Dane Morton made a motion to table 2023DS-2, seconded by Toni Springer. Roll call vote:**

**Shaffer: Yea**

**Morton: Yea**

**Panich: Yea**

**Springer: Yea**

**Martindale: Yea**

**Kurimski: Yea**

**All in favor: 6, Opposed: 0, carried.**

#### **VI. Accept Minutes: June 28, 2023**

**Chairman Kurimski made a motion to accept the minutes from June 28, 2023, seconded by Michael Panich. All voted in favor.**

#### **VII. Old/new business**

-There is a resolution for the Planning Board and the Zoning Board that if members miss more than three meetings in a year they're supposed to talk or meet with the Town Board and talk about what their intentions are. ZEO Putney wanted to bring that to the attention of the Planning Board because this year there have been a lot of absences and some members have had more than three. Members are not usually informed of this resolution when they sign up to be on the Board.

-All the Planning Board members except for one have fulfilled their training for 2023.

-If the Planning Board decides to not hold a public hearing on a Site Plan Review, the Site Plan Review cannot be denied.

-Discussion ensued regarding a previously approved Site Plan Review when a restaurant in Hamlet Commercial zoning was changed to a single-family dwelling that the Planning Board requested a Public Hearing for.

-New York Planning Federation will hold a conference in April 2024 in Saratoga that will fulfill training requirements for Board members.

-Saratoga County Planning & Zoning Conference has asked Deputy Zoning Enforcement Officer Kassay to participate on a panel discussing Short-term Rentals on January 31, 2024

-Discussion of recreational vehicles, boat trailers, and camper trailers which must be parked in a side or rear yard according to the Town Code, cannot be parked on vacant parcels since it requires a building on a lot to establish a front, side, or rear yard. ZEO Putney is waiting for the Town Board to make a decision on how to handle this before taking enforcement actions as there was never a conclusion after the last time it was

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addressed at a Town Board meeting. ZEO Putney had suggested to the Town Board to require a Special Use Permit to park or store a recreational vehicle or boat out of doors as it would require a public hearing for each applicant, allowing neighbors to voice their opinions regarding the situation. The current ordinance only addresses parking and storage, it does not address living in recreational vehicles. If there are more than two on a parcel it would change the use to a campground, requiring a different set of regulations.

**Chairman Kurimski made a motion to adjourn the meeting at 8:49pm, seconded by Toni Springer. All voted in favor of adjournment.**

Respectfully submitted,  
Kristopher Kassay

