

PUBLIC HEARING

Please take notice that pursuant to the Zoning Ordinance of the Town of Lake Luzerne, the Zoning Board of Appeals will conduct a public hearing on July 11th, 2024, at 7:05 p.m. at their regularly scheduled meeting. The meeting will be held at the Municipal Complex, 539 Lake Avenue, Town of Lake Luzerne, to hear comments on the following:

Area Variance 2024AV-4

Applicant/Owner: Tracy and Thomas Smith

Parcel No. 298.19-1-79, Hamlet Residential Zone (HR), .26 Acres

Location: 4 Seventh Ave.

The applicant has applied for 3 variances from the Zoning Board of Appeals. Two variances are for relief from Local Law No. 3 of 2019 Section 4 Retaining Walls which references Article VI General Regulations, Accessory Buildings B. (3) (a) front yard setback of 60 feet is required, they are a corner property and they are proposing a retaining wall that is 35 feet off Seventh Avenue and a retaining wall that is 51 feet off Circular Street. The third variance is for relief from Article VI General Requirements, Accessory Buildings and Uses, B. (3) (c) which states the structure cannot be closer than 10 feet to another structure, they are proposing abutting the foundation and going beneath an existing deck.

A copy of the application as well as other supporting documentation are on file with the office of the Zoning Officer and may be reviewed by interested members of the public during normal business hours (Monday through Thursday, 8:30 a.m. to 4:00 p.m. and Friday 9:00 a.m. to 4:00 p.m.).

All interested parties and citizens will be given an opportunity to be heard in respect to the proposed variance at the public hearing. Any interested parties and citizens may respond by letter, email or appear in person.

Karen Putney, Zoning Officer
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