

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
FEBRUARY 21, 2018
PLANNING BOARD MINUTES**

Board members present: Carol Sullivan – Chair Person, Patricia Dow, Chuck Luke, Dean Howland

Board members absent: Dan Wolfeld, Walt Adams (Alternate)

Others present: Glenn Goliber, James D. Quirk, Stephanie Fregoe (Zoning Clerk), Dan Barusch (Zoning Administrator)

Carol Sullivan called the meeting to order at 6:00pm.

TAX MAP:	251.14-4-42
OWNER/APPLICANT:	GLENN GOLIBER
ADDRESS:	165 OTTAWA STREET
ZONE:	COMMERCIAL MIXED USE
SITE PLAN REVIEW APPLICATION:	1729

Applicant is seeking to subdivide current lot into 2 parcels, with one lot being 5,662 square feet and the second lot being 7,088 square feet. The one - story garage will remain on the Hendrick Street lot and with single family dwelling will remain on the Ottawa Street lot. Currently only electric is hooked up to the garage, however septic and water hook up is possible in the future. Carol stated that Mr. Goliber would need to go through site plan review in the future if any changes are made to the garage such as adding living space.

The Board read through and discussed the Short Environment Assessment Form, Part 2 and 3 – Impact Assessment provided in the application. All impacts are marked “No, or small impact may occur”. Due to all impacts being identified as small or non-existent, a Negative Declaration was discussed.

Chuck Luke made a motion to approve a negative declaration for the unlisted action/ subdivision.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfeld	Chuck Luke	Dean Howland
AYE	AYE	-	AYE	AYE

Aye = 4 Nay = 0 Motion carried

Chuck Luke made a motion to approve the subdivision as detailed in the application.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfeld	Chuck Luke	Dean Howland
AYE	AYE	-	AYE	AYE

Aye = 4 Nay = 0 Motion carried

Dan Barusch mentioned to Mr. Goliber that he now has to deliver the Mylar and paper copies of the subdivision plat so that Carol can stamp them and then he can file them at the County Real Property Department.

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TAX MAP: 264.06-2-20
OWNER/APPLICANT: JAMES DENNIS QUIRK JR
ADDRESS: 82 CORTLAND STREET
ZONE: RESIDENTIAL MIXED USE
SITE PLAN REVIEW APPLICATION: 1232

Applicant is seeking to modify original plan that was approved June 2012 for a 4-bay garage with two upper apartments and receive approval for a smaller project that would consist of a 3-bay, one upper apartment garage, located at the same address.

Mr. Quirk is the current owner of the property on 82 Cortland Street. Karine Scroggy was the previous owner when the original proposal was presented to the Zoning Board (June 6, 2012) and Planning Board (June 20, 2012).

The current garage will be demolished and replaced by a 32' x 44' foot garage as presented. The previously approved garage was to be 36' x 56'. Chuck Luke addressed Mr. Quirk and asked if all details previously approved in 2012 will remain the same. Mr. Quirk stated that the colors, design, roofing and materials will be the same as previously approved in 2012. The color of the existing house is an olive-grey which Mr. Quirk stated he will use on the new garage to match.

Carol Sullivan discussed the variance setbacks that were approved in 2012. *"A variance has been granted for east side yard setback, setback will be 5 feet. Variance granted for front yard setback, setback will be 7.5 feet."* She advised Mr. Quirk that he will need to present a current set of plans that reflect the approved variances before a Certificate of Compliance can be issued to begin work. Mr. Quirk agreed and will provide.

The storm water plan was also discussed. Mr. Quirk stated that the 2012 storm water plan that was approved will remain the same. Paving will be done in front of each bay as previously approved, and lighting as required by code.

Chuck Luke made a motion to approve the modified application as presented for a 3-bay garage with one upper apartment, as presented and previously approved in 2012, with all materials, colors, existing storm water plan and lighting.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfeld	Chuck Luke	Dean Howland
AYE	AYE	-	AYE	AYE

Aye = 4 Nay = 0 Motion carried

MINUTES: December 20, 2017 (CS, PD, DW, CL, DH)

MOTION: Chuck Luke made a motion to approve the minutes from the December 20, 2017 meeting.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfeld	Chuck Luke	Dean Howland
AYE	AYE	-	AYE	AYE

Aye = 4 Nay = 0 Motion carried

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MINUTES: January 17, 2018 (CS, CL, WA)

To be carried over to the next board meeting for approval with one minor change. Address of Mr. Bosy's 2nd rental property to be added.

Respectfully submitted,
Stephanie Fregoe
Zoning Clerk
Feb 22, 2018