

APPROVED
LAKE GEORGE VILLAGE ZONING BOARD MEETING
JUNE 1, 2011- 7:00PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY

BOARD MEMBERS PRESENT:

Ron Mogren - Chairman, Dennis Barden, Virginia Henry, Kevin Merry, Tom Sullivan.

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

Doug Frost (Enforcement Officer), Carol Sullivan (Secretary),
Mike Stafford, JoAnn Stafford-Paige

Ron Mogren opened the ZBA meeting at 7:00 PM. Ron noted there was no public attendance this evening.

TAX MAP 251.14-4-26

OWNER: JOANN STAFFORD-PAIGE

ADDRESS: 90 MONTCALM ST

VARIANCE APPLICATION: V1062 AND V1062A

ZONE: RESIDENTIAL MIXED USE

The owner/applicant has applied for an area variance. Owner/applicant is seeking to subdivide the above named lot into two lots. Each lot will be less than the required 10,000 square feet for the Residential Mixed Use district. Application V1062 (commercial structure) will result in a lot size of $\pm 7,280$ square feet. Therefore, relief of $\pm 2,720$ square feet is being sought with application V1062. Application V1062A (residential structure) will result in a lot size of $\pm 4,737$ square feet. Therefore, relief of $\pm 5,263$ square feet is being sought with application V1062A. There are two existing structures on the above named lot. One structure is commercial and one is residential.

Mike Stafford introduced himself as the attorney for his sister JoAnn Stafford.

Mike explained that they are requesting two variances for the property on the corner of Montcalm and Helen. The property currently consists of a funeral home and a single family residence. JoAnn is trying to create two separate lots, one commercial and one residential and there will be no other physical change. Currently, the funeral home is vacant. The division will take place at the rear of the commercial structure and the side of the residential structure. The setback requirements can be met and therefore, JoAnn is seeking a variance for the substandard lot size only.

Ron, felt since there is no new construction, the structures have been in place for some time, there isn't an issue with allowing the substandard lot size. There is no impact to the neighborhood or the property as it currently exists. The board agreed.

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MOTION: Tom Sullivan made a motion to open the Public hearing.

MOTION 2ND: Ron Mogren

Ron Mogren	Dennis Barden	Ginny Henry	Kevin Merry	Tom Sullivan
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0. Motion carried.

Noting there was no public attendance, Kevin Merry made a motion to close the Public Hearing.

MOTION 2ND: Dennis Barden

Ron Mogren	Dennis Barden	Ginny Henry	Kevin Merry	Tom Sullivan
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0. Motion carried.

MOTION: Ron Mogren made a motion to grant the variance for both applications V1062 and V1062A to allow the substandard lot size based on the following Fact Finding items:

1. The benefit to the applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community is greater because there is no impact and therefore, no detriment to the health and safety of the neighborhood.
2. The variance will not have an undesirable effect on the character of the neighborhood because there is no new construction and therefore, no change in the character of the neighborhood.
3. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because there is no other alternative to divide the lot and have each structure on a separate lot.
4. The requested area variance is not substantial because there is no other alternative, the size of the lots will be substandard but each lot will have one structure.
5. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood because there is no new construction.
6. The alleged difficulty was not self-created.

MOTION 2ND: Ginny Henry

Ron Mogren	Dennis Barden	Ginny Henry	Kevin Merry	Tom Sullivan
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0. Motion carried.

MINUTES

MOTION: Ginny Henry made a motion to approve the March 2, 2010 minutes without change.

MOTION 2ND: Kevin Merry

Ron Mogren	Dennis Barden	Ginny Henry	Kevin Merry	Tom Sullivan
Aye	Aye	Aye	Aye	Not present at March mtg. No vote.

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Ron Mogren made a motion to adjourn the meeting at 7:20 PM, seconded by Kevin Merry and unanimously carried.

Aye – 5 Nay - 0 Motion carried.

Respectfully submitted,
Carol Sullivan
June 14, 2011