

**APPROVED**  
**LAKE GEORGE VILLAGE ZONING BOARD MEETING**  
**SEPTEMBER 7, 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:**

Carol Sullivan (Secretary), Jill Duffy, Frank Witz

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

**TAX MAP: 251.14-1-34**

**OWNER/APPLICANT: JILL DUFFY**

**ADDRESS: 92 HENDRICK ST.**

**ZONE: RESIDENTIAL MIXED USE**

**VARIANCE APPLICATION #V03-2011 – PUBLIC HEARING**

Applicant in constructing a 24 wide x 28 long garage and is applying for an area variance. Applicant is seeking relief from the 20 foot rear yard setback requirement for the construction of the garage with an outdoor cement slab. The cement slab will be used for a boat storage area and it will be adjacent to the garage. Applicant is applying for a 10 foot rear yard setback.

Jill explained that she would like to set the garage further back on the property to avoid a sharp turn into it.

Ron, in determining if there are any other options, asked the applicant if the garage needs to be 28 feet long. The extra space in the garage will be used for a work bench and storage of snow mobiles, lawn mower, etc.

Carol noted that no objections were received from the neighboring property owners.

The board discussed the variance. There is an undeveloped lot at the rear. This lot is owned by Don Fangboner. No objection was received from Mr. Fangboner. The garage will not be seen from the road.

Noting there was no public attendance, Ron Mogren made a motion to close the Public Hearing at 7:15.

**MOTION 2<sup>ND</sup>:** Tom Sullivan

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

Ayes = 4 Nays = 0. Motion carried.

**MOTION:** Ron Mogren made a motion to grant the variance allowing for a 10 foot rear yard setback 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 to the

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health and safety of the neighborhood. The garage is out of sight and the adjacent property owners did not object.

2. The variance will not have an undesirable effect on the character of the neighborhood because adding a garage that can't be seen does not affect the character of the neighborhood.
3. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because the garage cannot be closer to the house because of the required turning radius.
4. The requested area variance is not substantial because it is for 10 feet and the adjacent property owner did not object.
5. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood because stormwater runoff from the roof of the garage will run off onto the property and not neighboring properties. There is no adverse physical impact.
6. The alleged difficulty was not self-created because the house was constructed prior to the current owner and the turning radius is needed in order to get a vehicle into the garage.

**MOTION 2<sup>ND</sup>:** Ginny Henry

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

Ayes = 5 Nays = 0. Motion carried.

**MINUTES**

JUNE 1, 2011 (RM, DB, VH, KM, TS)

Ron made a motion to accept the minutes as presented.

**MOTION 2<sup>ND</sup>:** Dennis Barden

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

Ayes = 5 Nays = 0. Motion carried.

JULY 6, 2011 (RM, DB, VH, KM, TS)

Tom Sullivan made a motion to accept the minutes as presented.

**MOTION 2<sup>ND</sup>:** Ron Mogren

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

Ron Mogren made a motion to adjourn the meeting at 7:35 PM, seconded by Kevin Merry and unanimously carried.

Aye – 5 Nay - 0 Motion carried.

Respectfully submitted,  
Carol Sullivan  
September 14, 2011