

**APPROVED - MINUTES
LAKE GEORGE VILLAGE ZONING BOARD MEETING
DECEMBER 5, 2012- 7:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

BOARD MEMBERS PRESENT: Ron Mogren - Chairman, Dennis Barden, Kevin Merry, Tom Sullivan

BOARD MEMBERS ABSENT:

OTHERS PRESENT: Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Bill Bosy, Kathy Bosy, Mike Ravalli, Alice Conlon

Ron Mogren opened the ZBA meeting and the Public Hearing at 7:00 PM.

TAX MAP: 264.06-1-60

OWNER/APPLICANT: BILL AND KATHY BOSY

ADDRESS: 85 MOHICAN ST.

ZONE: RESIDENTIAL MIXED USE

VARIANCE APPLICATION #: V12-2012

Owner/Applicant is applying for an area variance. The applicant is proposing construction of a 24 unit senior apartment complex. The applicant is seeking a 17 foot rear yard setback because the southeast corner of the proposed building is 3 feet over the 20 foot setback requirement. The applicant is also seeking a maximum lot coverage variance. Maximum lot coverage is set at 60% in this zone. The proposed construction of the apartment complex, parking spaces and walkways creates lot coverage of 66.25%. 6.25% relief is sought.

Bill Bosy presented the project to the Board this evening. He explained the need for the variance at the southeast rear corner of the building and also the need for a variance for the maximum lot coverage. Bill explained there will be two 2,500 gallon dry wells in the parking lot to capture all the parking lot stormwater. Other smaller drywells will be placed around the property to capture the building runoff. All stormwater will be captured on the property. The footprint and parking will be similar to the property at 61 Mohican.

Ron asked about the parking requirements. Carol explained there must be one parking space per unit and Bill has added an additional two spaces for visitors. Ron was looking at this as a way to increase the green space; parking in this area is a premium during the summer months as the street parking fills up because there are no meters in this area.

Pointing to the location of the building at the front of the lot Ron remarked that the building doesn't appear to be placed on the front ten foot setback; it appears there may be a foot in the front and if the building can be moved forward the rear setback at this corner would be 18 feet so the relief would be 2 feet. Bill indicated he will move the building forward.

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Ron suggested using the area under and around the dumpster to increase the pervious surface requirement. Bill indicated he would use pavers in this area which would increase the pervious surface area.

Ron asked the Board for comments. Tom mentioned he is familiar with the complex at 61 Mohican; it is well maintained and cared for and this proposed complex would be an improvement in the area. He added if minor changes can be made in order to accommodate this construction he is in agreement. Both Dennis and Kevin agreed.

Ron asked for public comment. Alice Conlon owns the neighboring property on the corner of Philip St. and Sherrill St. Alice asked about the location in reference to her house. The north side of Alice's house will be facing the rear of the apartment complex. She also asked how high the complex would be and Bill explained the complex will be identical to "Hunter's Run" located at 61 Mohican St. – 2 stories high. Bill explained the building will be approximately 17 - 18 feet away from Alice's fence.

MOTION: Ron Mogren made a motion to close the public hearing.

MOTION 2ND: Tom Sullivan

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

Ayes = 4 Nays = 0. Motion carried.

MOTION: Ron Mogren made a motion to approve an 18 foot rear yard setback variance (2 foot relief). Additionally, a maximum lot coverage variance will be granted providing the applicant uses a permeable surface in and around the dumpster area; the new percentage for the maximum lot coverage will be 65.75% (5.75% relief granted). This motion is 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 the apartment complex will be a housing improvement in this area.
2. The variance will not have an undesirable effect on the character of the neighborhood because the variance is not significant and the character of the neighborhood will be improved.
3. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because alternatives were discuss tonight and it appears while some changes can be made the applicant is still in need of two variances for the rear setback and maximum lot coverage.
4. The requested area variance is not substantial.
5. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood because the relief sought is minor.
6. The alleged difficulty was not self-created.

MOTION 2ND: Tom Sullivan

Ron Mogren	Dennis Barden	Kevin Merry	Tom Sullivan
Aye	Nay	Aye	Aye

Ayes = 4 Nays = 0 Motion carried.

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MOTION: Ron Mogren made a motion to adjourn the meeting at 7:30 PM

MOTION 2ND: Tom Sullivan

Ron Mogren	Dennis Barden	Kevin Merry	Tom Sullivan
Aye	Absent	Aye	Aye

Ayes =3 Nays = 0. Motion carried

Respectfully submitted,
Carol Sullivan
December 6, 2012