

Village of Greenwood Lake Planning Board / Zoning Board of Appeals Meeting

Date: July 8th 2025

Location: Village Hall- 18 Church St, GWL NY 10925

Time: 7:30 PM

1. Call to Order

The meeting was called to order by Bob Zimmer, Chair. Roll call was conducted by Board Secretary, Danielle Mulqueen

Present: Chair- Bob Zimmer, Attorney- Chris Pavlacka, Village Engineer- Jamison Zajac, Member- Jenny Lyons, Member- Eric Kelm, Member- Vic Ludmerer, Alternate- Kevin McEntyre, Secretary- Danielle Mulqueen, Building Inspector- Pete Hillebrand.

Absent: Member- Mariano Choconi

2. Approval of Minutes from Previous Meeting

Motion to approve the minutes from the previous meeting was made and seconded. Motion carried unanimously.

3. Old Business

None.

4. New Business

4.1 Application: Robert & Chris Patterson – 61 Tonight Avenue

Property Information: Section 306, Block 17, Lot 8, Zoning District W20 Residential.

Proposal: Replacement of existing above-ground pool and surrounding deck; demolition of existing structure; excavation within 100 feet of the lake.

Background:

- Existing pool and deck are in disrepair and considered unsafe.
- Project planned in three construction stages (demolition, new pool installation, new deck construction).

- Above-ground pool with elevated deck to be installed; access available via driveway or neighbor's property (with permission).
- No change to existing deck over septic tank; condition is preexisting.

Discussion Points:

- Board reviewed application documents, building inspector's denial (due to work within 100 ft of lake requiring Planning Board review), and associated plans.
- Minor inconsistencies noted in acreage figures; forms to be corrected.
- Required "bulk table" showing code requirements, existing, and proposed conditions must be added.
- Board engineer requested additional plan notes, including stormwater protections, septic protection during construction, and safe discharge methods for pool/hot tub water (not directly into the lake or septic).
- Clarification of deck construction details, survey date reference, and correction of equipment pad location requested.
- Discussion of septic system history, curtain drain location, and potential improvements to avoid runoff directly into lake.

Action Items:

1. Revise application forms for acreage consistency.
2. Provide bulk table with required, existing, and proposed setbacks.
3. Add plan notes (stormwater/lake protection, septic protection, drainage precautions).
4. Remove incorrect equipment pad from plans.
5. Reference survey date on plan sheets.
6. Submit application for County review (property within 500 ft of Route 17A) — 30-day review period applies.

Next Steps:

- Revised materials to be submitted to Planning Board for review at the August 12 meeting (pending County review period).

4.2 Application: Jeff Hart – 1169 Route 17A, Unit 5

Property Information: Section 306, Block 17, Lot 2, Zoning District HHC (Highway Commercial).

Proposal: Square off existing building footprint for Unit 5 and add a second story; no increase in bedroom count.

Background:

- Property purchased May 8, 2024, under JD GLC LLC.
- Unit 5 in severe disrepair due to long-term tenant damage; currently uninhabitable.
- Other units on property previously renovated; Unit 5 remains smallest and only unrestored unit.
- Owner seeking to make unit rentable at sustainable rate; current market rent for <400 sq ft estimated at \$650/month, which would not cover renovation costs.

Discussion Points:

- Building inspector denied application citing prohibition on enlarging preexisting non-conforming use (multi-unit residential in commercial zone).
- Applicant initially requested a use variance.
- Village attorney explained strict legal criteria for granting a use variance under NYS law (financial hardship, uniqueness, not self-created, no change to neighborhood character).
- Additional documentation requirements discussed (certified realtor market analysis, financial statements showing renovation costs and projected revenues, loan documents).
- Attorney noted potential distinction between “reconstruction” and “rehabilitation” under the code.
- Upon review of past records, it was determined that a **previous use variance had already been granted for this property** covering similar unit reconstruction projects.
- The Board concluded that the prior variance applies to this project as well, eliminating the need for a new use variance application.

Action Items:

1. Applicant to proceed with plan revisions and permit process under the scope of the existing variance.
2. Building inspector to review and confirm compliance with all current building and safety codes.
3. Submit application for County review (property within 500 ft of Route 17A) — 30-day review period applies.
4. Provide a revised Short Environmental Assessment Form (SEAF) with corrected and consistent information.

Outcome:

- Board determined that the previously granted use variance for the property remains valid and applies to this project.
- Application may move forward under existing variance, subject to standard permitting, County review, revised SEAF, and code compliance.

5. Public Comment- No public comment was made.

6. Adjournment