

Village of Greenwood Lake
Planning Board / Zoning Board of Appeals Meeting
Date: Tuesday, August 12th 2025
Location: Village Hall
Time: 7:30 PM

1. Call to Order

The meeting was called to order by Chairman Bob Zimmer. Roll call was conducted.

Present:

- Bob Zimmer – Chairman
- Chris Pavlacka – Attorney
- Jamison Zajac – Village & Board Engineer
- Eric Kelm – Board Member
- Mariano Choconi – Board Member
- Vic Ludmerer – Board Member
- Kevin McEntyre – Board Member
- Danielle Mulqueen – Board Secretary

Absent: Jenny Lyons

2. Approval of Minutes from Previous Meeting

Motion to approve the minutes from the July 8th 2025 meeting was made by Vic Ludmerer, seconded by Kevin McEntyre.

Vote:

- Yes: Zimmer, Kelm, Ludmerer, McEntyre
- No: None
- Abstain: Choconi

Outcome: Motion carried unanimously.

3. Old Business

3.1 Application: Robert & Chris Patterson – 61 Ten Eyck 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.

Follow-Up from Previous Meeting:

At the prior meeting, the Board requested corrections to acreage figures, inclusion of a bulk table, additional plan notes regarding stormwater and septic protections, removal of the equipment pad from the plans, and a survey date reference.

At this meeting, the applicant returned with updated materials addressing those requests. The **GML County review was completed with no comments**, satisfying that prior action item.

Conditions of Approval (this meeting):

1. Correct the bulk table to reflect proper side yard and total side yard requirements, and fix story entry typo.
2. Correct measurements on the construction sheet to match existing conditions, including showing the stair on the south side and confirming the north-side chimney dimension as 8'-6".
3. Provide corrected plans back to the Village for sign-off.

Motion: Motion for conditional approval was made by Vic Ludmerer, seconded by Mariano Choconi.

Vote:

- Yes: Zimmer, Kelm, Choconi, Ludmerer, McEntyre
- No: None
- Abstain: None

Outcome: Motion carried unanimously.

3.2 Application: Jeff Hart – 1169 State 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.

Follow-Up from Previous Meeting:

At the prior meeting, the Board requested a realtor analysis, financial documentation, and hardship evidence for a use variance. Upon review, it was determined that a **previous use**

variance already granted for the property applies to this project, satisfying the variance requirement.

The **GML County review was completed with no comments**, satisfying that prior action item.

Conditions of Approval (this meeting):

1. Submit an as-built showing the actual water-line location to the building served.
2. Resolve any conflict between the water line and the frost wall by re-routing or adjusting as needed.
3. Pay fees and comply with all applicable building and safety codes.

Motion: Motion for conditional approval was made by Eric Kelm, seconded by Mariano Choconi.

Vote:

- Yes: Zimmer, Kelm, Choconi, Ludmerer, McEntyre
- No: None
- Abstain: None

Outcome: Motion carried unanimously.

4. New Business

4.1 Application: Karen's Café – 96 Windermere Ave.

Property Information: Section 309, Block 1, Lot 46.1, Zoning District CS (Central Shopping).

Proposal: Amendment to site plan to allow outdoor deck amenities and games.

Discussion Points:

- Board reviewed proposed outdoor games and deck use.
- Lighting and deck/roof height were discussed in detail.
- Stairs, risers, pathway lighting, and fencing were also noted.

Conditions of Approval (this meeting):

1. Deck lighting must be shielded, downward-facing, and perpendicular to the ground, and shall not extend beyond the edge/footprint of the deck (under the roof line).

2. Roof/deck height must conform to residential accessory-building requirements, with a maximum height of 15 ft.
3. Pay fees and comply with Village code.

Additional Notes (on record, not conditions):

- Any stairs built must land on a concrete pad, with risers max 7"; plans must reference the commercial building code.
- If a pathway is installed (including pavers/stepping stones), pathway lighting is required.
- Occasional outdoor events may require a Village Board special event permit.
- Fencing height in commercial areas is at Planning Board discretion; no further PB approval required.

Motion: Motion for conditional approval was made by Eric Kelm, seconded by Kevin McEntyre.

Vote:

- Yes: Zimmer, Kelm, Choconi, Ludmerer, McEntyre
- No: None
- Abstain: None

Outcome: Motion carried unanimously.

5. Public Comment

No public comments were made.

6. Adjournment

Motion to adjourn the meeting was made by Vic Ludmerer, seconded by Kevin McEntyre.

Vote:

- Yes: Zimmer, Kelm, Choconi, Ludmerer, McEntyre
- No: None
- Abstain: None

Outcome: Motion carried unanimously.

Meeting adjourned at 9:07 PM

Continuing Action Items Table

Item	Applicant	Description	Status
Acreage correction, bulk table, plan notes, survey reference, GML referral	Patterson – 61 Ten Eyck Ave	Requested at previous meeting	Completed (GML returned no comments; bulk table corrections remain condition of approval)
Realtor analysis, financial docs, hardship variance	Hart – 1169 St Rt 17A	Requested at previous meeting	Resolved (previous variance applies; no new variance required)
County GML review	Patterson & Hart	Requested at previous meeting	Completed (no comments from County)
Bulk table correction & measurement clarification	Patterson – 61 Ten Eyck Ave	Requested this meeting	Ongoing (to be returned for sign-off)
As-built showing water line & frost wall resolution	Hart – 1169 St Rt 17A	Requested this meeting	Ongoing
Lighting and height compliance for deck	Karen's Café	Requested this meeting	Ongoing

Minutes prepared by: Danielle Mulqueen

Date: 08/28/2025