

# VILLAGE OF GREENWOOD LAKE

## PLANNING BOARD MEETING MINUTES

January 27, 2026

Combined Board Meeting

---

### 1. Call to Order

The meeting of the Village of Greenwood Lake Planning Board and Zoning Board of Appeals was called to order on **January 27, 2026** 7:30 PM. The Board was acting as a **combined Planning Board** for this meeting.

---

### 2. Roll Call / Attendance

**Present:**

- Bob Zimmer, Chair
- Chris Pavlacka, Attorney
- Jameson Zajak, Engineer
- Eric Kelm, Member
- Vic Ludmere, Member
- Kevin McEntyre, Alternate
- Pete Hillebrand, Building Inspector
- Danielle Mulqueen, Secretary

**Absent:**

- Jennifer Lyons, Member
  - Mariano Choconi, Member
- 

### 3. Applications / New Business

#### A. Site Plan Review – Deck Removal and Replacement

**Property:** 47 Edgemere Avenue, Greenwood Lake, NY

**SBL:** Section 319, Block 1, Lot 18

**Zoning:** R-20 Residential

**Applicant / Owner:** Lawrence Hansen, 15 Forest Avenue, Bridgewater, NJ

**Plans Prepared By:** Fiedler Engineering, Warwick, NY

**Proposed Action:** Removal of existing deck/patio and construction of a new attached deck

**Site Area:** 0.14 acres

**Anticipated Construction:** Spring 2026

**State/Federal Permits Required:** None

### **Background**

The applicant proposes to remove an existing ground-level patio/deck system and replace it with a new attached deck extending approximately 12 feet from the rear of the residence, wrapping around the side of the house, with stair access to grade. The property is located within 100 feet of Greenwood Lake, requiring Planning Board review.

### **Applicant Presentation**

Mr. Hansen described the existing configuration as a series of stepped platforms leading to grade and stated the intent to construct a low-profile deck with stairs leading down to the existing walkway. The deck height is anticipated to be approximately 22–24 inches above grade.

### **Board Discussion**

- The Board reviewed engineer comments regarding:
  - Required and proposed zoning setbacks, including rear yard and side yard setbacks
  - Applicability of **small lot bulk requirements** under Village Code
  - Clarification of total side yard requirements (minimum 17.3 feet combined)
  - Confirmation that the proposed deck will **not increase any existing nonconformity**
  - Need to show **metes and bounds** or otherwise clearly identify lot classification
  - Identification of stair locations on the site plan
- The Board confirmed that:
  - An attached deck is considered part of the principal structure under Village Code
  - The proposed rear yard setback of approximately 39 feet appears conforming
  - No variance would be required **provided the deck does not encroach further into side yard setbacks**
- The Board noted that:
  - The application is a **SEQRA Type II action** pursuant to applicable regulations and requires no further environmental review
  - No referral to Orange County Planning was required under General Municipal Law §239 due to location
  - Wetlands confirmation documentation was submitted

### **Action Items / Conditions**

The Board determined the application could proceed with a **conditional approval**, subject to the following conditions:

1. The proposed deck shall **not be located closer to any side yard property line than the existing principal structure.**
2. Revised plans shall be submitted showing:
  - Corrected zoning data reflecting **small lot bulk requirements**
  - Existing and proposed **side yard and rear yard setbacks**
  - Metes and bounds or other clear depiction of lot dimensions
  - Location of all proposed stairs
3. One signed and sealed revised plan shall be submitted for the record following digital review.
4. The applicant shall comply with all applicable local, state, and federal laws and pay all required fees.
5. If revised plans demonstrate increased nonconformity, the applicant shall be required to obtain any necessary variances from the Zoning Board of Appeals prior to final approval.

#### **Motion**

A motion was made to grant **conditional site plan approval** subject to the conditions listed above.

- **Motion:** Eric Kelm
  - **Second:** Kevin McEntyre
  - **Vote:** All in favor – Aye
- Motion carried.**

#### **Resolution**

A motion was made authorizing Planning Board Counsel to prepare a formal resolution reflecting the conditional approval.

- **Motion:** Eric Kelm
  - **Second:** Kevin McEntyre
  - **Vote:** All in favor – Aye
- Motion carried.**

---

## **4. Approval of Minutes**

A motion was made to approve outstanding meeting minutes from prior meetings for which a quorum of eligible members was present.

- **Motion:** Vic Ludmere
  - **Second:** Kevin McEntyre
  - **Vote:** All in favor – Aye
- Minutes approved.**
-

## 5. Other Business

- The Board discussed correspondence regarding SEQRA lead agency coordination.
  - Updates were provided regarding telecommunications tower applications, including:
    - Pending EMF testing at nearby residences
    - Compliance issues related to prior approvals
    - Anticipated future antenna upgrade applications subject to federal shot-clock timelines
- 

## 6. Adjournment

A motion was made to adjourn the meeting.

- **Motion:** Kevin McEntyre
- **Second:** Eric Kelm
- **Vote:** All in favor – Aye

**The meeting was adjourned at 7:59 PM**