

Village of Greenwood Lake

Combined Zoning Board of Appeals & Planning Board Meeting Minutes

Date: March 10, 2026

Location: Village Hall, 18 Church Street, Greenwood Lake, NY

Call to Order

The meeting was called to order by Chairman Bob Zimmer at 7:30 pm.

Roll Call

Present:

- Bob Zimmer, Chair
- Chris Pavlacka (Attorney)
- Jamison Zajac (Engineer)
- Jennifer Lyons, Member
- Eric Kelm, Member
- Kevin McEntyre, Alternate
- Brian Cross, Alternate
- Pete Hillebrand, Building Inspector
- Danielle Mulqueen Secretary

Absent:

- Mariano Choconi
 - Vic Ludmere
-

Approval of Minutes

January 17, 2026 Meeting Minutes

- Motion to approve: Kevin McEntyre
- Second: Eric Kelm
- **Vote:** All in favor
- **Result:** Approved

Returning Application

1. Application #47 Edgemere Avenue – Variance & Site Plan Approval (Deck Replacement)

Property Description

Residential property requiring relief for a proposed replacement deck.

Nature of Application

- Continuation of previously reviewed application
- Applicant previously received **conditional approval** subject to confirmation of setbacks
- Updated survey revealed noncompliance with:
 - Rear yard setback
 - Side yard setback
 - Total side yard requirement
- Applicant submitted revised site plan and ZBA application requesting **area variances**

Background

- Original measurements were taken to the lake rather than the property line
- Revised plan reflects accurate property line measurements
- Relief requested is minimal and allows deck alignment with the existing structure

Applicant Presentation

- Applicant confirmed revised plans and variance request
- No additional changes beyond those summarized

Consultant / Engineer Review

- Engineer reviewed submission
- All prior comments addressed

Board Discussion

- Variances deemed **minimal in nature**
- Relief necessary to square deck with house
- No feasible alternative identified

Balancing Test Findings

1. **Undesirable Change:** No

2. **Feasible Alternatives:** No
3. **Substantiality:** No – variances are minimal
4. **Adverse Environmental Impact:** No
5. **Self-Created Difficulty:** Yes (not determinative)

Action

1. **Motion to Approve Area Variances**
 - Motion: Eric Kelm
 - Second: Kevin McEntyre
 - **Approved**
2. **Motion to Approve Site Plan**
 - Motion: Jennifer Lyons
 - Second: Eric Kelm
 - **Approved**
3. **Motion to Authorize Resolution Drafting**
 - Motion: Eric Kelm
 - Second: Kevin McEntyre
 - **Approved**

Resolution

Board Attorney authorized to draft resolution reflecting approvals.

2. AT&T / American Tower Application – Telecommunications Facility Upgrades

Property Description

Existing telecommunications tower facility.

Nature of Application

- Equipment upgrade and modernization
- Reduction from **12 antennas to 6 antennas**
- Replacement of equipment (Nokia to Ericsson)
- No increase in tower height
- No ground disturbance

Background

- Tower ownership and lease structure clarified:
 - Land owned by Verizon
 - Tower owned by American Tower (ATC)
 - AT&T leases space on tower
- Prior compliance issues included:
 - Required signage
 - RF emissions testing

Applicant Presentation

- Work limited to equipment swap and internal shelter upgrades
- Construction duration: approximately 3 weeks
- No expansion of facility

Board / Consultant Discussion

- Prior RF testing showed compliance but discrepancies in modeling inputs
- Board requires:
 - Updated RF model
 - Verification of correct input data
- Structural report required
- NYS DOT referral required (within 500 ft of state highway)
- Application classified as **SEQRA Type II Action**

Action / Direction

- Application to remain open pending:
 1. Updated RF modeling and verification
 2. Structural assessment report
 3. GML §239 referral (NYS DOT / County)
- Anticipated return date: **April 14, 2026**

Action Items

1. Applicant to submit revised RF report with verified inputs
2. Applicant to provide structural assessment report
3. Building Department to complete GML referral
4. Board Attorney to request **shot clock extension**
5. Applicant to clarify owner of property

Other Business / Discussion Items

1. Cat Café Concept (729 Jersey Avenue)

- Informal discussion of proposed **cat café / adoption space**
- Concept includes:
 - Indoor cats available for adoption
 - Café component
 - Potential partnership with animal organizations

Key Considerations:

- No clear zoning classification in Village Code

- Potential Board of Health / NYS Agriculture & Markets jurisdiction
- Need for operational details (number of animals, layout, sanitation)

Outcome:

- Board open to **workshop discussion**
 - Staff to coordinate preliminary meeting (possibly via Zoom)
-

2. Sterling Room/42 Sterling Rd– Proposed Zoning Amendment

- Proposal for **adaptive reuse zoning amendment** in RC District
- Concept includes:
 - Mixed long-term and short-term residential units

Discussion Highlights

- Current zoning does not permit proposed use
- Amendment would require:
 - Village Board approval
 - Planning Board recommendation (within 62 days)
- Concerns raised:
 - Consistency with Comprehensive Plan
 - Potential for **spot zoning**
 - Broader impacts on RC district
 - Bulk and use standards

Outcome / Direction

- Applicant to present to Planning Board
 - Staff to prepare list of required submission materials
 - Tentative review timing: **Early April 2026**
-

Public Comment

None recorded.

Adjournment

- Motion to adjourn: Eric Kelm
- Second: Kevin McEntyre
- **Meeting adjourned**