

# TOWN OF LAKE GEORGE

## ZONING BOARD OF APPEALS AGENDA

20 Old Post Road  
Lake George, NY 12845  
518 668-5722 Ext. 5  
[pzclerk@lakegeorgetown.org](mailto:pzclerk@lakegeorgetown.org)

August 3, 2022

6:00 PM

- \* Roll Call
- \* Acceptance of the May 4, 2022 minutes

### PUBLIC HEARINGS

Application Type: Use Variance UV1-2022  
Applicant(s): Michael Denzer  
Owner(s): Michael Denzer  
Agent(s): Towne Law Firm  
Location of Property: 38 Michelli Road  
Tax Map No.: 264.08-2-6  
Lot Size: 0.63 acres  
Zoning Classification: RH (Residential High Density)  
Code References: 175-14 & 175-63  
SEQRA: Unlisted  
Project Description: Applicant is seeking a use variance to allow short-term residential rentals on the subject property. The current Residential High-Density Zone prohibits short-term residential rentals.

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Application Type: Area Variance AV13-2022  
Applicant(s): Kevin & Connor Morgan  
Owner(s): Kevin & Connor Morgan  
Agent(s): Brett Steenburgh  
Location of Property: 1779 US Route 9  
Tax Map No.: 277.04-2-13  
Lot Size: 5.09 acres  
Zoning Classification: TC-A (Tourist Commercial – Accommodations)  
Code References: 175-15 & 175-53(D)(4)(5) & 148-8  
SEQRA: Unlisted  
Project Description: The relief requested is to meet NYDOH requirements as they relate to facilities in the campground since the Town's code dictates the number of bathroom facilities per trailer site to be 2 toilets, 2 urinals, 3 showers & 3 lavatories for the men's room. 3 toilets, 3 showers & 3 lavatories for women's room. NYSDOH standards are 2 toilets, 1 shower & 2 lavatories for the men's room and 2 toilets, 1 shower & 2 lavatories for the women's room. The applicant is proposing to meet the NYSDOH Code and requesting relief from the Town Zoning Code referenced above.

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Application Type: Area Variance AV14-2022  
Applicant(s): Kevin Maschewski  
Owner(s): Kevin & Mary Beth Maschewski  
Agent(s): Studio A Landscape & Engineering  
Location of Property: 3236 Lake Shore Drive  
Tax Map No.: 238.16-1-11.22  
Lot Size: 2.40 acres  
Zoning Classification: RCH-LS (Residential, Commercial High Density – Lake Shore)  
Code References: 175-23, 175-37 & 148-11  
SEQRA: Unlisted  
Project Description: The proposal is to construct a new 2 story single family residence with basement walkout and 2 car garage. An onsite well, septic system, stormwater management system and a landscape plan is also proposed. The relief requested is for a building shoreline setback of 12.8 ft. where 75 ft. is required and 62.2 ft is proposed.

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Any further business that may be properly brought before the Board.

- \* All written communications to be considered by the Board at this meeting shall be submitted to Adele Behrmann prior to the meeting date.