

TOWN OF LAKE GEORGE

ZONING BOARD OF APPEALS AGENDA

March 4, 2020

6:00 PM

- Roll call
- Minutes of the February 5, 2020 meeting.

PUBLIC HEARINGS

Application Type: Area Variance AV4-2020
Applicant: Marie Mulcahy
Owner: Marie Mulcahy
Agent: Kevin Mulcahy
Location of Property: 38 Halada Drive
Tax Map No.: 251.07-1-46
Lot Size: 4.41 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference: 175-16
SEQRA: Type II
Project Description: Applicant proposes a lot line adjustment that will convert four lots (three of which are non-conforming) into three lots (two of which will be conforming). The resulting non-conformity is for road frontage on the third lot (Lot C) where 100 ft. is required, 50 ft. is requested and 50 ft. is existing.

Application Type: Area Variance AV3-2020
Applicants: Philip & Judith Viger
Owners: Philip & Judith Viger
Agents: Tom Hutchins, Hutchins Engineering
Location of Property: 12 Little Bay Lane, Diamond Point
Tax Map No.: 226.05-1-17
Lot Size: 0.63 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference: 175-23, 175-37 & 175-27B(1)(3)
SEQRA: Type II
Project Description: Applicant proposes to replace existing lakeside retaining walls, patios and stairs as well as construct ramped walkways and several new retaining walls. Variances requested are for placing fill in the overlay district to establish the finished grades, retaining walls and walls over 4 ft. in height. The retaining wall setback relief sought is for 5 new retaining wall segments within 75 ft. of the lake where 75 ft. is required and the closest proposed wall is at 17 ft. Other retaining walls are located at 25 ft., 30 ft., 35 ft. and 65 ft. In addition to the shoreline setback variances requested, retaining wall maximum height relief is also being sought, where a 4 ft. maximum is required within 50 ft. of the lake and 6 ft. maximum is required within 75 ft. of the lake. The largest wall within 50 ft. is proposed @ 6 ft. (25 ft. from the lake), where 4 ft. is required and 2 ft. relief is requested. Other walls proposed within 50 ft. of the lake are proposed @ 5 ft. high (5 ft. – 20 ft. from the lake and pre-existing), and 6 ft. high (30 ft. – 35 ft. from the lake and new). Finally, one wall behind the setback located @ 100 ft. from the lake, is proposed @ 13 ft. high, where 6 ft. is required and 7 ft. relief is being sought.

REGULAR MEETING

Application Type: Area Variance AV1-2020
Applicant: Thomas McCracken
Owner: Thomas McCracken
Agent: Gavin Vuillaume (EDP)
Location of Property: 3782 Lake Shore Drive
Tax Map No.: 226.05-1-16
Lot Size: 0.18 acres
Zoning Classification: RCH-LS (Residential, Commercial High Density-Lakeshore)
Code References: 175-16, 175-23, 175-37 & 175-28.1
SEQRA: Unlisted
Project Description: Applicant proposes to construct a new series of patio spaces between the house and the lakeshore. Due to slope on the site, the terraced patios will require numerous retaining walls at various locations within the shoreline setback. Retaining wall setback relief being sought is for 50 ft. relief where 75 ft. setback is required and the closest proposed wall is at 25 ft. Other retaining walls are located at 32 ft., 47 ft., 52 ft. and 62 ft. In addition to the shoreline setback variances requested, retaining wall maximum height relief is also being sought, where a 4 ft. maximum is required within 50 ft. of the lake and a 6 ft. height maximum is required within 75 ft. of the lake. The largest wall within 50 ft. of the lake is proposed at 8 ft. (25 ft. from the lake), where 4 ft. is required and 4 ft. is requested. The largest wall between 50 ft. and 75 ft. of the lake is proposed at 7 ft. (52 ft. from the lake), where 6 ft. is required and 1 ft. relief is being requested. Other walls proposed within 50 ft. of the lake are proposed at 5.5 ft. high at 25 ft. and 32 ft. from the lake respectively, 6 ft. high at 32 ft. from the lake and 5 ft. high at 47 ft. from the lake.

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.