

TOWN OF LAKE GEORGE

ZONING BOARD OF APPEALS AGENDA

20 Old Post Road
Lake George, NY 12845
518 668-5722
pzclerk@lakegeorgetown.org

March 1, 2023

6:00 PM

* Roll Call

REGULAR MEETING

Application Type: Area Variance AV23-2022
Applicant(s): Philip & Judith Viger
Owner(s): Philip & Judith Viger
Agent(s): Mike Muller, Esq.
Location of Property: 12 Little Bay Lane
Tax Map No.: 226.05-1-17
Lot Size: 0.63 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code References: 175-16, 175-27, 175-28.1, 175-30
SEQRA: Unlisted
Project Description: The applicant is seeking relief of 1.7 ft. from the south side of the site where 5.00 ft. are required and 3.30 ft. are proposed for a utility shed in addition to relief from the shoreline setback of 75 ft. for the following: utility shed proposed at 30.5 ft., relief of 44.5 ft. – wall extension proposed at 40 ft., relief of 35 ft. – northerly wall proposed at 9 ft., relief of 66 ft.

PUBLIC HEARINGS

Application Type: Area Variance AV2-2023
Applicant(s): John Vickery
Owner(s): HV Owl Ridge, LLC
Location of Property: 45 Gage Road
Tax Map No.: 264.06-3-19
Lot Size: 5.9 acres
Zoning Classification: RCH (Residential Commercial High Density)
Code Reference(s): 175-15, 175-37 & 175-95
SEQRA: Unlisted
Project Description: The applicant proposes to change the use of a 15 guest rooms & 1 manager's apartment motel to 16 individual apartments. Relief requested is for 5 additional apartments where 11 apartments are allowed per density in the RCH zone.

Application Type: Area Variance AV3-2023
Applicant(s): Chris Blanchard
Owner(s): Chris & Heidi Blanchard
Location of Property: 227 Konci Terrace
Tax Map No.: 277.01-1-44
Lot Size: 1 acre
Zoning Classification: RR-5 (Residential Rural – 5 acres)
Code Reference(s): 175-16
SEQRA: Type II
Project Description: The applicant proposal is to replace an existing 8 ft. x 8 ft. deck with a larger 16 ft. x 20 ft. deck. Relief requested is for front yard setback of 33 ft, where 75 ft. is required and 42 ft. is proposed, and lot coverage of 0.3% where a maximum of 10.0% is required, and 10.3% is proposed.

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.