

TOWN OF LAKE GEORGE

ZONING BOARD OF APPEALS AGENDA

20 Old Post Road
Lake George, NY 12845
518 668-5131 Ext. 5
pzclerk@lakegeorgetown.org

July 7, 2021

6:00 PM

- Roll Call
- Acceptance of the May 11, 2021 minutes.

PUBLIC HEARINGS

Application Type: Area Variance AV9-2021
Applicant(s): Denise Danz
Owner(s): Denise Danz & Brian Shea
Location of Property: 12 Snyder Road
Tax Map No.: 238.08-1-30
Lot Size: 0.57 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code References: 175-52(B)3(b)
SEQRA: Type II
Project Description: The applicant is seeking capacity of 8 people for the short-term rental when septic capacity only serves 6. Relief requested is of provision 175-52(B) 3(b).

Application Type: Area Variance AV11-2021
Applicant(s): Sun Valley Apartments, LLC
Owner(s): Sun Valley Apartments, LLC
Agent(s): Jarrett Engineering, PLLC
Location of Property: SE corner of Rt 9L & Sun Valley Drive
Tax Map No.: 264.11-1-37
Lot Size: 9.1 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore) & RH (Residential High Density)
Code References: 148-11
SEQRA: Unlisted
Project Description: The proposal is for the construction of a multi-family residential housing complex with 39 units, 5 two (2) stories buildings using green infrastructure and low impact development principals. Public infrastructure connections: water, sewer, power & communications. The variance is the setback from a stormwater infiltration device to APA wetlands, where 100 ft. is required and 38 ft. is proposed.

Application Type: Area Variance AV13-2021
Applicant(s): Philip Viger
Owner(s): Philip & Judith Viger
Agent(s): Tom Jarrett, Jarrett Engineers PLLC
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: 175-23, 175-28.1, 175-91 & 92
SEQRA: Type II
Project Description: This is an After-the-fact application seeking variances for redesigning and subsequent unapproved re-construction of retaining walls. The variances are as follows: deck: 75 ft. is sought where 75 ft. is required, 0 (zero) is existing and 0 (zero) is proposed. New lower wall south – existing wall at 10.5 ft. was demolished and a new wall built at 9.9 ft. Relief requested is for 65.3 ft., where 75 ft. is required. New wall lower north – existing wall at 8.2 ft. was demolished and a new wall built at 10 ft. and as close as 4.9 ft. Relief requested is for 70.3 maximum, where 75 ft. is required. New wall upper/middle north – existing wall at 12.2 ft. was demolished and a new wall built at 15.10 ft. Relief requested is for 59.2 ft., where 75 ft. is required. Site Plan Review is required for all land use and development in the shoreland overlay district.

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.**