

# TOWN OF LAKE GEORGE

## ZONING BOARD OF APPEALS AGENDA

September 2, 2020

6:00 PM

Join Zoom Meeting

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Meeting ID: 865 9107 3570

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

### REVISED AGENDA

### PUBLIC HEARINGS

**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:** Type II  
**Project Description:** Applicant has revised the proposal to include the construction of a screen porch, additional patio space on the lakeshore side of the parcel between the existing house and the lake. The patio construction will also require new retaining walls, steps and an elevated walkway to the existing boathouse. The requested variances include several retaining wall variances and are as follows:

\*Six (6) lakeshore setback variances for walls within 75 ft. of lake (walls located at 25', 32', 32', 40', 52' and 62').

\*75 ft. lakeshore setback relief for the sundeck bridge, where 75 ft. is required and 0' is proposed.

\*12 ft. lakeshore setback relief for the screened porch, where 75 ft. is required and 63' is proposed.

**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 has revised the proposal to include an in-ground pool, associated patios and stairs as well as construct a ramped walkway and several new retaining walls. Variances requested include several shoreline setback and height variances for retaining walls and are as follows:

\* Five (5) lakeshore setback variances for walls within 75 ft. of lake (walls located at 19', 19', 27.5', 33.1', and 62.3'). Additionally, the wall located at 25 ft. from the lake require a height variance for relief of 2 ft., where walls within 50 ft. of the lake are required to be 4 ft. maximum, and 6 ft. height is proposed.

\*42 ft. lakeshore (front) setback relief for the pool (accessory structure), where 75 ft. is required and 33 ft. is proposed.

\* Placing fill in the overlay district to establish the finished grades.

### REGULAR MEETING

**Application Type:** Extension for a previously approved Area Variance AV30-2012  
**Applicants:** Laphatt Holdings, Inc.  
**Owners:** Laphatt Holdings, Inc.  
**Agents:** Jonathan Lapper, Esq. & Van Dusen & Steves  
**Location of Property:** 513 Canada Street  
**Tax Map No.:** 251.10-1-16  
**Lot Size:** 2.12 acres  
**Zoning Classification:** RH (Residential High Density)  
**Code References:** 175-16, 175-37, 175-47, and 175-95  
**SEQRA:** Unlisted  
**Project Description:** Applicant is requesting a retroactive extension on a prior approval to build 8 townhouse units on the Town side of the project known as "English Brook Village". The original request was for 12 units on the Town side, where 6 are allowed thus requesting relief for an additional 6 units. 8 units were approved in 2013 by the Zoning Board. A proposal for 27.5 ft. stream setback relief for stormwater infiltration device was also requested and approved in 2013, where 100 ft. is required and 72.5 ft. is requested.

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.