

TOWN OF LAKE GEORGE

ZONING BOARD OF APPEALS AGENDA

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

May 3, 2023

6:00 PM

- * Roll Call
- * Minutes of the November 2, 2022 & December 7, 2022 meetings

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, 175-47 & 175-95
SEQRA: Unlisted
Project Description: Revision to the original proposal to change the use of a 15 guest rooms & 1 manager's apartment motel to 14 individual apartments. Relief requested is for 3 additional apartments where 11 apartments are allowed per density in the RCH zone.

Application Type: Sign Variance I-2023
Applicant(s): FastSigns of Saratoga Springs
Owner(s): Chris Mackey
Location of Property: 1794 US Route 9
Tax Map No.: 277.02-1-54
Lot Size: 5.00 acres
Zoning Classification: TC-A (Tourist accommodations)
Code Reference(s): 175-32 & LGPC Regulations 646-7
SEQRA: Type II
Project Description: The applicant is requesting relief for the following signs: signs count where 2 are allowed (1 wall sign & 1 free standing sign) and 4 are proposed (3 wall and 1 freestanding). Relief for sign size also requested for: 1 free standing (48 sf allowed and 70 sf proposed) – (#1) wall sign where 32 sf is allowed and 200 sf is proposed and (#2) wall sign where 32 sf is allowed and 67.5 sf is proposed).

Application Type: Use Variance UV2-2023
Applicant(s): Evan Rodriguez
Owner(s): Evan Rodriguez
Agent(s): Stefanie DiLallo Bitter, Esq. (BPS&R)
Location of Property: 66 Sewell Street
Tax Map No(s): 264.06-3-9
Lot Size: 3.7 acres
Zoning Classification: RCH (Residential Commercial High Density) - Rezoned to RH
Code Reference(s): 175-14, 175-95 (C) 2, & Local Law 3-2022 (Short Term Rental Moratorium), 175-52(B)
SEQRA: Unlisted
Project Description: The applicant is seeking a use variance to allow short-term rentals on the subject property. While the existing Residential Commercial High Density (RCH) zone allows short-term rentals, there is currently a moratorium in place on short term rental permit issuance in the RCH (and other zones). There is also a pending rezoning for the Sewell Street area (and others), from RCH to Residential High Density (RH), a zone which prohibits short-term rentals. The applicant is requesting relief of the moratorium, Local Law 3-2022, section 2, which is akin to a "Use Variance".

Application Type: Use Variance UV2-2023
Applicant(s): Justin M. Grassi, Esq.
Owner(s): Keri & Sean Hartnett
Agent(s): Justin M. Grassi, Esq.
Location of Property: 29 Big Hollow Road
Tax Map No(s): 251.05-1-21
Lot Size: 1.00 acres +/-
Zoning Classification: RCH (Residential Commercial High Density) * rezoned to RH (Residential High Density)
Code Reference(s): 175-14, 175-95 (C) 2, & Local Law 3-2022 (Short Term Rental Moratorium), 175-52(B)
SEQRA: Unlisted
Project Description: The applicant is seeking a use variance to allow short-term rentals at this location. The Hartnett's purchased the property after completing their due diligence in making sure their intended use was permitted, which was prior to the moratorium. The previous zone was RCH (Residential, Commercial, High Density). The Zoning changes changed this zone to RH (Residential High Density) which prohibits short-term rentals. The applicant is requesting relief of the new rental use restrictions.

- * Any 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.