

TOWN OF LAKE GEORGE

ZONING BOARD OF APPEALS AGENDA

20 Old Post Road
Lake George, NY 12845
518 668-5722 Ext. 5
pzclerk@lakegeorgetown.org

May 4, 2022

6:00 PM

- * Roll Call
- * Acceptance of the April 6, 2022 minutes

PUBLIC HEARINGS

Application Type: Area Variance AV6-2022
Applicant(s): Cynthia & Peter Bulger
Owner(s): Cynthia & Peter Bulger
Agent(s): EDP & C. Raymond Davis
Location of Property: 45 Front Street
Tax Map No.: 251.20-1-28
Lot Size: 0.44 acres
Zoning Classification: RSH (Residential Special District – High Density)
Code Reference(s): 175-16, 175-23, 175-37 & 148-11
SEQRA: Type II
Project Description: The applicant proposes the construction of a new 2,969 +/- sq. ft. two-story single-family dwelling with attached garage & porches. The variance relief requested is for the location of a stormwater infiltration device within 100' of the lake, where 50 ft. is proposed, 100 ft. is required and 50 ft. relief is sought.

Application Type: Area Variance AV7-2022
Applicant(s): 3 Antigua Road, LLC
Owner(s): 3 Antigua Road, LLC (Joseph Gross)
Agent(s): Chris Keil (EDP)
Location of Property: 3 & 5 Antigua Road
Tax Map No.: 239.17-2-7
Lot Size: 0.63 acres
Zoning Classification: RS-1 (Residential Special – 1 acre)
Code Reference(s): 175-16, 175-23, 175-28.1, 175-37 & 148-11
SEQRA: Type II
Project Description: The project consists of a reconstruction and expansion of an existing patio, a new swimming pool, an outdoor kitchen, and other site improvements. Additionally, a new guest house is being proposed on the Queensbury side of the parcel. The proposed patio will be constructed of permeable block pavers which have a stone reservoir that is intended to act as the projects' stormwater management. The relief requested is for the retaining wall in the shoreline setback, where 28 ft. is proposed, 50 ft. is required and relief of 22 ft. is sought. Additionally, 2 ft. of relief is requested for the height of the retaining wall, where a 4 ft. height maximum exists within 50 ft. of the lake, and 6 ft. is proposed. Finally, relief is requested for the location of a stormwater infiltration device within 100' of the lake (underneath the patio) where 28 ft. is proposed, 100 ft. is required and 62 ft. relief is sought.

Application Type: Use Variance UV1-2022
Applicant(s): Michael Denzer
Owner(s): Michael Denzer
Agent(s): Towne Law Firm
Location of Property: 38 Michelli Road
Tax Map No.: 264.08-2-6
Lot Size: 0.63 acres
Zoning Classification: RH (Residential High Density)
Code References: 175-14 & 175-63
SEQRA: Unlisted
Project Description: Applicant is seeking a use variance to allow short-term residential rentals on the subject property. The current Residential High-Density Zone prohibits short-term residential rentals.

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.**