

# TOWN OF LAKE GEORGE

## ZONING BOARD OF APPEALS AGENDA

October 7, 2020

6:00 PM

- Roll call
- Minutes of the September 2, 2020 meeting.

### PUBLIC HEARINGS

**Application Type:** Application for 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:** The applicant has revised the proposal to include the construction of a screen porch, additional patio space on the lakefront 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.

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**Application Type:** Application for Area Variance AV3-2020  
**Applicants:** Philip & Judith Viger  
**Owners:** Philip & Judith Viger  
**Agent:** 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 References:** 175-23, 175-37 & 175-27B (1)(3)  
**SEQRA:** Type II  
**Project Description:** The 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.

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**Application Type:** Application for Area Variance AV8-2020  
**Applicants:** Robert & Kirsten Cesped  
**Owners:** Robert & Kirsten Cesped  
**Agent:** Ethan Hall, Rucinski Hall Architecture  
**Location of Property:** 486 Diamond Point Rd  
**Tax Map No.:** 225.00-1-16  
**Lot Size:** 5.11 acres  
**Zoning Classification:** RR-10  
**Code Reference:** 175-63  
**SEQRA:** Type II  
**Project Description:** The applicant proposes to remove the 1/2 story above the main story and add a full second story to the existing residence. The relief requested is for the increase in volume of a pre-existing, non-conforming structure.

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**Application Type:** Application for Area Variance AV10-2020  
**Applicants:** David Prehoda & Rachel Swett  
**Owners:** David Prehoda  
**Agent:** Ethan Hall, Rucinski Hall Architecture  
**Location of Property:** 193 Konci Terrace  
**Tax Map No.:** 277.03-1-30  
**Lot Size:** 1 acre  
**Zoning Classification:** RR-5  
**Code References:** 175-16 & 175-63(B)  
**SEQRA:** Type II  
**Project Description:** Applicant is rebuilding a new single-family residence on the same footprint as the previous single-family residence destroyed by fire. Area Variance requested is front setback relief of 28 ft. where 75 ft. is required and 47 ft. is proposed.

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**Application Type:** Application for Area Variance AV9-2006  
**Applicant:** Country Cottages & Motel, Inc. (Charlie Portes)  
**Owner:** Country Cottages & Motel, Inc.  
**Agent:** Jonathan Lapper, Esq.  
**Location of Property:** 31 Vito Road  
**Tax Map No.:** 225.16-1-19  
**Lot Size:** 2.04 acres  
**Zoning Classification:** RCH-LS  
**Code References:** 175-16, 175-37 & 175-47  
**SEQRA:** Type II  
**Project Description:** The applicant proposes a retroactive extension of 2 years on a prior approval to convert the existing cottages to a condo association. The original approval was granted by the Zoning Board on March 17, 2011. No changes to the original project are proposed.

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**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.**