

**AGENDA
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
APRIL 2, 2025**

PUBLIC HEARING MEETING BEGINS AT 5:00 PM

NEW BUSINESS:

TAX MAP:	251.18-3-40
OWNER/APPLICANT:	CHILL STOP – DOGAY KOCAK
ADDRESS:	155 CANADA STREET
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	AV#5-2025

Applicant is proposing a total of one (1) sign variances. The first variance is for relief of the color maximum. Applicant states that they need all seven colors on the wall sign because it would accentuate the sign graphics as well as blend in with the surrounding business signs.

1. **Relief of §220-24 (A)(8)(c):** A maximum of four colors is allowed for the entire sign, foreground, background, border and text.

OLD BUSINESS:

TAX MAP:	251.14-3-31
BUSINESS NAME / PROPERTY OWNER:	MARINE VILLAGE – LAURA KOHLS
ADDRESS:	462 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	APPEAL#1-2025
APPEALED BY:	MILLER, MANNIX, SCHACHNER & HAFNER, LLC.

The application was reviewed by the Zoning Board on March 5, 2025. The Board created a motion to table the application until updated plans by Ethan Hall showing the disconnection of the footings from the corner to be removed are supplied, and for the Zoning Board to have the opportunity to review the entire Planning Board file.

“The appellant has submitted an appeal to the Zoning Board, appealing portions of the Zoning Determination letter that was issued by the Village’s Director of Planning and Zoning. The letter explained that if Marine Village’s existing footings were disconnected and left below grade, then the building itself would not be contrary to the Village Zoning Laws §220-78 (B) and (C). The Director’s determination letter concludes that the structure will no longer be within, or have any physical connection to, any remaining (or proposed) structures within the 10-foot setback after such disconnection is made; so, it wouldn’t require a variance to expand the structure in conjunction with the removal of the pre-existing non-conformity. The appellant is arguing that a variance is still required for such expansion to the existing structure.”

MINUTES:

March 5, 2025 (KM, RL, MR, JB, MM)