

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
MARCH 5, 2023
MEETING BEGINS AT 5:00 PM**

ZONING BOARD OF APPEALS PUBLIC HEARING

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	MARK FRENCH
ADDRESS:	204 CANADA STREET (THE LAGOON)
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#3-2023 (Modification)

Applicant is proposing a total of one (1) area variance. The variance is for relief of the shoreline setback for the installation of a new staircase at the Lagoon. This is a modification to a previously approved variance request.

The variance requested is as follows:

- Relief from the 50 feet required shoreline setback requirement (220-20) in Commercial Resort zone: Applicant is requesting relief for new stairs to be installed to ground level from second story deck. A modified relief of 6.5 feet is now requested, where a 43.5 feet setback is proposed and 50 feet is required. Previously a 47-foot setback was approved.

TAX MAP:	251.18-3-61
OWNER/APPLICANT:	KAITLIN CARSON (WATERFRONT CRUISES)
ADDRESS:	2 KUROSAKA LANE
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#6-2023

Applicant is proposing several sign variances. The variance is for relief of the maximum size of the existing free-standing two-piece sign that will have the top section replaced, as well as for relief of the provisions that require non-conforming signs to come into compliance if changed.

The variance requested is as follows:

- Relief of 220-24(B)(3)(A): Freestanding signs. No freestanding sign shall have a display area exceeding 50 square feet with a maximum dimension of 10 linear feet on any one side, height or width.
- Relief of 220-24 (F) and (G)(2):
 - (F) Amortization of nonconforming signs. ...If said sign is changed in any way, then said sign shall be required to conform to this chapter.
 - (G)(2) Nonconforming freestanding signs. If the lettering, message or graphics on a freestanding sign is changed, it shall be required to conform to this chapter.

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TAX MAP:	251.18-3-61
OWNER/APPLICANT:	KAITLIN CARSON (LIGHTHOUSE GRILL)
ADDRESS:	2 KUROSAKA LANE
ZONE:	COMMERICAL RESORT
VARIANCE APPLICATION:	AV#7-2023

Applicant is proposing a total of one (1) sign variance. The variances are for relief for two wall signs and one free-standing sign to be placed on her property, where a maximum of two signs per business is allowed.

The variance requested is as follows:

- Relief of 220-24(C)(1)(A): Placement and number. Commercial Resort and Commercial Mixed-Use Zones. Businesses may be granted a permit for two signs, one freestanding double-faced sign and one sign attached to a building, or two signs attached to a building (wall or projecting).

TAX MAP:	251.18-3-61
OWNER/APPLICANT:	KAITLIN CARSON (WATERFRONT SHARED)
ADDRESS:	2 KUROSAKA LANE
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#8-2023

Applicant is proposing several sign variances. The variances are for relief for two free-standing signs to be placed on her property for Waterfront Cruises, and the total size of the non-conforming freestanding sign which is proposed to be modified but remain the same size.

The variance requested is as follows:

- Relief of 220-24(C)(1)(A): Placement and number. Commercial Resort and Commercial Mixed-Use Zones. Businesses may be granted a permit for two signs, one freestanding double-faced sign and one sign attached to a building, or two signs attached to a building (wall or projecting).
- Relief of 220-24(B)(3)(A): Freestanding signs. No freestanding sign shall have a display area exceeding 50 square feet with a maximum dimension of 10 linear feet on any one side, height or width.
- Relief of 220-24 (F) and (G)(2):
 - (F) Amortization of nonconforming signs. ...If said sign is changed in any way, then said sign shall be required to conform to this chapter.
 - (G)(2) Nonconforming freestanding signs. If the lettering, message or graphics on a freestanding sign is changed, it shall be required to conform to this chapter.

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TAX MAP:	251.18-3-70
OWNER/APPLICANT:	HEATH MUNDELL (PHASES)
ADDRESS:	14 BEACH ROAD
ZONE:	COMMERICAL MIXED USE
VARIANCE APPLICATION:	AV#9-2023

Applicant is proposing a total of one (1) sign variance. The variance is for relief of the color maximum. Applicant is requesting to allow 10 colors onto his sign, as the rainbow colors are part of the logo.

The variance requested is as follows:

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

TAX MAP:	251.18-3-56
OWNER/APPLICANT:	HEATH MUNDELL (PHASES)
ADDRESS:	216 CANADA STREET
ZONE:	COMMERICAL MIXED USE
VARIANCE APPLICATION:	AV#10-2023

Applicant is proposing a total of two (2) sign variances. The variances are for relief of the color maximum where four are allowed and ten are proposed (as part of the logo), and for relief of the maximum size of the wall sign, where 25 square feet is allowed, but 32 square feet is proposed.

The variance requested is as follows:

- Relief of 220-24(A)(8)(C): A maximum of four colors is allowed for the entire sign, foreground, background, border and text.
- Relief of 220-24(B)(5): Wall signs. Total wall signage shall not exceed 1.5 square feet per linear foot of building frontage, 10% of the total area of the building facade, or 25 square feet, whichever is less.

TAX MAP:	251.18-2-37
OWNER/APPLICANT:	ALYSON MILLER
ADDRESS:	72 SCHUYLER STREET
ZONE:	RESIDENTIAL MIXED USE
VARIANCE APPLICATION:	AV#11-2023

Applicant is proposing a total of one (1) area variance. The variance is for relief for expansion to a non-conforming structure to allow the construction of an addition to their residential house, and connecting it to their non-conforming garage.

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The variance requested is as follows:

- Relief of 220-78(B): Expansion. Nothing in this chapter shall prevent the strengthening or alteration to a safe condition of all or part of a building or structure that is nonconforming, provided that the repair or alteration will not increase the height, size or volume of the building or structure or otherwise increase the nonconformity.

- Relief of 220-78(C)(1)&(4): Additions, alterations, maintenance and repairs. **(1)**

A nonconforming building, structure or lot shall not be added to or enlarged or altered in any manner, in a way which increases its nonconformity. **(4)** A single-family dwelling may be enlarged or rebuilt to within the dimensional provisions of the district where it is located.

APPROVAL OF MINUTES FROM MARCH 1, 2023 (MR, TS, RL)