

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
DECEMBER 6, 2023**

MEETING BEGINS AT 5:00 PM

ZONING BOARD OF APPEALS PUBLIC HEARING

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	LG BOAT RENTALS LLC
ADDRESS:	204 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#17-2023

Applicant is proposing a total of one (1) area variance. The variance is for relief to expand a non-conforming structure in the shoreline setback. If approved, the applicant will be able to replace the existing kiosk near the walkway with the proposed kiosk that will measure larger than the existing. The proposed kiosk will measure 10' by 20' and is expanded in the shoreline setback, which requires relief of §220-78 "Nonconforming buildings, structures and lots". The location of the proposed kiosk would not be any closer to the lake than the existing kiosk.

- 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) 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.

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	THE LAGOON
ADDRESS:	204 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#18-2023

Applicant is proposing a total of one (1) area variance. The variance is for relief of the two-week maximum for tents under 220-27, for a 20' by 40' tent for outdoor seating at The Lagoon restaurant, proposed to start at the beginning of December and stay out until the end of April.

- Relief of 220-27(B)(1)(e): Tent permits are valid for a maximum of seven days from the first date of use. [1] Two tent permits per property and/or business are permitted during any calendar year.

**APPROVAL OF MINUTES FROM APRIL 5, 2023 (RM, TS, MR, JB, RL)
APPROVAL OF MINUTES FROM JUNE 7, 2023 (RM, MR, KM)**