

**LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
JULY 3, 2024
MEETING MINUTES**

BOARD MEMBERS PRESENT: Ron Mogren, Tom Sullivan, Mike Ravalli, Robert Lebar, and Kieran Murray (Alternate).

BOARD MEMBERS ABSENT: Jeffrey Blau.

OTHERS PRESENT: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Joe Mastrodomenico, Kathy Flacke Muncil, Jon Lapper, JoAnne Stafford-Paige, Michael Grosso, and Cindy Grosso.

Ron Mogren opened the meeting at 4:59 pm.

TAX MAP:	251.14-4-26.1 & 251.14-4-26.2
OWNER/APPLICANT:	JOSEPH PAIGE & MICHAEL GROSSO
ADDRESS:	90 HELEN & 90 MONTCALM STREET
ZONE:	RESIDENTIAL MIXED USE
VARIANCE APPLICATION:	AV#6-2024

The applicant(s) are proposing a total of one (1) area variances. Joseph Paige and Joanne Stafford-Paige wish to sell a 6' wide strip of land to the Grossos but per the dimensional table, the minimum lot size for residential mixed use is 10,000 square feet. As both lots are already under the 10,000 square foot regulation and grandfathered that way, the lot that will be decreasing in size is requesting relief. Joseph and Joann Stafford-Paige (Lot 1) will be requesting relief of 480 square feet, as the grandfathered non-conforming lot will be decreasing by that size.

- Relief of §220 Attachment 2: Dimensional Table. Minimum lot size (square feet) is 10,000 for residential mixed-use.

Ron Mogren asked who would be representing Joseph Paige and Michael Grosso. Jon Lapper identified himself as their lawyer and representative for both parties. Both applicants and spouses were present at the meeting as well. Ron Mogren asked Jon Lapper to conduct his opening statement regarding the request. The Board reviewed the application while Jon Lapper conducted his opening statement.

Jon Lapper expressed that he was hoping to obtain a variance to allow relief of §220 Attachment 2: Dimension Table for the sale of a 6' strip. Jon Lapper explained that the 6' wide strip was owned by Joseph Paige, and part of that 6' strip included a portion of Michael Grosso's driveway. Jon Lapper said that Joseph Paige felt that Michael Grosso's driveway should be owned entirely by Michael Grosso, so that was the reason why they submitted for a variance.

Jon Lapper provided reasonings as to why the variance should be approved, such as: removing the existing easement, dissolving all liability concerns, and it would benefit the Grosso's to own their whole driveway. Ron Mogren asked if a survey had been done because he didn't have one with the application. Jon Lapper said it had. Debonnay Meyers reminded all that it was included in their packets last month. Dan Barusch asked the Board who had theirs and who didn't. For

**LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
JULY 3, 2024
MEETING MINUTES**

those who didn't have it, Dan Barusch sent over extra copies of the survey for the Board to review.

Ron Mogren said approving the variance would be fine with him. Ron Mogren then asked the Board to express their feelings about it: starting with Mike Ravalli. Mike Ravalli said he agreed with Ron Mogren and was fine with approving the variance. The remaining Board members let Ron Mogren know they were fine with moving forward.

Ron Mogren started the Public Hearing at 5:03 pm.

Ron Mogren opened the floor for public comment. Joanne Stafford-Paige said she was for it.

Ron Mogren closed the Public Hearing at 5:03 pm.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Robert Lebar	Kieran Murray
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 Motion carried.

Ron Mogren made a motion to approve the application to benefit to the applicant as weighed against the detriment to the health, safety, and welfare of the neighborhood or community is greater because:

1. There is no undesirable change produced in the character of the neighborhood.
2. The benefit sought by the applicant cannot be achieved by some other method. I think he just moved the minimum amount to make that property the way they wanted.
3. The requested area variance is not substantial. There's no work or disturbance involved. It's not substantial.
4. The proposed variance will not have an adverse impact on the physical or environmental conditions in the neighborhood because there's no changes proposed, no work involved.
5. The alleged difficulty was not self-created.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Robert Lebar	Kieran Murray
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 Motion carried.

**LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
JULY 3, 2024
MEETING MINUTES**

TAX MAP:	264.06-2-51
OWNER/APPLICANT:	FORT WILLIAM HENRY
ADDRESS:	46 CANADA STREET
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	AV#7-2024

The applicant is proposing a total of one (1) area variance for their proposed new sign. The variance is for relief of the provisions of Chapter 220-24 that require non-conforming signs to come into compliance if changed. They are seeking to upgrade and update their signage but are requesting that their non-conforming size(s) be allowed to remain.

- 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 signs freestanding signs. If the lettering, message, or graphics on a freestanding sign is changed, it shall be required to conform to this chapter.

Ron Mogren started the Public Hearing at 5:05 pm.

Ron Mogren asked who would be representing Fort William Henry. Kathy Muncil identified herself as the owner of Fort William Henry. Ron Mogren asked Kathy Muncil to conduct her opening statement regarding the request. The Board reviewed the application while Kathy Muncil conducted her opening statement. Kathy Muncil expressed that she was hoping to obtain a variance to allow relief of §220-24 (F) and (G)(2). She said that the reasoning behind the request was because the existing sign had internal and external damage from the recent storms. She indicated that her plan was to keep the existing size of the sign, but to alter the color scheme and the font to have it match with the other signs on her property.

Ron Mogren wanted clarification as to what was going to be replaced. Kathy Muncil said the actual sign, not the free-standing structure supporting the sign. Ron Mogren asked Dan Barusch for clarification why she had to appear in front of the Board tonight. Dan Barusch said her proposed sign was over the allowed square footage, so if the old sign had to change for any reason, the new sign had to conform. Dan Barusch provided examples of prior approvals that were like this one: such as the Quality Inn and The Georgian Resort.

Ron Mogren said approving the variance would be fine with him. He explained his reasoning behind his answer was because the newer sign looked much better. He indicated that the older sign had more colors on it than the new one. Ron Mogren then asked the Board to express their feelings about it: starting with Tom Sullivan. Tom Sullivan said he had no bad comments on it. The remaining Board members let Ron Mogren know they were fine with moving forward.

Ron Mogren opened the floor for public comment to which there were none relating to the project.

**LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
JULY 3, 2024
MEETING MINUTES**

Ron Mogren closed the Public Hearing at 5:03 pm.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Robert Lebar	Kieran Murray
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 Motion carried.

Ron Mogren made a motion to approve the application to benefit to the applicant as weighed against the detriment to the health, safety, and welfare of the neighborhood or community is greater because:

1. An undesirable change will not be produced as they're using the same stone background and approximately the same size sign.
2. The benefit sought by the applicant cannot be achieved by some other method feasible. Just taking care of the existing stump, taking advantage of that.
3. The requested area variance is not substantial. It's not much different in size.
4. The proposed variance will not have an adverse impact on the physical or environmental conditions in the neighborhood. We've actually noticed an improvement in the graphics of the sign and it's for the better.
5. The alleged difficulty was not self-created because it blew off due to a windstorm.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Robert Lebar	Kieran Murray
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 Motion carried.

Ron Mogren made a motion to adjourn the meeting at 5:11 pm.

MOTION 2ND: Tom Sullivan

Ron Mogren	Tom Sullivan	Mike Ravalli	Robert Lebar	Kieran Murray
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 Motion carried.

Respectfully submitted,

Debonnay Meyers

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