

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
JUNE 5, 2024
MEETING BEGINS AT 5:00 PM**

ZONING BOARD OF APPEALS PUBLIC HEARING

TAX MAP:	264.06-2-3
OWNER/APPLICANT:	YERBOL KENZHEBEKOV
ADDRESS:	25 CANADA STREET
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	AV#3-2024

Applicant is proposing a total of one (1) area variance. The variance is for relief of a 30' by 30' tent to remain up all season-long starting June 25th to September 8th for outdoor seating at the Saluti restaurant.

- Relief of §220-27(B)(1)(E): Tent permits are valid for a maximum of seven days from the first date of use.

TAX MAP:	251.14-3-30
OWNER/APPLICANT:	LAKE CREST INN – DEREK SHEPANZYK
ADDRESS:	376 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#4-2024

Applicant is proposing a total of four (4) area variances. The applicant would like to install a gable roof over the existing flat roof on one (1) motel unit that's located within 25 feet of the lake. The variance is for relief of §220-77(B), §220-78 (B) & (C), and relief of the shoreline setback.

- Relief of §220-77(B): Expansion. A nonconforming use shall not be enlarged or extended beyond the area occupied by such use at the time of the adoption of this chapter.
- 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): 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.
- Relief from the 50 feet required shoreline setback requirement in Commercial Resort zone: A relief of 25 feet is requested, where a 25 feet setback is proposed, and 50 feet is required.

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TAX MAP:	251.14-2-25
OWNER/APPLICANT:	DEBORAH TIRRI
ADDRESS:	16 HOLLY DRIVE
ZONE:	RESIDENTIAL
VARIANCE APPLICATION:	AV#5-2024

Applicant is proposing a total of one (1) area variance. Applicant would like to install a 14' by 28' in-ground pool with heater in the front yard of their property.

- Relief of §220-29(A): A swimming pool shall not be located, constructed, or maintained on any lot or land area, except in conformity with the following requirements. A private swimming pool shall be located in the rear yard only.

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 two (2) 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 will be under the 10,000 square foot regulation, both applicants would like to request relief. Joseph and Joann Stafford-Paige (Lot 1) will be requesting relief of 3,200 square feet and Michael and Cindy Grossos (Lot 2) will be requesting relief of 4,783 square feet. Lot 1's new lot size will be 6,800 square feet and Lot 2's new lot size will be 5,217 square feet.

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

APPROVAL OF MINUTES FROM MAY 1, 2024 (TS, MR, JB, RL, KM)