

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
MARCH 5, 2025
MEETING BEGINS AT 5:00 PM**

ZONING BOARD OF APPEALS PUBLIC HEARING

TAX MAP:	251.14-2-1
OWNER/APPLICANT:	DILLIGAF – BILL MASSRY / ROB LANGLEY
ADDRESS:	325 CANADA STREET
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	AV#3-2025

Applicants are proposing a total of one (1) sign variance. The variance is for relief of the sign's size. Applicants state their proposed 36-square-foot sign would look more proportionate on the building than a 25-square-foot sign. Applicants also state that approving the variance would make the building's appearance more harmonized as both Kicking Country and DILLIGAF would have similar size signs.

1. 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 façade, or 25 square feet, whichever is less.

TAX MAP:	251.10-3-43
OWNER/APPLICANT:	TASTE OF INDIA – SABRINA CHAWLA
ADDRESS:	462 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#4-2025

Applicant is proposing a total of one (1) sign variance. The variance is for relief of the color maximum. Applicant states that they need all 5 proposed colors on the free-standing sign because it would be similar to their wall sign that was approved by the Planning Board on June 26, 2024 and is part of their businesses color scheme.

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

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TAX MAP:	251.14-3-31
BUSINESS NAME / PROPERTY OWNER / PROJECT:	MARINE VILLAGE RESORT / LAURA KOHLS / 2ND STORY EXPANSION OF EXISTING BUILDING
ADDRESS:	370 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	APPEAL#1-2025
APPEALED BY:	MILLER, MANNIX, SCHACHNER & HAFNER, LLC. (on behalf of Patricia Dow, Heather Courtney, and Ronald Viola)

The appellant has submitted 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:

January 8, 2025 (TS, MR, RL, KM, MM)