

**JUNE 4, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

BOARD MEMBERS PRESENT: Kieran Murray – Chairman, Mike Ravalli, and Jeff Blau.

BOARD MEMBERS ABSENT: Dan Wolfield and John Ferrone.

OTHERS PRESENT: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), and Debra Jordan.

Kieran Murray asked all to stand for the pledge of allegiance. After the pledge, Kieran Murray informed all that there would be no roll call done as there was a sign in sheet handled by the Planning and Zoning Clerk.

Kieran Murray opened the meeting at 5:00 pm.

TAX MAP:	251.10-3-43
OWNER/APPLICANT:	DEBRA JORDAN
ADDRESS:	89 AND 91 CANADA STREET
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	AV#6-2025

“Applicant is proposing a total of one (1) area variance for them to move forward with subdividing the property. The applicant would like to subdivide their private residence from the existing business, DJ’s of Lake George; but an existing ramp and stairs currently cross the property line proposed. The variance is needed because they want to leave the ramp and stairs as is so they can continue following ADA requirements. This variance would relieve them of the 15-foot rear setback requirement for those existing structures.

1. Relief of §220 Attachment 2 – Dimensional Table”

Kieran Murray informed everyone that at the last meeting, they reviewed the variance and opened the public hearing, but they didn’t move forward as the applicant wasn’t present. Debra Jordan said she thought she didn’t make the deadline, so she didn’t show up. The Board said she did and that they plan to review the application again tonight with her present.

Kieran Murray asked if Debra Jordan had anything to say about her application, and she said no. Dan Barusch said the plan was to subdivide the property, and to do that, she would need a variance to keep everything as is. Deb Jordan stated that her goal was to separate the house from the businesses and not to touch anything unless she had to. The Board asked if she planned to sell the property, and Debra Jordan said not yet. The Board then inquired if the request would cater to future plans, and she replied with yes.

Kieran Murray asked if Debra Jordan brought the requested measurements. Debra Jordan said no, and said she was confused why they were requesting that information. Dan Barusch said he had reached out to the surveyor for that information, and there was no response yet. The Board discussed amongst themselves about the measurement requirement, and Kieran Murray decided

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that they shouldn't worry about it. Kieran Murray further explained that they should focus on the rear-setback aspect of the project, not how many accessory structures are on a parcel.

Kieran Murray asked the Board if they had any questions or comments about the application, and the Board said no. Kieran Murray said the request was self-explanatory, so there should be no issues approving it. Kieran Murray then saw that there were no other audience members in attendance; therefore, he asked for a motion to close the public hearing.

Jeff Blau closed the public hearing at 5:03 pm.

MOTION 2nd: Kieran Murray

Kieran Murray	Mike Ravalli	Jeff Blau	Dan Wolfeld	John Ferrone
Aye	Aye	Aye	Absent	Absent

Ayes = 3 Nays = 0 Absent = 2 Motion carried.

Kieran Murray made a motion to approve the application to benefit 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 in the character of the neighborhood or will not be a detriment to nearby properties because there would be no change to the use of the property.
2. The benefit sought by the applicant cannot be achieved by some other method feasible to the applicant because the complexity would make it cost prohibitive and negatively impact business operations.
3. The requested area variance is not substantial because it represents an insignificant percentage of the overall rear-yard setback requirement.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because no physical change is being proposed.
5. The alleged difficulty was self-created.

Dan Barusch asked the Board if they wanted to add the easement condition to the motion. Kieran Murray said he thought that was in Planning Board's jurisdiction, not theirs. Dan Barusch replied that typically it was, but they had a right to do it if they wanted to as they just approved a variance relating to the subdivision. Debra Jordan asked for further clarification on what was talked about, and Kieran Murray said the easement would ensure continued use and/or rights to the ramp if she decided to sell the property to another person. Dan Barusch then explained that the easement could be done at any time by the applicant, even without Board approval; so, he was just asking the Zoning Board if they wanted to make the motion with a condition or if they wanted Planning to do it, if they felt it was necessary.

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The Zoning Board decided that the Planning Board should be the ones setting an easement condition if they felt it was necessary.

MOTION 2nd: Mike Ravalli

Kieran Murray	Mike Ravalli	Jeff Blau	Dan Wolfeld	John Ferrone
Aye	Aye	Aye	Absent	Absent

Ayes = 3 Nays = 0 Absent = 2 Motion carried.

Kieran Murray wanted to provide clarification on his motion, so everyone knew what he meant by it. He stated that he used the words “complexity and cost prohibitive” in the 2nd criteria for the variance, and those words showcased difficulties with moving the handicap ramp. He stated that moving the ramp onto the DJ’s property would cause parking problems as it would decrease the number of parking spaces. He added that it would also push unnecessary costs to the owner because changing the existing ramp with the pad that already meets regulations was ridiculous. Kieran Murray then moved onto the “insignificant percentage” under the 3rd criteria, and he summarized saying that the rectangular area in the setback was very little so that was why he defined it that way.

Dan Barusch told Debra Jordan that the next step was to appear before the Planning Board now that she got approval from the Zoning Board. He stated that the meeting was two weeks away, and that she would need to be present. Debonnay Meyers specified that the date was June 18. Debra Jordan said she’d be there.

MINUTES:

April 2, 2025 (KM, RL, MR, JB)

May 7, 2025 (KM, RL, MR, JB)

Kieran Murray asked the Board if they had any comments about the April 16, 2025, meeting minutes, to which there weren’t any. Kieran Murray said the minutes were phenomenal and he was thankful that she spelled his name right every time.

Kieran Murray asked the Board if they had any comments about the May 7, 2025, meeting minutes, to which there weren’t any. Kieran Murray asked Dan Barusch if he could approve both sets of minutes in a motion, and Dan Barusch replied with yes.

Kieran Murray made a motion to approve the April 2, 2025, and May 7, 2025, Village of Lake George Zoning Board of Appeals meeting minutes.

MOTION 2nd: Mike Ravalli

Kieran Murray	Mike Ravalli	Jeff Blau	Dan Wolfeld	John Ferrone
Aye	Aye	Aye	Absent	Absent

Ayes = 3 Nays = 0 Absent = 2 Motion carried.

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Kieran Murray made a motion to adjourn the meeting at 5:10 pm.

MOTION 2nd: Jeff Blau

Kieran Murray	Mike Ravalli	Jeff Blau	Dan Wolfield	John Ferrone
Aye	Aye	Aye	Absent	Absent

Ayes = 3 Nays = 0 Absent = 2 Motion carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers