

**AGENDA  
LAKE GEORGE VILLAGE  
ZONING BOARD OF APPEALS  
DECEMBER 3, 2025**

**PUBLIC HEARING MEETING BEGINS AT 5:00 PM**

**NEW BUSINESS:**

<b>TAX MAP:</b>	<b>251.10-3-49</b>
<b>OWNER/APPLICANT:</b>	<b>TARIQ TARAR – PINEBROOK MOTEL</b>
<b>AGENT:</b>	<b>DAN KAUFMAN, PE</b>
<b>ADDRESS:</b>	<b>2905 LAKESHORE DRIVE</b>
<b>ZONE:</b>	<b>COMMERCIAL RESORT</b>
<b>VARIANCE APPLICATION:</b>	<b>AV#10-2025</b>
<b>SEQR:</b>	<b>UNLISTED</b>

Applicants are proposing a total of two (2) area variances so they can construct eight (8) additional units on two (2) existing buildings on the property. Three (3) of the new rental units and an owner-occupied unit will be on the northern building while the other four rental units will be on the eastern building. The improvements for the northern building are within the 30-foot setback from the south edge of the English Brook – therefore, a variance is needed to relieve 19.7 feet from the mandated 30-foot setback. As the property’s next-door parcel is categorized as a single-family use, a 10 foot side setback applies pursuant #4 of the Dimensional Table. The second variance request includes relief for the eastern building of 6.9 feet from the mandated 10-foot setback, where 3.1 feet is proposed for the 2<sup>nd</sup> story addition.

1. **Relief of §220-44 (E) (1):** Setback. All buildings, structures, and accessory structures shall be set back at least 30 feet from the mean high-water mark, except that if the building setback restriction for the zoning district is greater, such greater setback will be observed.

2. **Relief of §220 Attachment 2 – Dimensional Table, Note #4:** All structures must be set back a minimum of 10 feet from any adjacent lot with an existing single-family use.

**MINUTES:**

**NOVEMBER 5, 2025 (KM, JB, MR, DW, JF, MS)**