

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
FEBRUARY 1, 2023
MEETING BEGINS AT 5:00 PM**

ZONING BOARD OF APPEALS PUBLIC HEARING

TAX MAP:	251.18-3-49
OWNER/APPLICANT:	MIKE MASTRONTANI
ADDRESS:	221 CANADA STREET (CAPRI PIZZA)
ZONE:	CMU
VARIANCE APPLICATION:	AV#1-2023

Applicant is proposing a total of three (3) sign variances. The variances are for relief of the maximum size of a wall sign, relief for two wall signs, and relief of the amortization provision.

The variance requested is as follows:

- 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 facade, or 25 square feet, whichever is less. Applicant has corrected the non-conforming background by replacing the white background with red and green. Applicant is requesting relief of this provision to have a sign that is 45 square feet, asking for 20 square feet of relief.
- Relief of 220-24 (F): Amortization of nonconforming signs. Nonconforming signs, except as herein provided, existing either by variance previously granted or by conformance with the regulations existing when the original permit was granted, shall be removed or brought into compliance with the provisions herein no later than five years after the adoption of this chapter. *If said sign is changed in any way, then said sign shall be required to conform with this chapter.* Applicant has changed a non-conforming sign and seeks relief to be able to continue the non-conforming size.
- Relief of 220-24 (D)(1): Only one wall sign per business is permitted. Applicant seeks two wall signs.

TAX MAP:	264.06-2-46
OWNER/APPLICANT:	SCOTT COERS
ADDRESS:	57 CANADA STREET (QUALITY INN)
ZONE:	CMU
VARIANCE APPLICATION:	AV#2-2023

Applicant is proposing a total of one (1) sign variance. The variance is for relief of the nonconforming freestanding sign provision, regarding the size of the free-standing sign.

The variance requested is as follows:

- Relief of 220-24(G): provision requiring non-conforming free-standing signs to come into compliance if changed. Applicant's sign will remain the same size but the logo will change due to employer, Choice Hotels. Sign face proposed to change but proposing sign and reader board to continue as is, over 50 square feet.

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TAX MAP:	251.18-3-57
OWNER/APPLICANT:	MARK FRENCH
ADDRESS:	204 CANADA STREET (THE LAGOON)
ZONE:	CR
VARIANCE APPLICATION:	AV#3-2023

Applicant is proposing a total of one (1) area variance. The variance is for relief of the shoreline setback for the installation of a new staircase at the Lagoon.

The variance requested is as follows:

- Relief from the 50 feet required shoreline setback requirement in Commercial zone:
Applicant is requesting relief for new stairs to be installed to ground level from second story deck. A relief of 3 feet is requested, where a 47 feet setback is proposed and 50 feet is required.

TAX MAP:	251.14-2-1
OWNER/APPLICANT:	GREG DYER
ADDRESS:	42 AMHERST ST (THE BREAKFAST SPOT)
ZONE:	CMU
VARIANCE APPLICATION:	AV#4-2023

Applicant is proposing a total of one (1) area variance. The variance is for relief of the rear setback of 15', for placement of one (1) 6x10 shed in the private parking area located near the business, The Breakfast Spot.

The variance requested is as follows:

- Relief of 15 feet required rear yard setback in the CMU zone: Applicant is seeking relief of 9 feet for placement of new shed, where 15 feet is required and 6 feet is proposed.
Applicant wants to have shed on property for needed storage for their business.

APPROVAL OF MINUTES FROM OCTOBER 5, 2022 (RM, KM, MR, TS, JB, RL)