

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
MAY 1, 2024**

BOARD MEMBERS PRESENT: Tom Sullivan – Acting Chairman, Mike Ravalli, Robert Lebar, Jeffrey Blau, and Kieran Murray.

BOARD MEMBERS ABSENT: Ron Mogren – Chairman.

OTHERS PRESENT: Debonnay Meyers – Planning & Zoning Clerk, Dan Barusch – Director of Planning & Zoning, and Dave Kenny.

Tom Sullivan opened the meeting at 5:00 PM.

He informed all that he would be Acting Chairman for this meeting because Ron Mogren was absent.

Tom Sullivan started the Public Hearing at 5:00 PM.

TAX MAP:	251.14-3-27
OWNER/APPLICANT:	THE GEORGIAN RESORT
ADDRESS:	384 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#2-2024

Applicant is proposing a total of several sign variances. The variance is for relief of the provisions of Chapter 220-24 that require non-conforming signs to come into compliance if changed.

- Relief of 220-24 (F) and (G)(2):
 - (F) Amortization of nonconforming signs. ...If said sign is changed in any way, then said sign shall be required to conform to this chapter.
 - (G)(2) Nonconforming signs freestanding signs. If the lettering, message, or graphics on a freestanding sign is changed, it shall be required to conform to this chapter.

Tom Sullivan asked who would be representing The Georgian Resort. Dave Kenny introduced himself as The Georgian’s representative. Tom Sullivan asked Dave Kenny to conduct his opening statement regarding their request. The Board reviewed the application while Dave Kenny conducted his opening statement.

Dave Kenny said he was hoping to obtain a variance to allow relief of §220-24 (F) & (G)(2) to update the color scheme of his non-conforming sign. He explained that the sign wouldn’t change dimensions and would remain in the same location. Tom Sullivan asked Dave Kenny if GA West would be doing that for them. Dave Kenny said typically they would, but since the color scheme was the only thing changing, he was just going to hire a painter to handle that. Tom Sullivan inquired about the status of the LED sign. Dave Kenny said it would remain.

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The Board questioned if the new logo was the sailboat to which Dave Kenny said yes. Dan Barusch reviewed the submitted rendering and showed Dave Kenny that “Giovanni’s” would be changed to reflect “The Galley”. Dave Kenny replied that GA West would change the insert. Tom Sullivan opened the floor for the Board to discuss their thoughts, starting with Mike Ravalli and ending with Kieran Murray. While the Board discussed their thoughts, Dave Kenny and Dan Barusch were looking at the rendering. Dave Kenny told Dan Barusch that he would not be doing the sailboat on the sign. The Board were in mutual agreeance to approve the application.

Tom Sullivan closed the Public Hearing at 5:03 PM.

MOTION 2ND: Jeffrey Blau

Tom Sullivan	Mike Ravalli	Robert Lebar	Jeffrey Blau	Kieran Murray
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 Motion carried.

Tom Sullivan made a motion to approve the application to benefit to 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 the modifications to the subject signs will be only to their background and complementary color(s) and to the color and form of their lettering. To the knowledge of the Board, there have been no past complaints or objections by adjacent property owners or anyone else to the signs in their current form which have been in place for several years.
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because available alternatives principally would involve replacement of the otherwise serviceable signs for the sole purpose of conforming them to current standards, necessitating a considerable financial expenditure as compared to the present proposal.
3. The requested area variance is not substantial because there will be no enlargement or other changes to the areas of either sign.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because the subject signs will remain essentially identical to their current form but for their color(s) and lettering. See 1 above.
5. The alleged difficulty was not self-created because the subject signs were in their current location and form when the property was purchased by the current owner.

MOTION 2ND: Jeffrey Blau

Tom Sullivan	Mike Ravalli	Robert Lebar	Jeffrey Blau	Kieran Murray
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Aye	Aye	Aye	Aye	Aye
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Ayes = 5 Nays = 0 Absent = 1 Motion carried.

The Board inquired as to when customers would obtain access. Dave Kenny said it had been open for two weeks now. He explained that his records showed 60 rooms filled for Friday for the marine patrol training that would take place during the next two weeks. Tom Sullivan asked if the Georgian still had the bubble tubs down near the water. Dave Kenny said no. He explained that he had those removed for insurance purposes.

Dave Kenny had a question for Dan Barusch regarding obtaining authorization to put turf on the front of his property, up to the Village sidewalk. Dan Barusch told Dave Kenny to send him an email about the request so he can forward that to Mayor Perry and to Keith Lanfear.

MINUTES:

JANUARY 3, 2024 (RM, TS, MR, RL, KM)

Tom Sullivan asked the Board to review the January 3rd, 2024, meeting minutes. He asked if anyone had objections, corrections, and/or any comments from these minutes. The Board reviewed the minutes and came to a mutual agreement to approve the January 3rd, 2024, meeting minutes.

Kieran Murray made the motion to approve the January 3rd, 2024, meeting minutes.

MOTION 2ND: Mike Ravalli

Tom Sullivan	Mike Ravalli	Robert Lebar	Jeffrey Blau	Kieran Murray
Aye	Aye	Aye	Recused	Aye

Ayes = 4 Nays = 0 Recused = 1 Absent = 1 Motion carried.

Motion to adjourn by Tom Sullivan at 5:09 pm., seconded by Jeffrey Blau, and unanimously carried.

Respectfully Submitted,

Debonnay Meyers