

**SEPTEMBER 3, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

BOARD MEMBERS PRESENT: Kieran Murray – Chairman, Jeff Blau, Mike Ravalli, Dan Wolfeld, and Matt Shepanzyk – Alternate.

BOARD MEMBERS ABSENT: John Ferrone.

OTHERS PRESENT: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Sean Quirk, and Melissa Quirk.

Before the meeting was opened, Kieran Murray asked all to stand for the pledge of allegiance. There was no roll call done as there was a sign-in sheet available for members to sign.

Kieran Murray opened the meeting at 4:59 pm.

Kieran Murray advised that there have been recent staff changes, so he wanted to take a minute to discuss that before hopping straight into application review. Kieran Murray turned to the Board and congratulated Jeff Blau as he was promoted to Vice-Chairman. He also congratulated Dan Wolfeld as he was appointed as a Permanent Member. Kieran Murray said as John Ferrone wasn't present, he was going to hold off on his announcement. Kieran Murray lastly welcomed Matt Shepanzyk to the Board as he was appointed as an Alternate member.

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	SEAN QUIRK – VILLAGE MALL
ADDRESS:	204 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#8-2025

“Applicants are proposing a total of two (2) area variances for them to complete exterior improvements to their existing multi-tenant retail mall. They would like to update their façade by adding new windows, doors, and siding; but they also want to move their kiosk to another location on the property and expand their deck. These variances are needed because some improvements are within the 50-foot shoreline setback. The first variance would grant the applicant relief of 18 feet for the relocation of their kiosk at 32 feet from the lake. The second variance would grant the applicant relief of 11 feet for the deck expansion at 39 feet from the lake.

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

Kieran Murray then informed everyone that he would read the variance request out loud so all could understand the request. After reading, Kieran Murray asked the Board if there was a motion to open the public hearing.

Kieran Murray opened the public hearing for AV#8-2025 at 5:00 pm.

MOTION 2nd: Mike Ravalli

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfeld	Matt Shepanzyk
Aye	Aye	Aye	Aye	Aye

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

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Kieran Murray asked who was here to represent AV#8-2025. Sean Quirk introduced himself as the owner of the “Village Mall”. He indicated that he wasn’t sure if his architect, Andy Allison, would be present tonight; so, if the Board had in-depth questions and Andy Allison arrived at the meeting, he would have Andy Allison answer them on his behalf. Sean Quirk then conducted his opening statement informing the Board that this project was funded through the Lake George “Downtown Revitalization Initiative”; and if the variance was approved, it would allow him to improve the external and internal façade of the “Village Mall” and winterize the building for year-round use. Sean Quirk explained that the existing ticket booth would be moved back towards the building as its current location is 10 to 12 feet from the lake walk. He concluded his statement by saying that the deck used by “The Lagoon” would be expanded as well, and that deck would cut into the 50-foot setback requirement.

Kieran Murray asked Melissa Quirk if she had anything to say, and Melissa Quirk directed the Board to speak with Sean Quirk. Sean Quirk told the Board that he and Andy Allison were the representatives for this project, and he wasn’t sure if Andy Allison was going to make it tonight. Kieran Murray then turned to the Board and asked them if they understood the variance request, and the Board said yes. Kieran Murray then stated that he felt the request was self-explanatory, and he couldn’t think of any questions to ask.

Kieran Murray asked Dan Wolfeld if he had any questions about the application, as his vast knowledge and 10-year tenure of being Planning Board member could be helpful to the Zoning Board. Dan Wolfeld said he had no kiosk questions, but he wanted to focus on the deck expansion and its relation to the setback requirement. He asked what portion of the deck would be going into the 50-foot buffer, and Sean Quirk showed him on the plans. Dan Wolfeld then inquired about the business, “Taste of India”, and if it was still there. Sean Quirk stated that “The Lagoon” has that space now, and it would remain their space until they don’t want it anymore. Sean Quirk then told the Board that there was one plan mistake, and that they weren’t planning to enclose the second story. Sean Quirk showed the Board what would be enclosed. Dan Barusch asked Sean Quirk if it was the old “Taste of India” space, and Sean Quirk said yes.

Kieran Murray asked if the second-story deck would still be used by “The Lagoon”, and Sean Quirk said yes. Sean Quirk then elaborated that the purpose of enclosing the first story was to give “The Lagoon” more year-round dining space as their goal was to winterize the building. Jeff Blau then asked if the front and back of the entire mall would be enclosed, and Sean Quirk said yes. Sean Quirk then stated that the building would be temperature controlled, meaning that AC and heat would be available.

Before any other questions were asked, Dan Barusch wanted to inform the Board of the reason why the DRI Committee picked this project. He said that it not only encouraged winterization and façade updates, but it also was seen as the most beneficial cost-wise as the Village Mall housed different businesses inside. Dan Barusch then told the Board that \$600,000 would be awarded to private businesses, and small amounts of that money would be awarded to Canada Street businesses to give them an opportunity to improve their façades.

Kieran Murray turned to Mike Ravalli and asked him if he had anything. Mike Ravalli said he had no qualms about it, and that he was for the project. Kieran Murray then turned to Jeff Blau for his comments, and Jeff Blau asked Sean Quirk if the inside businesses would be year-round. Sean Quirk stated that there are some stores pending lease renewal currently, and demanding

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each business to be year-round could risk him losing a tenant. So, Sean Quirk felt that the decision was up to each individual business, not him as their landlord. Sean Quirk then used the candy store as an example. He said they had been there for years, and he had a recent conversation with them about making specific storefronts be year-round. The outcome of that was upsetting as the candy store owner felt that they wouldn't be able to make enough money to cover staffing in the wintertime, so there were high chances of them moving out. The Board said it was sad to hear that. Sean Quirk indicated that it was upsetting, but he understood their reasoning. The Board then questioned what their plans were for any empty business spaces, and Sean Quirk said he had other businesses lined up. The Board then inquired if the candy store would be offered a smaller space, and Sean Quirk said yes as there was discussion of moving into a smaller space.

Kieran Murray said his next question had nothing to do with the application but was geared towards Sean Quirk's plans for future tenants. Kieran Murray stated that there were 400 apartments in the works, and creating new accommodations would cause a shift in demand for more conventional stores. Kieran Murray asked Sean Quirk if his plan was to allow more touristy stores to open or if he'd allow more conventional stores. Sean Quirk said his goal was to aim towards more conventional ones.

Kieran Murray then turned to Matt Shepanzyk and asked him for his input. Matt Shepanzyk said the kiosk relocation was a "no-brainer" as there were significant benefits; the main one being the increased distance between the lake and the kiosk. Matt Shepanzyk then added that "The Lagoon" had been wanting a bigger deck for ages, so allowing the upgrade would help them tremendously. He then concluded his thoughts by saying that the renovations were straightforward and not too intrusive, so he was good with the project moving forward.

The Board wanted to know the previous variance details before moving forward with a determination. Dan Barusch indicated that the difference was 6 feet as the applicant wants to be 6 feet closer to the lake. Kieran Murray told the Board that the surrounding properties were much closer to the lake than the mall was, so he had no problem approving the variance. Kieran Murray started listing off businesses as examples, such as "Christie's on the Lake", whose deck is closer to the lake than the current Village Mall's. Kieran Murray asked the Board how they felt, and the Board seemed to be in agreement.

Jeff Blau questioned if he owned the house beside Village Mall, and Sean Quirk said no. Jeff Blau then asked who owned it, and Sean Quirk replied with Charles Leonelli. Dan Barusch stated that the building needed immediate improvement, and that it was a continuous battle to try and work with Charles Leonelli on it. Sean Quirk stated that he had been trying to get it for a long time, but it had been unsuccessful. Kieran Murray wanted to thank Sean Quirk for his investments. He said from a resident's perspective, the transformation from "Neptune's" to "The Anchor" was impeccable, and that he wanted to give recognition when deserved.

Kieran Murray asked the Board if they had any other questions, and they said no. Kieran Murray asked Sean Quirk if he had any questions for the Board, and he said no. Kieran Murray advised that he planned to leave the public hearing open until the voting was done, and Dan Barusch said the hearing had to be closed prior to voting. Kieran Murray asked if it could be done after deliberation, and Dan Barusch said that was fine. Dan Barusch then reminded the Board that

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SEQR had to be completed as well as the Village Mall was a commercial property. Kieran Murray asked if that could be done after deliberation, and Dan Barusch said yes.

Kieran Murray asked the Board if they were ready to move forward with SEQR, and the Board said yes. Dan Barusch reminded the Board that SEQR would only apply to the two variances, which included the deck and the kiosk. Dan Wolfeld asked if they had to do two SEQR forms, and Dan Barusch replied with no. Dan Barusch then explained that if the answer was “yes” for one and “no” for the other, they could explain that when they’re going over it.

Kieran Murray read each question on the Short Environmental Assessment Form Part 2 and asked the Board whether it would have a little to no impact or a moderate to large impact. The Board concluded that there would be little to no impact on each question.

Kieran Murray made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2 – Impact Assessment form dated September 3, 2025.

MOTION 2nd: Dan Wolfeld

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfeld	Matt Shepanzyk
Aye	Aye	Aye	Aye	Aye

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

Kieran Murray closed the public hearing at 5:20 pm.

MOTION 2nd: Mike Ravalli

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfeld	Matt Shepanzyk
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 1 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 the uses of the property are allowed in the district and are commonplace in the area.
2. The benefit sought by the applicant cannot be achieved by some other method feasible to the applicant because front and side yards cannot accommodate the proposed enhancements.
3. The requested sign variance is not substantial because the variances sought represent less non-compliance than the majority of surrounding properties currently enjoy.
4. The proposed variance does not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because it maintains consistency

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with surrounding properties.

5. The alleged difficulty was not self-created.

MOTION 2nd: Mike Ravalli

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfield	Matt Shepanzyk
Aye	Aye	Aye	Aye	Aye

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

MINUTES:

June 4, 2025 (KM, MR, JB)

Kieran Murray asked Debonnay Meyers who was authorized to vote, and she replied with Kieran Murray, Jeff Blau, and Mike Ravalli. Kieran Murray then asked Jeff Blau and Mike Ravalli if they had any comments, and they both said no. Kieran Murray indicated he had no qualms with the meeting minutes and praised Debonnay Meyers for a job well-done.

Kieran Murray made a motion to approve the June 4, 2025, meeting minutes as presented.

MOTION 2nd: Jeff Blau

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfield	Matt Shepanzyk
Aye	Aye	Aye	Abstain	Abstain

Ayes = 3 Nays = 0 Absent = 1 Abstain = 2 Motion carried.

Kieran Murray made a motion to adjourn the meeting at 5:23 pm.

MOTION 2nd: Jeff Blau

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfield	Matt Shepanzyk
Aye	Aye	Aye	Aye	Aye

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

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers