

**AGENDA  
LAKE GEORGE VILLAGE  
ZONING BOARD OF APPEALS  
JANUARY 7, 2026**

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

**OLD 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>

The applicant did appear before the Zoning Board on December 3, 2025, and the Board tabled their application. As the applicant’s agent informed the office that they will not be in attendance, this meeting will only be procedural to allow the Board to re-table the application.

“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.”

**NEW BUSINESS:**

<b>TAX MAP:</b>	<b>251.14-3-7</b>
<b>OWNER/APPLICANT:</b>	<b>RAFI &amp; ELLEN GVILI</b>
<b>AGENT:</b>	<b>MATTHEW WEBSTER – VANDUSEN &amp; STEVES LAND SURVEYOR</b>
<b>ADDRESS:</b>	<b>277 AND 279 CANADA STREET</b>
<b>ZONE:</b>	<b>COMMERCIAL MIXED USE</b>
<b>VARIANCE APPLICATION:</b>	<b>AV#11-2025</b>
<b>SEQR:</b>	<b>UNLISTED</b>

Applicants are proposing a total of one (1) area variance for them to move forward with subdividing their lot. Currently, the proposed lot hosts two addresses, and the applicant would like to split the lot to separate the two addresses. The variance is needed because the minimum lot width in their zone is 50 feet, and each lot would measure 35 feet. The variance would relieve them of the width requirement by 15 feet.

- 1. Relief of §220 Attachment 2 – Dimensional Table. (Lot Width)**

**MINUTES:**

**DECEMBER 3, 2025 (KM, MR, DW, JF, MS)**