

**NOVEMBER 5, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

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

OTHERS PRESENT: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), and David Kenny.

Kieran Murray asked all to stand for the pledge of allegiance.

Kieran Murray opened the meeting at 5:00 pm.

Kieran Murray advised that there were recent promotions within the Board, and he was unable to congratulate everyone at the prior meeting. Therefore, Kieran Murray turned to John Ferrone and congratulated him for being promoted to “Permanent Board Member”. John Ferrone thanked Kieran Murray for the recognition and showcased his excitement about his new role.

John Ferrone then told the Board about his time at the Lake Placid Conference, and how informative it was. Kieran Murray stated that he was glad that John Ferrone went to that conference for training. Jeff Blau indicated that he went to the conference as well; and in his opinion, Dan Barusch outshined everyone with his presentation. Dan Barusch thanked Jeff Blau for the kind words.

NEW BUSINESS:

TAX MAP:	251.14-3-27
OWNER/APPLICANT:	DAVE KENNY – THE GEORGIAN
ADDRESS:	384 CANADA STREET
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#9-2025

“Applicants are proposing a total of one (1) area variance for them to construct an elevated walkway from the motel building to the existing cabana bar. The walkway would assist with pedestrian traffic as plans show an exit from the upper level of the motel to the finished grade at the east side of the building, then lead to the parking area on the south side of the building. The project would also repair the existing stairs, so they can be code compliant. These improvements will be within the 50-foot shoreline setback; so, if the variance is obtained, it would grant relief of 29 feet as the improvements will be 21 feet from the lake.

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

Kieran Murray 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#9-2025 at 5:02 pm.

**NOVEMBER 5, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

MOTION 2ND: Mike Ravalli

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfeld	John Ferrone
Aye	Aye	Aye	Aye	Aye

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

Kieran Murray noticed David Kenny in the audience and motioned for him to introduce himself for the record. Kieran Murray then indicated that after the introduction, he then would be able to provide his opening statement regarding the variance request. David Kenny introduced himself as the owner of “The Georgian”, and that he would be the only representative tonight for the project. David Kenny then asked if the Board wanted an overview of the project, or if he had to provide it in full detail. Kieran Murray said he could present it however he wanted to, but an overview would be preferred.

David Kenny conducted his opening statement, informing the Board that his goal was to not only improve access and mobility on his property, but to make his stairs more code compliant. He explained that when his property was first built, it wasn’t designed for the older demographic, and he wanted to change that. He stated that he was working with Dan Barusch on other projects as multiple staircases on the property had to be redone. He then explained that after completing eight staircases, he proposed this project to Dan Barusch to repair two other staircases. When the project was reviewed, that was when he found out he had to come before both Boards. David Kenny said he had two options. It was either repair as is, which wouldn’t help the existing issues on site, or redo the stairs to fix the issues on site and make them code compliant. David Kenny then used the photos from the application to show the Board the walkway and Dan Barusch told the Board that the walkway was shown on the last page. David Kenny essentially indicated that the overhang area wasn’t wide enough to build two sets of staircases, so he had to make some changes to the building. David Kenny assured the Board that it wouldn’t expand the backside of the building; it would only flip access.

David Kenny indicated that both him and Ethan Hall reviewed the property in its’ entirety, and both strongly felt this was the best action to take. David Kenny indicated that other avenues were reviewed but they would increase the existing mobility and accessibility issues on the property. He also added that they thought of moving the staircases to other areas, but they would either make the stairs not at ground level or would affect his parking areas.

David Kenny provided the Board with a history lesson about his building. He indicated that the enclosed hallway area was open at one time for people to walk around it. He said it was known as a “wrap around building”, and he had photo evidence dating back to the 1970’s. The Board was confused about what was being talked about, so Dan Barusch told them where to look and clarified everything for them. David Kenny asked Dan Barusch if Ethan Hall shared those old photos with him, and Dan Barusch replied with no.

David Kenny told the Board that he wanted a handicap ramp to be installed as his current route wasn’t guest friendly. He stated that it directs people to go down the driveway, go through a corridor, and go through the hotel walkway. Unfortunately, the hotel walkway was in front of all the guest rooms, and that means if other guests were sitting in the outside seat, they would have

**NOVEMBER 5, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

to stand up for the handicapped guest to get by. He indicated the only way he'd be able to make the ramp work was to remove the above walkway and move the pool fence a bit. He explained that removing the above walkway would make head clearance, and moving the pool fence would make the ramp hit ground level.

David Kenny told the Board that he could have it elsewhere; but felt the proposed location was best for his situation. He stated that he could have it where his generator is currently, but it would affect the existing grease traps, underground tubing, and underground hookups. He strongly expressed that he would not want to touch that area, especially because it could affect his existing sewer and water systems. David Kenny concluded his opening statement by saying that his goal was to not only create compliance, but to assist the travelling public by making his property more accessible and more mobile for everyone.

Kieran Murray indicated he was a visual learner, and he wanted to ensure he understood the request before opening the floor for questions. He indicated that he used Google Maps to capture an aerial picture of the property, so he could have it with him at the meeting. Kieran Murray asked Dave Kenny if he could come up and use his printed visual to verify everything. While Kieran Murray and Dave Kenny were discussing, the Board took the time to re-review the application; that way when the discussion was over, they knew what questions to ask if they had any.

John Ferrone brought up several suggestions for stair and ramp relocation, and each one got turned down for various, valid reasons. Dave Kenny said he and Ethan Hall reviewed every place on the property; and based on what was existing on the parcel, the proposed plans were the most feasible for functionality and mobility.

Jeff Blau asked about his existing grandfathered status, and if he had to follow all ADA requirements right away. Dave Kenny said Dan Barusch could answer that question better than him; but thought that he had until 50%. Dan Barusch said if he planned to modify the building more than 50%, that was when he had to follow all regulations. Dan Barusch further clarified that ADA wasn't going to make him put in an elevator right now; but if Dave Kenny continued modifying a substantial part of building, in the future they would. Dave Kenny said in the future, he'd want to add elevators to his property.

Dan Wolfeld asked if the walkway would eliminate the need for the lower set of stairs, and Dave Kenny replied with yes. Dan Wolfeld then asked if the stairs connecting the third and second floors together would be wider to meet code, and Dave Kenny replied with yes.

John Ferrone asked how wide the driveway was, as he saw there were no staircases on that side of the parcel. Dave Kenny indicated that he didn't have the exact measurements but knew it wouldn't be wide enough. Dave Kenny then explained that he used that space for vehicular parking and would prefer not to lose that perk. John Ferrone continued providing other methods and/or suggestions to Dave Kenny, which prompted Dave Kenny to ask Dan Barusch to intervene. Dave Kenny said that the suggestions weren't feasible for him because he would lose the parking area. Dave Kenny then indicated that maybe he was confusing himself on what area

**NOVEMBER 5, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

John Ferrone was talking about. Dan Barusch asked John Ferrone what his alternatives would achieve, and John Ferrone replied with access from the top. Dan Barusch then asked in lieu of doing what, and John Ferrone said it would give them two accesses. Dave Kenny indicated that he had to follow the 75-foot rule from the door to get to ground level, and the stairs had to be wide to follow regulations; so, he wasn't sure if the alternatives would meet those criteria. Dan Wolfield chimed in, explaining that the walkway and the proposed stair modifications would be just fine for the guests. Dave Kenny expressed that he wanted to stick with what was presented as he couldn't "dead end" a room.

Kieran Murray indicated that he wanted to redirect the conversation, as he felt that they were talking more about "planning" topics than "zoning" topics. Kieran Murray then explained that their focus should be on the non-compliant space, and just that space only. Kieran Murray reminded the Board that the space was the 16-foot by 4-foot ramp whose purpose was to provide a path from the existing building to the cabana bar. Dave Kenny chimed in to state that he would consider it more of a walkway, and that it would be built over an existing roof.

Kieran Murray said the prior conversation was helpful because it helped bring one of their five criteria to light, and he wanted to continue that discussion. Dan Barusch reminded the Board that the Zoning Board's purpose was to balance each request that came in, and that the applicant could always request for more. Dave Kenny indicated that there were other ways to make what he wanted happen, but it would've resulted in bigger variance requests. Kieran Murray stated that he felt the approach was very reasonable, and he wanted to pose the question to the Board. Kieran Murray continued saying the applicant could come up with other alternatives, but those alternatives may not be feasible or cost prohibitive for everyone. The Board agreed with Kieran Murray's point and felt that the request was reasonable.

Kieran Murray then changed the topic to ask the Board for their feedback on whether the request would be detrimental to nearby properties. Kieran Murray indicated that he felt it wouldn't be. John Ferrone said he felt what was presented was the most feasible approach, and he had no problems with it. Both Dan Wolfield and Jeff Blau agreed with what was said and added that they had no qualms with it. Mike Ravalli said it was the least invasive option, and that it was a good plan.

Kieran Murray changed the topic again to ask the Board for their feedback on whether the request would be substantial or not. Kieran Murray stated that looking at the property from an aerial standpoint, he felt the areas affected were in two tiny triangles out of the whole property. He then explained that most of the project would be going over what was existing and depending on the construction, it most likely look like it would connect to the existing roof. The Board came to the agreement that it would not be substantial.

Kieran Murray then changed the topic again to ask the Board for their feedback on whether the request would bring an adverse impact to the neighborhood or not. He explained that he felt there would be no impact, and the Board instantly agreed.

**NOVEMBER 5, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

Kieran Murray closed the public hearing at 5:26 pm.

MOTION 2ND Jeff Blau

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfeld	John Ferrone
Aye	Aye	Aye	Aye	Aye

Ayes = 5 Nays = 0 Absent = 0 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 other properties in the area have structures closer to the lake than what applicant is proposing here.
2. The benefit sought by the applicant cannot be achieved by some other method feasible to the applicant because proposed enhancements most feasible method of providing access to reconfigured rooms and cabana bar is this plan.
3. The requested sign variance is not substantial because the building is already non-compliant and 21 feet from the lake. It doesn't bring the building any closer.
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 proposed enhancements are aligned with existing conditions.
5. The alleged difficulty was self-created.

MOTION 2ND: Mike Ravalli

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfeld	John Ferrone
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch reminded David Kenny that he still had to appear before the Planning Board in two weeks. David Kenny asked for the date, and Dan Barusch said Wednesday, November 19. David Kenny said he couldn't attend, but Ethan Hall would be there. Dan Barusch told David Kenny to remind Ethan Hall of the meeting, so that way he was there to represent the project. David Kenny said he would remind him and that Ethan Hall already knew of the meeting.

David Kenny asked Matt Shepanzyk if he had his phone number, and Matt Shepanzyk said yes. Dan Barusch asked if this was in relation to the "midnight trespasser", and both Matt Shepanzyk and David Kenny said yes. David Kenny informed the Board that several businesses had been visited by this person, and that the person took items they shouldn't of. Dan Barusch suggested getting Warren County Sheriff involved.

**NOVEMBER 5, 2025
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES**

MINUTES:

September 3, 2025 (KM, JB, MR, DW, MS)

Debonnay Meyers informed the Board that John Ferrone was not authorized to vote on these minutes as he wasn't present at that meeting. Kieran Murray then asked the Board if they had any comments, and they all 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 September 3, 2025, meeting minutes.

MOTION 2ND: Mike Ravalli

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

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

Kieran Murray made a motion to adjourn the meeting at 5:32 pm.

MOTION 2ND: Dan Wolfield

Kieran Murray	Jeff Blau	Mike Ravalli	Dan Wolfield	John Ferrone
Aye	Aye	Aye	Aye	Aye

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

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers