

**AGENDA
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
JUNE 3, 2026**

PUBLIC HEARING MEETING BEGINS AT 5:00 PM

OLD BUSINESS:

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

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. The applicant appeared before the Planning Board for the required referral and is now returning to the Zoning Board for approval.

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

NEW BUSINESS:

TAX MAP:	251.18-3-68
OWNER/APPLICANT:	PATRICIA DOW
ADDRESS:	57 BEACH ROAD
ZONE:	COMMERCIAL MIXED USE
VARIANCE APPLICATION:	AV#1-26
SEQR:	TYPE II

Applicants are proposing retaining the original framework and boxes of a grandfathered, non-conforming sign. The top box would be updated with the current logo and business name. The middle box, containing the electronic portion of the sign, would be upgraded as the current technology is obsolete. The bottom box would be updated to contain the boat names in the current top box.

1. Relief of §220-24 (G) (2) Non-conforming freestanding signs.

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TAX MAP:	251.10-3-24
OWNER/APPLICANT:	CASEY S CORRIGAN
ADDRESS:	14 HAMMOND STREET
ZONE:	RESIDENTIAL
VARIANCE APPLICATION:	AV#2-26
SEQR:	TYPE II

Applicants propose adding a deck to the front of the house facing Hammond Street. Deck will be commensurate with the home and will extend outward 10ft. The house is situated as such that there exists a 4’ setback where a 15’ setback is required on the western side of the house. The deck will maintain the 4’ setback of the house. Applicant is seeking 11’ relief on the side yard setback.

Relief of §220 Attachment 2 – Dimensional Table (side yard setback)

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	GNSD ENTERPRIZES LLC
AGENT:	JOSEPH MONDELLA
ADDRESS:	204 CANADA STREET
ZONE:	RESIDENTIAL
VARIANCE APPLICATION:	AV#3-26
SEQR:	UNLISTED

Applicants propose a comprehensive overhaul project of the Village Mall, including an expansion of current lakeside decks from 700 sq. ft. to 2400 sq. ft, bringing the deck to a 34’4” setback from the shoreline where 50’ is required. Renovations will also rebuild the roof to create additional floor space at the rooftop level, requiring raising the building height to 46’ 7” where 40’ is the maximum allowed.

Relief of §220 Attachment 2 – Dimensional Table (height and shoreline setback)

MINUTES:

January 7, 2026 (KM, DW, MS)