

**JANUARY 7, 2026
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES – DRAFT**

BOARD MEMBERS PRESENT: Kieran Murray – Chairman, Dan Wolfield, and Matt Shepanzyk – Alternate.

BOARD MEMBERS ABSENT: Jeff Blau, John Ferrone, and Mike Ravalli.

OTHERS PRESENT: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Matt Steves, and Kitty Rooney.

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

Kieran Murray opened the meeting at 5:02 pm.

OLD BUSINESS:

TAX MAP:	251.10-3-49
OWNER/APPLICANT:	TARIQ TARAR – PINEBROOK MOTEL
AGENT:	DAN KAUFMAN, PE
ADDRESS:	2905 LAKESHORE DRIVE
ZONE:	COMMERCIAL RESORT
VARIANCE APPLICATION:	AV#10-2025
SEQR:	UNLISTED

“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.

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.”

Kitty Rooney was present in the audience as a member of the public and a neighbor of the parcel. Kieran Murray informed everyone that they had to table AV#10-2025 per the request of the applicant’s agent.

Kieran Murray made a motion to table variance application, AV#10-2025, and we will keep the public hearing from December 3rd open.

MOTION 2ND: Dan Wolfield

Kieran Murray	Dan Wolfield	Matt Shepanzyk
Aye	Aye	Aye

Ayes = 3 Nays = 0 Absent = 3 Motion carried.

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NEW 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.

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

Kieran Murray informed everyone that he would read the variance request out loud so all could understand the request. After reading, Kieran Murray immediately asked Dan Barusch if two variances were needed as both lots would need relief for being undersized. Dan Barusch replied with no. Kieran Murray noticed Matt Steves in the audience and motioned for him to introduce himself for the record. Matt Steves introduced himself as the agent’s colleague and said that he would be the representative tonight for the project.

Matt Steves conducted his opening statement, informing the Board that their goal was to subdivide the property. He said that subdividing was what the owners wanted as it would put one building on each lot. He then explained that he knew that each lot had to measure 50 feet. So, by moving forward with the subdivision, it would make both lots be non-compliant as 35 feet was below the requirement. Matt Steves informed the Board that he knew of the referral process as Dan Barusch mentioned it to him. He explained that he was willing to go back and forth between the Boards to get an answer on the subdivision. He concluded his opening statement by asking the Board if they would grant the relief needed to move forward with the subdivision.

Kieran Murray thanked Matt Steves for providing a summary of the project and stated that the Board would focus their evaluations based on what was presented to them tonight. Kieran Murray then asked Matt Shepanzyk to start the deliberation. Matt Shepanzyk indicated that he noticed on the provided drawings that the proposed boundary line wasn’t straight, so he wasn’t sure if it was a graphical error. Matt Steves indicated that it was intentional as the owners wanted the line to follow the overhang. Matt Shepanzyk then asked if anyone knew what the widths of the neighboring lots were. Matt Steves said he recalled the north lot being 22 feet but couldn’t remember the others off hand. Matt Shepanzyk said he thought the south lot was bigger than that lot. Dan Barusch said that southern lot was Brett Lange’s, and Matt Steves said he wasn’t sure if it was the north lot that was 22 feet or the south lot.

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Kieran Murray asked what was on the north lot, and Dan Barusch said the Lake George Olive Oil Company. Dan Barusch then provided the Board a history lesson on Canada Street, so the Board knew the background and the sizes of neighboring lots. The Board was shocked by the dimensions of neighboring lots as they didn't realize the widths of everything. Dan Wolfield said it was normal for lots to have multiple addresses in the Village of Lake George, and Matt Shepanzyk said that the applicant really wanted what Brett Lange had, which was one tax map for one lot and another tax map for the other. Matt Steves indicated that Matt Shepanzyk was correct.

Matt Steves informed the Board that each lot would be around 31 feet; with the first lot being 31.83 feet and the second lot being 31.92 feet. He then indicated that his lots were a bit larger than the neighboring lots, so he felt it would fit well with the neighborhood. Matt Shepanzyk asked if there were any plans after the subdivision, and Matt Steves said not that he was aware of. Matt Shepanzyk asked if they were going before the Planning Board to show them any future plans, and Matt Steves said the Planning Board was only reviewing the subdivision.

Matt Shepanzyk asked Dan Barusch about the setbacks as he wasn't sure how the neighbors would feel about future plans. Dan Barsuch said this application follows the 0-yard setback all around as this lot fronts two roads. The Board then started to compare AV#11-2025 to AV#10-2025. Dan Barusch explained that the Pinebrook Motel was a separate case because the motel was beside a single-family residence and a water source while 277 and 279 Canada Street was beside commercial buildings.

Kieran Murray asked about the impervious coverage for the lots, and Dan Barusch replied with 90. The Board asked for further clarification, and Dan Barusch discussed lot coverage and broke down each lot so the Board understood what each lot would get. Matt Shepanzyk said he noticed in the application that one building was commercial and the other was residential, and the applicant planned to keep it that way. Dan Barusch said one building housed the tee shirt shop while the other housed the psychic building, which was classified as a converted residence. The Board asked if the psychic building was conforming, and Dan Barusch replied with yes. Dan Barusch then stated because the business was downstairs and the residential portion was upstairs, it followed regulations; but if they were to flip it, it would be breaking regulations as apartments downstairs were not permitted.

Matt Shepanzyk indicated that based on what he heard tonight and what was presented, he felt the property was more conforming than the surrounding lots in the neighborhood. He then wanted to know the realtor's name. Kieran Murray chimed in to state that it did mention one lot on the deed, but he could understand why people would get confused regarding multiple addresses on one parcel. He then stated that it was prevalent for parcels to have multiple addresses around here.

Dan Wolfield indicated he reviewed everything enclosed in the application, and he felt it was unfortunate that the realtor didn't realize it was a single lot as the deed was very clear about it. However, he did notice that the dimensions shown in the deed didn't match what was shown in the survey and he wanted to know why. The Board asked what the dimensions were, and Dan Wolfield said it was 150 by 66 on all four corners. Dan Wolfield then asked Matt Steves if an addendum was done and if that information could be provided to the Board. Matt Steves told the

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Board that the deed was written prior to getting the survey done, and those deeds don't get updated until the new surveys are filed and approved by the county. He then advised that the survey in front of them had the most accurate information as that data shows what was currently there while the deed showed the dimensions from years' past.

Dan Wolfield inquired about the answer written on page 3, specifically under the "please explain why variance is necessary". He stated that he knew the lot wasn't a double lot nor was the lot 70 feet, and that he thought the lot was 66 and 70. Matt Steves said the application stated approximately 70 feet and that the actual measurements were 69.38 on the Iroquois side and 65.75 on the Canada Street side. Dan Wolfield expressed he was having a hard time accepting the request as he felt the goal was to have people follow what written in the Village code, not continue to increase the non-conforming percentage. He also added that he felt there was no common reason to split the property.

Kieran Murray indicated that he had concerns as well regarding the request that needed to be addressed. His first one being that the parcel was in the 6-story overlay zone. He explained that the comprehensive plan took a long time to create as they had to factor in so many elements and to make sure it accommodates residents, businesses, and the neighborhood. So, by approving the subdivision, it would not only create smaller lots but would not consolidate the smaller lots into bigger ones. He said his interpretation of creating that overlay zone was for the hope of consolidation. The Board felt Kieran Murray's concerns were fair, and Kieran Murray said he had more to share.

Kieran Murray said he also wanted to know more about the surrounding lots as he wasn't sure if they predated local zoning ordinances or if they were approved after-the-fact. He said doing further research would help him compare properties and help him get the answers he was looking for. Kieran Murray then went on, saying that he interpreted this variance request as them getting walkway access; and if they were to get it, his fear would come true. He said that it could lead to selling off one or both buildings independently, which wouldn't fit into the Village of Lake George's comprehensive plan at all. The Board felt Kieran Murray's concern was valid, and Kieran Murray said he still had more to share.

Kieran Murray then inquired about the owner's plans for the parcel as he expressed his confusion. He indicated that they submitted a project under the Lake George Downtown Revitalization Initiative (DRI) for that parcel, which included both buildings and three storefronts with residential units above. When the project wasn't selected, he wasn't sure what changed as the submitted project included both buildings and now, it divided them. Matt Steves notified the Board that he wasn't aware of the DRI submitted project and that he could have the applicants talk to the Board next time. Kieran Murray said the Board would like that as there were questions that needed to be answered.

Matt Steves said he could understand their concern regarding the overlay zone if it pertained to a vacant lot. However, it wasn't a vacant lot as the buildings were there prior to the enforcement of the overlay zone. Kieran Murray indicated if it existed prior to the regulations, the buildings were most likely nearing the end of their life. Matt Steves indicated that the buildings were there prior to the overlay, which would label both buildings as non-conforming. Therefore, allowing this variance wouldn't really be a big deal.

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Kieran Murray asked if this property had a garage on it at one point, and Dan Barusch said yes but it was demolished. Dan Barusch then advised the Board that Matt Steves wasn't aware of the DRI project because everything was handled by another company out of state. Dan Barusch then explained that the project wasn't chosen as there were other projects that stood out more. However, he did recall some commentary that was made about the project. He stated that the design and concept was ok, but the Board that handled the DRI funds thought the cost of the project was weird.

Dan Barusch said he may be speculating, but he could see the applicants change their minds after hearing how much it would cost to update those buildings. Dan Barusch said selling the buildings could be an option, but the Board wouldn't know for sure unless the applicants were asked. Dan Barusch asked Matt Steves if his office could get an answer for the Board by the next meeting, and Matt Steves said yes. Matt Steves then apologized to the Board for not knowing much as he was asked yesterday by Matthew Webster to step in for him.

Kieran Murray asked the Board if they had any other concerns regarding the application. Dan Barusch expressed concern regarding lot coverage for the southern lot, so he asked to see that for the next meeting. Matt Steves said he would forward that information to Matthew Webster.

Kieran Murray made a motion to table the application and to refer it to the Planning Board in accordance to §220-85 (E)(2) of the Village Code, which requires Planning Board review and recommendations for area variances.

MOTION 2ND: Matt Shepanzyk

Kieran Murray	Dan Wolfeld	Matt Shepanzyk
Aye	Aye	Aye

Ayes = 3 Nays = 0 Absent = 3 Motion carried.

Matt Shepanzyk quickly asked Matt Steves when Matthew Webster will be back from vacation, and Matt Steves said Tuesday.

MINUTES:

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

Kieran Murray asked Debonnay Meyers if there were minutes to review, and Debonnay Meyers said no. She then elaborated, saying that because Matt Shepanzyk left before a determination was made on the project, he couldn't vote on the entirety of the minutes as he wasn't there for all of it. Kieran Murray asked if he could still comment on the minutes without voting, and Debonnay Meyers said that was fine.

He wanted to provide clarification on what he meant on page 7, paragraph 3, first sentence. He stated that his question was primarily focused on what their intentions were, such as if they got the variance, was it their plan to add those units, then add on top of those units to make the whole building conform. Debonnay Meyers said she would make note of that.

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The Board asked for updates regarding Marine Village, and Dan Barusch said the application was tabled until an engineering assessment is received. The Board asked if it would need to appear before the Zoning Board for any reason, and Dan Barusch said they amended their project enough to skip the Zoning Board entirely.

Kieran Murray made a motion to adjourn the meeting at 5:29 pm.

MOTION 2ND: Matt Shepanzyk

Kieran Murray	Dan Wolfeld	Matt Shepanzyk
Aye	Aye	Aye

Ayes = 3 Nays = 0 Absent = 3 Motion carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers