

**AGENDA
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
AUGUST 5, 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.

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

NEW BUSINESS:

TAX MAP:	251.18-4-28
OWNER/APPLICANT:	DONATO GUADAGNOLI
AGENT:	BARTLETT, PONTIFF, STEWART & RHODES PC
ADDRESS:	30 HELEN STREET & 81 MCGILLIS AVE
ZONE:	RESIDENTIAL MIXED USE
VARIANCE APPLICATION:	AV#4-26
SEQR:	UNLISTED

Applicants are proposing TWO (2) area variances related to a lot line adjustment application which would decrease the lot size for 81 McGillis Avenue from roughly 11,330 sq ft to 7,977 sq ft where 10,000 is required and reduce the rear yard setback at 81 McGillis Avenue to ten (10) feet where 20 feet is required.

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

MINUTES:

June 3, 2026 (KM, DW, MS, JB)