

June 3, 2026
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
MEETING MINUTES – FINAL

BOARD MEMBERS PRESENT: Kieran Murray, Jeff Blau, Dan Wolfield, Matt Shepanzyk

BOARD MEMBERS ABSENT: John Ferrone

OTHERS PRESENT: Stephanie Todd (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning)

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

Kieran Murray opened the meeting at 5:02PM.

Kieran Murray began by welcoming new P&Z clerk, Stephanie Todd, and making rearrangements to the agenda order based on applicants already in attendance.

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 The middle box, containing the electronic portion of the sign, would be upgraded as the current technology is obsolete.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.

Jeffrey Blau motioned to open the public hearing on application AV#1-26 at 5:04PM, seconded by Matt Shepanzyk. All other board members assented to the opening of the public hearing.

Kieran Murray invited Patricia Dow of the Lake George Steamboat Co. to come up and present her application to the board.

Patricia told the board that they have had the same sign since the early 2000s, prior to the zoning regulations which were passed in 2007, and the sign is grandfathered in. The technology that controls the middle box of the sign hasn't been upgraded in a long time. The top part facing Beach Rd blew off in a recent windstorm and it became apparent that the sign would need replacing sooner rather than later. The signmakers proposed an upgrade to the reader board component and they will swap the logo to the top box and the boat names to the bottom box. The sign helps to advertise the cruises. The shape and size of the sign will remain the same.

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Kieran Murray asked the board for questions. None were raised.
Kieran Murray invited public comments. None were raised.

Kieran Murray motioned to close the public hearing at 5:07PM. He was seconded by Jeffrey Blau.
All board members assented to closing the public hearing.

Dan Barusch asked if the top box of the sign is lit. Patricia answered that it would not be.

Kieran Murray made a motion to approve, on the bases that:

1. An undesirable change would not be produced in the character of the neighborhood or will not be a detriment to nearby properties because the size and location of the sign would not be changing.
2. The benefit sought by the applicant cannot be achieved through other means because they already have specific branding and function of the sign in the current location.
3. The requested variance is unsubstantial because the size and location of the sign align with the scale of business operations of Lake George Steamboat Co.
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 current location and functionality would not be altered.
5. The alleged difficulty was not self-created.

Dan Wolfield seconded the motion to approve. All board members assented to the motion to approve.
Application approved at 5:10PM.

MOTION: Kieran Murray to APPROVE

MOTION 2ND: Dan Wolfield

KM	JB	MS	JF	DW
Aye	Aye	Aye	-	Aye

Ayes = 4 Nays = 0 Absent = 1 Motion APPROVED

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'

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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)

Kieran Murray moved to open the public hearing for application AV#2-26 at 5:11PM. Dan Wolfeld seconded the motion. All board members assented.

Kieran Murray invited Casey Corrigan of 14 Hammond Street to address the board and present his application.

Casey told the board they are looking to add a deck to the front of the house, which is south facing. They chose this side because the back is north facing and doesn't receive sunlight. The house is 4' from the property line which is why the variance is needed.

Kieran invited public comment. None was raised.

Kieran Murray asks about the neighbor to the left- can they see the deck considering the trees and shrubbery along the line? Casey answered No. Kieran clarified that this means the person most affected will not be able to see the deck. Dan Barusch adds that there is also a fence. Casey Corrigan clarified that the fence is chain link but backed up by a row of cedar trees on the neighbors' side.

Kieran invited questions from the board. None were raised.

Kieran Murray explained the obligation of the Zoning Board to send this application to the Planning Board and recommended a conditional approval upon a successful petition to the Planning Board.

Jeff Blau motioned to close the public hearing. All board members assented. Public hearing closed at 5:14PM.

Kieran Murray motioned for conditional approval contingent upon a positive Planning Board determination on the bases that:

1. An undesirable change would not be produced in the character of the neighborhood or will not be a detriment to nearby properties because the most impacted neighbors cannot see the deck and front porches are common in the area.
2. The benefit sought by the applicant cannot be achieved through other means because there is not another place to situate the front porch.
3. The requested variance is unsubstantial because the proposed deck aligns with the setback of the existing house.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because there is no impact on the neighborhood.
5. The alleged difficulty was self-created.

Matt Shepanzyk seconded the motion. All board members assented. Motion passed 5:18PM.

MOTION: Kieran Murray to APPROVE (CONDITIONAL)

MOTION 2ND: Matt Shepanzyk

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KM	JB	MS	JF	DW
Aye	Aye	Aye	-	Aye

Ayes = 4 Nays = 0 Absent = 1 Motion PASSED

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	GNSD ENTERPRIZES LLC
AGENT:	JOSEPH MONDELLA
ADDRESS:	204 CANADA STREET
ZONE:	COMMERCIAL RESORT
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)

Kieran Murray noted that there had been developments on this application and invited Dan Barusch to explain the classification of the application and the steps that would need to be taken. Dan explained that it had been suggested to the applicant to send a jurisdictional form to the Adirondack Park Agency because of the requested height variance. Anything over 40’ in the Park is sent to the APA for permit and approval. The village has a height overlay in certain areas, primarily on the west side of Canada Street at the northern and southern pockets of the village. The height overlay does not exist along the shoreline, from Duffy’s to the Visitor Center. The maximum height in that area is 40’. This will be a Class A APA project. While the ZBA is still a reviewal and approval regulatory agency in this process, the APA is primary and we are secondary. We will maintain the normal process, but instead of approval we would give an advisory recommendation. As well, any APA Class A Project is now a Type II SEQR, so we will not have to do SEQR at the Village level.

Kieran Murray motioned to open at 5:21PM. Seconded by Jeff Blau. All board members assented.

Brennan Drake of Phinney Design Group and Mark French of the Village Mall ownership team presented the application.

Brennan stated that the goal of the project is to create a vibrant downtown area year-round, noting that the Lagoon (Mark French) has been very successful as a year-round business, successful enough to start the project of revamping the Mall. Brennan complimented the thoughtfulness of the ownership team during the planning process.

The Village Mall is located in the commercial resort district along right on Canada Street. The shoreline property curves to follow the lake, and the planned layout for the decks has been tweaked to react to that.

The height variance request is primarily driven by the two elevator hoist ways which are required to have accessible rooftop seating in the summer. Some offices and storage spaces are also included on the rooftop level, but their height is much lower.

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Part of the project will utilize grant funding to increase the energy efficiency of the new build- the exterior will be fully insulated, and all glass will be double or triple pane.

Brennan presented their plans and drawings to the Board, emphasizing that even after the renovation the Mall building will remain shorter than its neighbors in most aspects.

Brennan focused on the rooftop space, as that is what is driving the variance request. Currently, the roof is unutilized space and includes unsafe, clear fiberglass panels. There is a real opportunity to create a nice, usable space on the rooftop. Most of the plans for the rooftop have been held back from the edge of the building and will be unseen from below.

Brennan presented some of the design aspects of the planned renovations.

Brennan noted that there had been an approval issued for the requested setback variance in September of 2025. Kerian stated that he believed that had been approved for the shed and that the application had been pulled. Dan Barusch clarified that it had been for the first iteration of the project, which had some similar elements. Brennan stated that they are essentially hoping to split the difference with their planned curve.

Kieran Murray noted that the plans for the front elevation didn't show the elevator tower. Brennan stated that because it is held back, you won't see it from that angle. Dan Wolfield asked for imaging from the other side of Canada Street as well as from the lakeview to help everyone determine what the actual visual impact would be. Dan Barusch remarked that the APA or Planning Board is likely to request a balloon test, where you fly a few balloons at the planned height of the building corners.

Dan Barusch asked about the planned terrace area with vining plants. If wood is being put up for the plants to grow on, that is a structure and needs to be accounted for in the setback variance request as it comes out further than the deck.

Brennan asks if it's removable and temporary, is it still a structure? Dan Barusch answers that the definition of structure is very broad, and he believes it still would be. He also noted that this is likely to come up during the APA process as they will also review the shoreline setback and we may get a more discrete answer from them.

Kieran Murray and Dan Wolfield noted that connecting it to the building, even in a removable way, makes it part of the structure and to consider something that is fully free standing and removable.

Jeff Blau asked for the seating capacity. Mark French answered that during the busy season it will be about 600. There will be three kitchens and about 70 employees each day of July and August.

Kieran remarked on the growth of the business.

Kieran Murray asked for public comment. Patricia Dow (Lake George Steamboat Co.) asked about the vines- will they grow along the roof? Brennan and Mark explained their idea for the temporary post and wire build and Patricia reviewed the drawings. Patricia asked for clarification on covered vs. uncovered seating. Is there going to be something removable or retractable? Brennan clarified no, some is covered, some is uncovered- there are no operable roofs.

Jeff Blau commented that he likes the project, it's very modern, will be a "spark" downtown.

Matt Shepanyk asked, the Quirks came for a deck with a 43' setback. Did that come with this application? No- this plan is shorter on one side and longer on the other, though the deck is approximately the same square footage. Matt agreed with Jeff that it would be great for the downtown area of the village.

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Dan Wolfield asks what the height is measured from grade- is that less than 40'? Will that affect the need for the variance? Can the elevator be moved in such a way to utilize the gray area of the regulations?

Brennan clarified that in order for all floors to be considered accessible, they can't move the elevators. They considered the placement of the elevators very deeply.

Kieran Murray asked how the building height was calculated. Brennan answered that level one, shown on Z08 of the document set, was lowest point of the proposed grade, they measured from there to highest point of the top of the elevator shaft for the 46'7 1/4" height measurement. Kieran noted that it should be measured from the lowest spot within 5' of the primary building. Kieran emphasized that it's important that everything is correct as we will have to send this out to an agency outside of the village (the APA). Matt Shepanyk offered that using 47' would give cushion to the request.

Kieran Murray asked for clarification on the definition of a setback. Since the deck is curved, would take the point closest to the high-water mark? Dan Barusch answered that the high-water mark is where it meets the seawall and is more so meant for properties not along the board walk. Anywhere along the sea wall, you must measure where the water hits the wall. Brennan remarked that they are hoping to reduce the impact of the variance by keeping one side of the deck shorter than the other, that the deck is being shaped to follow the shoreline.

Matt Shepanyk asks, if you get the approval for the longer side of the deck, what stops the design from changing and the whole deck being brought out that far instead of the planned curve? Brennan answered that the Zoning Board could make the approval conditional.

Dan Wolfield asked about the shadow shown cast from the decks on Christie's lane on page Z14. What is plan to mitigate the darkness and potential safety concern? Brennan says they took artistic liberties on the renderings. Mark Frost said they had already considered lighting in that area. He said that area is a current problem, and would be alleviated with these new plans, and there is lighting there already. Dan emphasized his concern over the extended deck making an already dark alley darker, and that between the APA and the ZBA solutions would come up and that he would like to see them implemented in the plan. He also reiterated his desire to see the alternate viewpoints previously discussed. Dan complimented the plans and agreed they look very nice and would be very cool for downtown, but noted that from a Zoning standpoint, there is no hardship in not having an upper floor. This is a self-created issue, and the application should be airtight because there isn't a guarantee for a "yes". Dan asked if this is still being funded by DRI? Yes, partially. Dan also mentioned water runoff and drainage, as well as foot traffic, and that they should be accounted for even though we no longer have to do the SEQR form and that he would like to see those items addressed at the Planning Board level.

Kieran Murray said he sees two potential courses of action. We can continue this here or we can refer it to the Planning Board in accordance with the village code. Kieran asked if the board felt they needed another session with the application before referring to Planning. The Board agreed they were ready to refer to Planning.

Kieran Murray motioned to table the application and refer it to the Planning Board, citing village code 220-85-E2, at 6:11PM. Jeff Blau seconded. The remaining board members assented.

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MOTION: Kieran Murray to TABLE & REFER to Planning Board

MOTION 2ND: Jeff Blau

KM	JB	MS	JF	DW
Aye	Aye	Aye	-	Aye

Ayes = 4 Nays = 0 Absent = 1 Motion PASSED

Kieran Murray asked Dan Barusch for clarification on the intent of the village code as it pertains to cross-board referrals. He noted that the Zoning Board had requested specific feedback on an upcoming application with regards to conformity with the Comprehensive Plan and had only received general feedback via a vote to approve. Dan responded that if there is a project that has to go to both boards or has a consideration that the other board oversees, one board should communicate their comments to the other. Dan Barusch exited the meeting.

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.

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

Kieran Murray noted that the public hearing for this application remains open. The Planning Board determined they had no issues and approved the application 5-0.

Matt Webster of Vandusen & Steves Land Surveyors attended on behalf of the property owners.

Kieran noted that the Zoning Board had already seen a presentation and asked for public comment at 6:22PM. None was raised.

Kieran began deliberations by stating that he was hoping the Planning Board would have given more input with regards to the Comprehensive Plan for the village. He said that taking a conforming 70' lot and

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subdividing it into two 35' lots would virtually eliminate future possibilities of someone utilizing the height overlay that exists in the area. Dan Wolfield agreed.

Matt Webster countered that there are very similar lots, even smaller, on the other side of this property. Someone would need to purchase multiple lots to realize the height potential already.

Dan Wolfield asked for justification of the subdivision.

Kieran answered that the only reason the board has received is that the owners plan to renovate the two lots. The only benefit he sees is for the owners, and the board really needs to consider what is good independent of just the owners. Yes, there are some non-conforming lots, but they existed prior to the overlay district going into place. This isn't aligned with what the Comprehensive Plan team envisioned.

Dan Wolfield stated that he is currently not in favor of the subdivision. If it was based on future development or an active sale this would be a different conversation, but he doesn't agree with creating two non-conforming lots for no particular reason.

Kieran Murray noted that the variance requested is significant. They aren't asking for only two feet or this would be different.

Jeff Blau noted that he was out of town when the application originally came before the Zoning Board and Kieran Murray gave him a brief overview of the property in discussion. There are two connected buildings on the property with two different addresses, but they are united on a single deed. That side of the street has a five-story overlay. The comprehensive plan envisioned vertical growth in that area which would require a certain lot width.

Matt Webster noted that the property is already non-conforming because it has two buildings with two primary uses. The owner seeks to separate the properties for flexibility. Will every project require a five-story building to get a variance?

Kieran Murray says no, and that the two buildings are connected via a covered walkway, which makes them a single structure according to the village code.

Matt Webster acknowledged that if the buildings were to be sold separately, there would need to be an easement or alterations done to remove the walkway and separate the buildings.

Kieran recalled that the property owners had applied for DRI funds for a project spanning the entire lot, but since they were not selected for that grant money, now they want to subdivide.

Matt Webster stated he had nothing to do with that, but the subdivision would give them options to improve the properties without accessing public funding.

Kieran noted that there is work being done on the property now, improving it. It's important to honor the five-story overlay in the Comprehensive Plan.

Matt stated that the potential benefit to the village is that if each of the proposed properties had individual owners, they would likely have increased funding to build on each one. The current buildings are not in great shape and it's because it's a lot of maintenance for two buildings.

Kieran reiterated that if there was a future plan, he could see this going a different way.

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Matt commented that they couldn't create a future plan without knowing they could subdivide.

Matt Shepanyk noted that the Board had asked at the first meeting on this application for clarification on future plans. He feels like no progress has been made.

Kieran Murray agreed and noted that the property owners have not come to either meeting themselves.

Matt Webster asked for the application to be tabled so he can come back with more information.

Matt Shepanyk commented that he felt unsure that tabling would change anything but could provide a bigger picture.

Dan Wolfied agreed, stating that he doesn't feel any traction is being made. The given reason of not knowing the lot had two addresses isn't a good enough reason to subdivide. The property owners are not being limited in any way by the lot remaining whole.

Kieran Murray said that if the board denies the application, it closes the door on the owners being able to come back with something interesting that aligns with the Comprehensive Plan. He asked Matt Webster if his clients have any intention of following through with this and doing something interesting with the property.

Matt Webster replied that he would like to keep the option open, that if he is going to continue to represent the owners like this, he would also like to see a good plan. He doesn't want to come to meetings to go down in flames. If they don't have a good plan, he will tell them there isn't a point to coming back.

Kieran Murray motioned to table the application to an undefined future meeting at 6:38PM. Dan Wolfied seconded. All remaining board members assented.

MOTION: Kieran Murray to TABLE

MOTION 2ND: Dan Wolfied

KM	JB	MS	JF	DW
Aye	Aye	Aye	-	Aye

Ayes = 4 Nays = 0 Absent = 1 Motion PASSED

Patricia Dow asked permission to make a general comment, granted by Kieran Murray. She spoke of how thoughtful the approach and deliberation had been by the Zoning Board and echoed the sentiments towards the final application, noting that she was not in attendance at that Planning Board meeting. The Board thanked her for her comments.

The Board members reviewed the minutes from the December 3rd, 2025 ZBA meeting.

Matt Shepanyk motioned to approve the minutes at 6:41PM, seconded by Dan Wolfied. The Board assented.

The Board members reviewed the minutes from the January 7th, 2026 ZBA meeting.

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Matt Shepanyk motioned to approve the minutes at 6:42PM, seconded by Dan Wolfield. The Board assented.

Jeff Blau motioned to adjourn the meeting at 6:43PM, the Board assented.

Respectfully submitted,
Stephanie Todd
Planning & Zoning Clerk