

**AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
AUGUST 19, 2026**

Board members present: Kevin Merry (Chair), Patricia Dow (Vice Chair), Walt Adams, Dean Howland, Ryan Clark

Others present: Dan Barusch (Director of Planning and Zoning), Stephanie Todd (Planning and Zoning Clerk)

Chairman Kevin Merry called the meeting to order at 5:00PM.

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. This is a referral from the ZBA.

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

Matthew Webster of VanDusen and Steves presented on behalf of the applicants. He told the board the applicants are seeking to subdivide 277 & 279 Canada St, with the intention of using the profits of the sale of 277 Canada to renovate and repair the building at 279 Canada. 279 Canada is in a state of deep disrepair.

Kevin Merry asked about the permeability and coverage of each lot. Matthew answered that Lot 1 (279 Canada) is 62.3% permeable and Lot 2 (277 Canada) is 15.2% permeable, exceeding the minimum threshold of 10%.

Patricia Dow asked Dan Barusch if there are other intentionally created non-conforming lots in the area. Dan replied that there are many non-conforming lots, although not always intentionally created.

Kevin Merry asked if there were any other questions. There were none.

Kevin Merry motioned to close the public hearing at 5:09PM. Patricia Dow seconded. The board assented.

After discussion, Kevin Merry motioned for a negative SEQR declaration at 5:12PM. Walt Adams seconded. The board assented.

Patricia Dow motioned to approve the subdivision with the condition of a cross-easement included on both properties at 5:13PM. Dean Howland seconded. The board assented.

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MOTION: Patricia Dow to APPROVE with CONDITIONS

MOTION 2ND: Dean Howland

KM	PD	WA	DH	RC
Aye	Aye	Aye	Aye	Absent

MINUTES:

June 17, 2026 (KM, PD, WA, DH, RC)

Kevin Merry asked if the board has any questions or corrections for the June 17th, 2026 minutes. There were none.

Kevin motioned to approve the minutes at 5:14PM. Walt Adams seconded. The board assented.

Kevin Merry motioned to close the meeting. The board assented. Meeting closed at 5:15PM.

Respectfully submitted,

Stephanie Todd

Stephanie Todd

Planning & Zoning Clerk for the Village of Lake George