AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
OCTOBER 21, 2026

MEETING WILL BEGIN AT 5:00 PM

NEW BUSINESS:

TAX MAP:	**251.18-3-57**
OWNER/APPLICANT:	**GNSD ENTERPRIZES LLC**
AGENT:	**JOSEPH MONDELLA**
ADDRESS:	**204 CANADA STREET**
ZONE:	**COMMERCIAL**
APPLICATION:	**AV#3-26 (REFERRAL)**
SEQR:	**UNLISTED**

Applicants propose the renovation of an existing mixed-use commercial building containing retail and a restaurant. The existing building footprint is to remain the same, while the existing decks at the lakeside are to be expanded from 700SF to 2400 SF. The renovation will also involve rebuilding the roof structure to allow for additional floor space at the rooftop level. To add program to the rooftop level, stair and elevator towers are required which bring the building height from the existing ~37FT to 47'-7". The proposed new stair and elevator towers are set back from the existing exterior walls to make them less visible from ground level.

TAX MAP:	**251.14-2-1**
OWNER/APPLICANT:	**WILLIAM MASSRY**
AGENT:	**N/A**
ADDRESS:	**325 CANADA STREET**
ZONE:	**COMMERCIAL MIXED USE**
APPLICATION:	**SPR#6-26**
SEQR:	**TYPE II**

Applicant proposes screening in the area under the building alcove to increase retail space.

TAX MAP:	**251.18-4-26, 27, 28**
OWNER/APPLICANT:	**DC TERRA LLC / DONATO GUADAGNOLI**
AGENT:	**JORDYN CONWAY**
ADDRESS:	**30 HELEN ST, 75 & 81 MCGILLIS AVE**
ZONE:	**RESIDENTIAL**
APPLICATION:	**AV#4-26 (REFERRAL)**
SEQR:	**UNLISTED**

Applicants PROPOSE 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. Original application was tabled by Zoning Board of Appeals on August 8, 2026 pending Planning Board referral. Application has been amended to include curb cut and creation of two off-street parking spaces in order to comply with Village Code §220-23(B).

MINUTES:

August 19, 2026 (KM, PD, WA, DH)