

**AGENDA
LAKE GEORGE VILLAGE
ZONING BOARD OF APPEALS
NOV 4, 2026**

PUBLIC HEARING MEETING BEGINS AT 5:00 PM

OLD 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. 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).

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

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

MINUTES:

August 5, 2026 (KM, DW, MS, JB)