

**AGENDA - DRAFT
LAKE GEORGE VILLAGE
26 OLD POST ROAD
ZONING BOARD OF APPEALS
MEETING JULY 11, 2012
MEETING BEGINS AT 7:00 PM**

OWNER/APPLICANT: JOANN STAFFORD-PAIGE

TAX MAP: 251.14-4-26.1

ADDRESS: 90 MONTCALM ST

ZONE: RESIDENTIAL MIXED USE

VARIANCE APPLICATION #V03-2012A

Variance is being sought for a boundary line adjustment between 90 Montcalm St. and 90 Helen St. Application is to move the Helen St. south side yard boundary line which separates the two properties; this will require a variance for the rear yard setback at 90 Montcalm St. The rear yard setback in the residential mixed use zone is 20 feet. The closest point to the proposed new rear yard setback at 90 Montcalm St. is 8.3 feet. Rear yard setback request is for 8.3 feet. Relief is 11.7 feet

OWNER/APPLICANT: PETER CLARKE

TAX MAP: 251.14-1-23

ADDRESS: 24 WEST ST.

ZONE: RESIDENTIAL MIXED USE

VARIANCE APPLICATION #V05-2012

Application is to construct a one car garage at the rear of the property. The rear yard setback requirement in the residential mixed use zone is 20 feet. Application is for a 10 foot rear yard setback. Relief sought is 10 feet.

OWNER/APPLICANT: RAY PADILLA

TAX MAP: 264.06-1-24

ADDRESS: 85 PHILIP ST.

ZONE: SINGLE FAMILY RESIDENTIAL

VARIANCE APPLICATION #V06-2012

Application is to construct a 12 foot by 20 foot one car carport on the west side of the existing one car garage and to build a 36 foot x 8 foot deck addition onto the front (north side) of the house.

Carport:

The side yard setback in the single family residential zone is 10 feet. The closest point to the west side yard boundary line is 4 feet. Side yard setback request is for 4 feet. Relief is 6 feet.

Deck:

The side yard setback in the single family residential zone is 10 feet. The closest point to the east side yard boundary line is 7.2 feet. Side yard setback request is for 7.2 feet. Relief is 2.8 feet.

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**OWNER/APPLICANT: ELLIOTT HEYMAN
TAX MAP: 264.06-2-45
ADDRESS: 51 CANADA ST. ZONE:
COMMERCIAL MIXED USE
VARIANCE APPLICATION #V07-2012**

Owner/applicant is applying for an area variance for the freestanding "Windsor Motel" sign. Owner/applicant is seeking 100% relief from the Village Code which requires freestanding signs to be brought into compliance whenever any of the lettering, message or graphics is changed. Applicant's proposal is to maintain the current size of the reader board, 68 square feet, to have permanent lettering on the reader board with a white background which will be back lit.

**TAX MAP: 251.11-2-1.3
OWNER/APPLICANT: BOB & MONICA PROCTOR
ADDRESS: LOT 2 - LOCHLEA
ZONE: SINGLE FAMILY RESIDENTIAL**

Appeal of Zoning Officer determination regarding stream buffer/setback. Lochlea subdivision plans show a 50 foot buffer/setback from the high water mark of English Brook. Based on Village Planning Board minutes the Zoning Officer has determined there is a 50 foot building setback in place. The property owners believe this to be a 50 foot buffer. The Zoning Board of Appeals is being asked to determine, based on information that has been provided and Village minutes, if the 50 foot buffer/setback line is a building line setback or a stream buffer.

**OWNER/APPLICANT: KENNY & DITTRICH AMHERST, LLC
TAX MAP: 251.14-2-3
ADDRESS: 365 CANADA ST
ZONE: COMMERCIAL MIXED USE
VARIANCE APPLICATION #V06-2012**

Owner/applicant is proposing construction of an 86 foot, 8 story major chain hotel. In the commercial mixed use zone the allowed height of commercial buildings is 40 feet. The allowed number of stories is 3. Owner/applicant is seeking relief of 46 feet for the building height and relief for 5 stories.

**MINUTES
JUNE 6, 2012**

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