

**Town of Lake George**  
**Zoning Board of Appeals Agenda**  
**May 4, 2016**  
**6:00 PM**

- Roll Call
- Minutes of the April 6, 2016 meeting.

**REGULAR MEETING**

**Application Type:** Area Variance AV4-2016  
**Applicant:** Nick Mazzeo  
**Owner:** Nick Mazzeo  
**Location of Property:** 33 Birch Avenue  
**Tax Map No.:** 264.10-1-57  
**Lot Size:** 0.42 acres  
**Zoning Classification:** RCH  
**Code References:** 175-16 & 175-13(B)(2)  
**SEQRA:** Type II  
**Project Description:** Applicant proposes to replace existing structure with a new 26 ft. x 48 ft. single family dwelling. Relief requested for minimum area necessary for multiple single family dwellings on same lot.

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**PUBLIC HEARINGS**

**Application Type:** Area Variance AV5-2016  
**Applicant:** Douglas McCall  
**Owner:** Jorge & Karen Valero  
**Agent:** Douglas McCall  
**Location of Property:** 21 Cedar Lane  
**Tax Map No.:** 264.07-2-62  
**Lot Size:** 0.11 acres  
**Zoning Classification:** RCH  
**Code Reference:** 175-16 & 175-63  
**SEQRA:** Type II  
**Project Description:** Applicant proposes to add a front entry porch to the existing project. Requesting roughly 3 ft. relief of front yard setback where 18.75 ft. is required.

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**Application Type:** Area Variance AV6-2016  
**Applicant:** Robert Cardinell  
**Owners:** Robert & Barbara Cardinell  
**Location of Property:** 21 Front Street  
**Tax Map No.:** 251.20-1-22  
**Lot Size:** 0.41 acres  
**Zoning Classification:** RSH  
**Code References:** 175-16 & 175-63  
**SEQRA:** Type II  
**Project Description:** Applicant proposes to replace and expand an existing deck on the cottage closest to the lake. Requesting relief of 30 ft. from the shoreline setback where 50 ft. is required.

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Application Type: Area Variance AV7-2016  
Applicant: Diane Gannon  
Owners: Gerard & Diane Gannon  
Agent: Brody Farr  
Location of Property: 38 Trinity Rock Rd  
Tax Map No.: 238.08-1-68  
Lot Size: 0.20 acres  
Zoning Classification: RCH-LS  
Code References: 175-16 & 175-63  
SEQRA: Type II  
Project Description: Applicant proposes to add a screened in porch with windows on the left side of the house. Requesting front, side and rear setback relief.

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Application Type: Area Variance AV8-2016  
Applicant: Daniel O'Rourke  
Owner: Daniel O'Rourke  
Agents: Ken Collette and Vision Engineering (Dan Ryan)  
Location of Property: 16 Latham Rd  
Tax Map No.: 264.07-2-32  
Lot Size: 0.10 acres  
Zoning Classification: RSH  
Code References: 175-16 & 175-63  
SEQRA: Type II  
Project Description: Applicant proposes to add a roof dormer in order to expand volume. Requesting relief of increase in volume on a non-conforming structure.

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Application Type: Area Variance AV9-2016  
Applicant: Joseph P. Gross  
Owner: Joseph P. Gross  
Agent: Ethan Hall – Rucinski Hall Architects  
Location of Property: 41 Trinity Rock Road Extension  
Tax Map No.: 238.08-1-66  
Lot Size: 0.28 acres  
Zoning Classification: RCH-LS  
Code References: 175-16 & 175-63  
SEQRA: Unlisted  
Project Description: Applicant proposes renovations to a single family dwelling to add roof dormers in order to expand volume and a walking bridge from the patio area to the sundeck above the proposed boat dock. Requesting relief of increase in volume on a non-conforming structure and relief of complete shoreline setback for bridge to sundeck.

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**Any further business that may be properly brought before the Board.**

- **Please be advised that for those not able to attend the meeting who prefer to submit written communications to be considered by the Board at this meeting, these communications shall be submitted to Adele Behrman prior to the meeting.**