

RESOLUTION 2019-29, MEETING #486, JUNE 25, 2019
APPROVE VARIANCE FOR WHARF CONSTRUCTION

Application # **5222-31-19 DM**
Location **3658 Lakeshore Drive, Lake George**
Applicant **Mt. Knoll Beach Cottages, LLC**

- WHEREAS** the applicant has applied for a permit to extend a 70' pier to 96'; and
- WHEREAS** the Lake George Park Commission has reviewed the application, supporting documents, comments received and other information which appears in the record; and
- WHEREAS** the Commission has made a determination that the project is a Type II action pursuant to 6NYCRR 617.5; and
- WHEREAS** the action is considered to be a Minor project pursuant to 6NYCRR 645-5.3; and public notice has been published and distributed as required by 645-5.5
- WHEREAS** the applicant has requested variance from 6 NYCRR 646-1.1(c)
- (2) No dock or wharf shall be constructed so as to exceed the following offshore distance criteria:
- (i) No dock or wharf may extend offshore more than 40 feet beyond the mean low water mark.
- (11) Every dock or wharf constructed shall have a minimum setback of 20 from [either] the adjacent property line extended into the lake... or at a right angle to the mean high water mark, whichever results in the greater setback.
- WHEREAS** the applicant has demonstrated unique and peculiar conditions which impose a substantial technological, financial, or safety burden; and
- WHEREAS** the Commission finds that because of such uniqueness, there is no reasonable possibility that the applicant's property will bring a reasonable return following conformity with the regulations'
- WHEREAS** the Commission finds that the project will have no adverse impact on the health, safety or welfare of the public, the environment or the resources of the Park; will not alter the essential character of the area in which it is proposed; will not lead to congestion in the Park and will not have an undue visual, cultural or audible impact on the neighborhood or the Park.

NOW THEREFORE BE IT RESOLVED

The Lake George Park Commission hereby approves the request for variance and approves the above application,

- ☐ as proposed
- ☐ with the following modifications:

AYES: _____

NAYS: _____

ABSTENTIONS: _____