

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
[HTTPS://DOS.NY.GOV](https://dos.ny.gov)

KATHY HOCHUL
GOVERNOR
ROBERT J. RODRIGUEZ
SECRETARY OF STATE

May 3, 2024

Town Clerk
Town of Lake George
20 Old Post Rd.
Lake George, NY 12845

RE: Town of Lake George, Local Law 1 2024, filed on 4/30/2024

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492



**Department
of State**

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☐ County ☐ City ☒ Town ☐ Village
(Select one.)

of Lake George

Local Law No. 1 of the year 20 24

A local law to amend the municipal code of the Town of
(Insert Title)
Lake George, in relation to the Zoning Ordinance,

Be it enacted by the Town Board of the
(Name of Legislative Body)

☐ County ☐ City ☒ Town ☐ Village
(Select one.)

of Lake George as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2024 of the (County)(City)(Town)(Village) of Lake George was duly passed by the Town Board on April 15 2024, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Patricia Schuster
Clerk of the county, legislative body, City, Town or Village Clerk or
officer designated by local legislative body

Date: *4/23/24*



LOCAL LAW OF THE TOWN OF LAKE GEORGE

FOR THE YEAR 2024

LL No. 1-2024 (Resolution 101-2024)

A LOCAL LAW

To amend the municipal code of the Town of Lake George, in relation to the Zoning Ordinance, Be it enacted by the Town Board of the Town of Lake George as follows:

Section 1. Purpose and Intent.

The Purpose of this local law is to align several strips or neighborhoods of property with nearby properties in terms of commercial or residential zoning consistency, and to remove several arbitrary split zone lines that were formed in the original zoning map. The overall intent is to allow for compatible uses, future commercial development opportunity on Route 9, as well as to further protect and preserve the residential characteristics of the Lake View Circle and Carriage Hill single family neighborhoods, and to focus zoning and land use compatibility to area-specific uses.

Section 2. The official Zoning Map of the Town of Lake George, codified in Section 175-9 of the Municipal code (and as Attachment) of the Town of Lake George, is amended as follows:

Refer to attached Zoning Map Amendment dated March 18, 2024. The following geographical areas and the parcels within them shall be amended and accompanied by the following zoning districts:

- **Route 9 (English Brook area):** 6 properties being changed from RH (Residential High Density) to RCH (Residential Commercial High Density).
- **Lakeview Circle Neighborhood:** 48 properties being changed from RCH-LS (Residential Commercial High Density Lakeshore) to RM-1 (Residential Medium Density – 1 acre).
- **Carriage Hill Neighborhood:** 18 properties being changed from RCH-LS (Residential Commercial High Density Lakeshore) to RM-1 (Residential Medium Density – 1 acre).

Section 3. Grandfathering of existing structures, lots and uses

Any structure, lot or use [including commercial uses] currently existing in the aforementioned 'RH' or 'RCH-LS' zoning districts (identified in Section 2, Map Change) that will then be located in the 'RCH', or 'RM-1' zoning district following adoption of this local law and map change, shall be grandfathered as a pre-existing, non-conforming structure, lot or use.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence,

paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. Effective Date.

This local law shall take effect once filed with the office of the New York State Secretary of State.

**Resolution by the Town Board of the Town of Lake George
Adopting Local Law #1 of 2024 to Amend the Town Code Chapter 175
'Zoning', Amending the Official Town Zoning Map
Resolution #101-2024 / Local Law #1-2024**

On a motion made by Board Member Stannard, and seconded by Board Member Hawley,

WHEREAS, the Lake George Planning and Zoning Office has been working on several zoning amendments to address necessary updates to the ordinance, including zoning map updates for several Town neighborhoods with strictly residential character whom are currently zoned as either RCH-LS or a similar commercial district that allow for commercial uses and short term rentals, and a secondary neighborhood on Route 9 which is zoned residential but the Town wishes to rezone it commercial; and

WHEREAS, the Lake George Planning and Zoning Office suggests a more appropriate zoning district be given to these aforementioned areas, which are in three (3) separate areas of Town, two of which are in residential-only neighborhoods whom are all either subject to neighborhood character change or quality of life change through the potential for commercial uses and proliferated short-term rentals;

WHEREAS, the Town Board of Lake George desires to adopt an amendments to the Zoning Ordinance and the official Zoning Map for purposes of preserving health, safety and welfare through zoning, and well as for purposes of assigning more appropriate zoning districts to the currently mixed residential/commercial-zoned properties to preserve the residential character of the areas and their quality of life, and for allowing consistent commercial uses along Route 9 where they are compatible, and said local law requires completion of a SEQR review prior to the action commencing;

WHEREAS, the Town Board, acting as Lead Agency, determined through SEQR that their amendment to the Town Zoning Ordinance and Zoning Map would not result in any significant adverse environmental impacts, and the Town Board therefore issued a Negative Declaration – Determination of Non-Significance on the Type 1 action on March 11 via resolution 93-2024; and

WHEREAS, the Town Board also sent the proposed Zoning Map amendments to the County Planning Department pursuant to General Municipal Law Section 239-m and received a "No County Impact" determination from the County; and

WHEREAS, pursuant to the Adirondack Park Agency Act and the Regulations of the Adirondack Park Agency (APA), the provisions of the Town Code governing land use activities constitute an "Approved Local Land Use Plan" (ALLUP), so the APA's approval of the Town Code amendments was sought; and

WHEREAS, pursuant to Section 807 of the Adirondack Park Agency Act , following a review process the APA formally approved the Zoning Map amendments on April 10, 2024; and

WHEREAS, the Town Board held a duly-noticed Public Meeting on April 15, 2024 to discuss the final draft of the amendments, and also held a duly-noticed Public Hearing on the proposed Local Law on April 15, 2024, at which time the Board took comments from all interested parties on proposed amendments to the Zoning Map; and

WHEREAS, the Town Board did receive several letters, phone calls and emails in regards to the proposed zoning changes, all in support of the proposed changes, and all of those comments were taken into account; and

WHEREAS, the Town Board finds that the proposed amendments to the Town Zoning ordinance and Official Zoning Map will close a "rental loophole" in the Zoning Map, increase the effectiveness of the ordinance provisions in regards to promoting health, safety and welfare of the community, as well as continue to preserve the residential character of the parcels and area affected by the Zoning Map amendments;

NOW, THEREFORE, it is hereby

RESOLVED, that in accordance with NYS Town Law and Municipal Home Rule Law, the Town Board of the Town of Lake George hereby approves and adopts Local Law 1 of 2024 to amend the Lake George Zoning ordinance and the Official Zoning Map, substantially in form approved, and

BE IT FURTHER RESOLVED, that the Town Board further authorizes and directs the Lake George Town Clerk to submit the approved Local Law No. 1 of 2024, to the New York State Secretary of State for filing, in accordance with the provisions of the Municipal Home Rule Law, and acknowledges that the Local Law will take effect upon the Town Clerk receiving confirmation of the Local Law's filing by the Secretary of State, and

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes and directs the Town Clerk or Director of Planning and Zoning to send a copy of this Resolution and a copy of approved Local Law No. 1 of 2024 to the Warren County Planning Department and the Adirondack Park Agency, and

BE IT FURTHER RESOLVED, that the Town Board authorizes and directs the Town Clerk, the Town Director of Planning and Zoning and/or Town Counsel to take any other actions necessary to effectuate the intent and provisions of this Resolution.

Duly adopted April 15, 2024, by the following vote:

AYES: Stannard, Crocitto, Hawley
NAYES: None
ABSENT: Muratori

STATE OF NEW YORK)

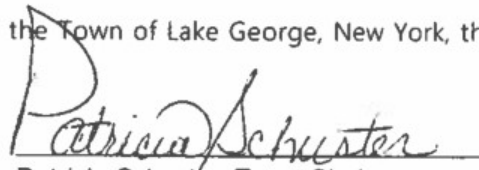
)S.S:

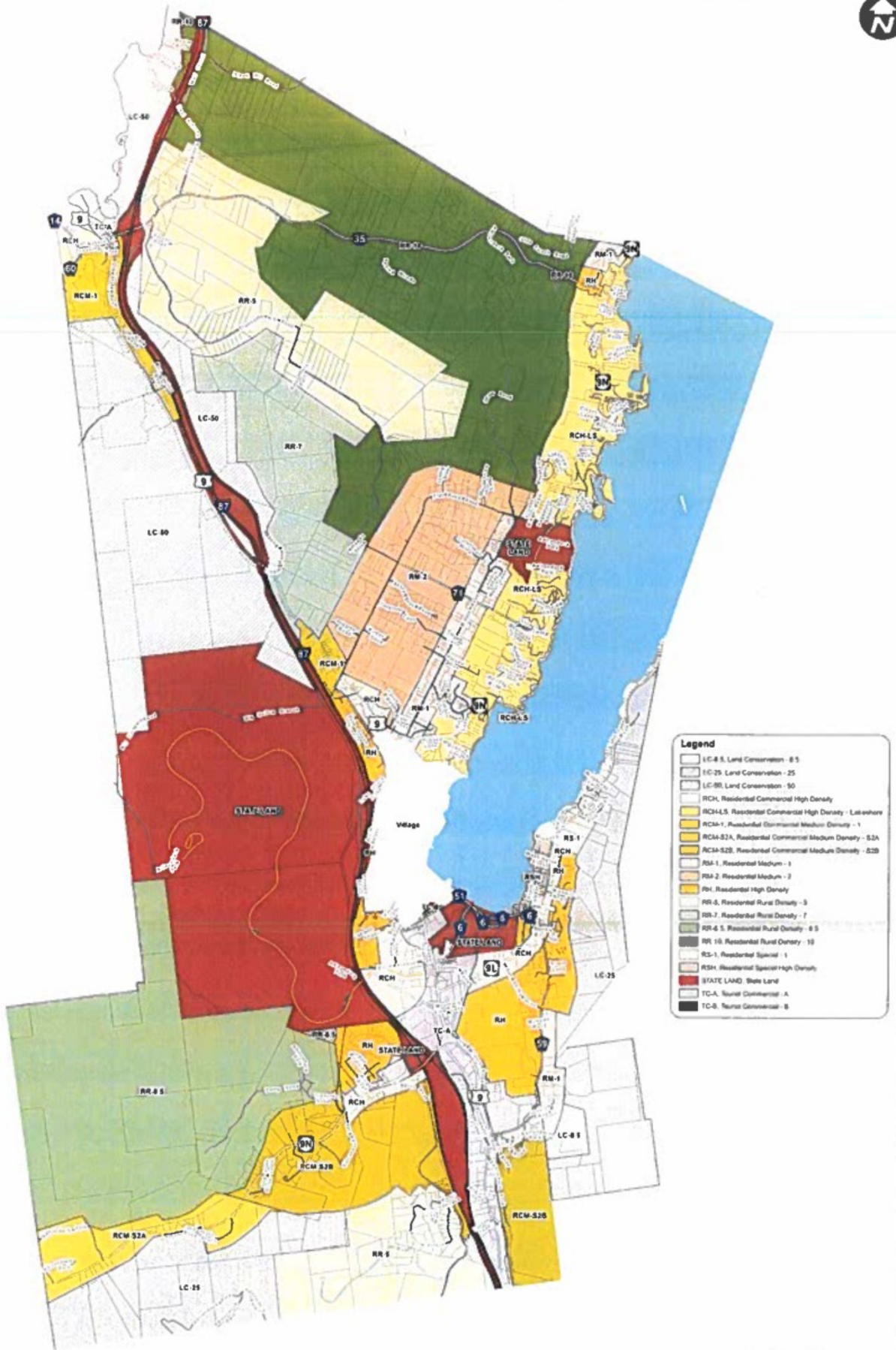
COUNTY OF Warren)



I, Patricia Schuster, Clerk of the Town of Lake George New York, do hereby certify that I have compared the foregoing copy of the resolution with the original resolution of file in my office and that the same is a true and correct transcript of said original resolution and of the whole thereof as duly adopted by said Lake George Town Board at a meeting duly called and held at Lake George Town Hall on April 15, 2024 by the required necessary vote of the members to approved the resolution.

23rd WITNESS, my hand and the official seal of the Clerk of the Town of Lake George, New York, the
day of April, 2024.


Patricia Schuster, Town Clerk



- Legend**
- LC-80, Land Conservation - 80
 - LC-25, Land Conservation - 25
 - LC-85, Land Conservation - 85
 - RCH, Residential Commercial High Density
 - RCHLS, Residential Commercial High Density - Lakeshore
 - RCM-1, Residential Commercial Medium Density - 1
 - RCM-S2A, Residential Commercial Medium Density - S2A
 - RCM-S2B, Residential Commercial Medium Density - S2B
 - RS-1, Residential Medium - 1
 - RS-2, Residential Medium - 2
 - RH, Residential High Density
 - RR-5, Residential Rural Density - 5
 - RR-7, Residential Rural Density - 7
 - RR-8.5, Residential Rural Density - 8.5
 - RR-10, Residential Rural Density - 10
 - RS-1, Residential Special - 1
 - RS-1, Residential Special High Density
 - STATE LAND, State Land
 - TC-A, Tourist Commercial - A
 - TC-B, Tourist Commercial - B



Zoning Map of the Town of Lake George

Town of Lake George, Warren County, NY

Representations are provided as guides only. Users should refer to official records for more information. The Office of Planning and Development has taken reasonable steps to ensure the accuracy of this map. For an official representation of a parcel, please refer to the Town of Lake George Planning and Zoning Office.

Project	LC
Date	5/18/2024
Scale	1/4" = 1' Scale
Project	2024/05
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