

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
WALTER T. MOSLEY
SECRETARY OF STATE

April 29, 2025

Town Clerk
Town of Lake George
20 Old Post Road
Lake George, New York 12845

RE: Town of Lake George

To Whom it May Concern:

Local Law 1, 2, and 3 of the year 2025 was filed with this office on 4/25/2025. The Department of State Local Law Index Number 1, 2, and 3 of the year of 2025. The Local Law number assigned by the Department of State for indexing purposes may be different from the Local Law number ascribed by the Legislative Body of the Local Government.

Department of State
Division of State Records
(518) 473-2492
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The Local Law filing form has been updated as of 03/05/2025 in compliance with Section 27 of the Municipal Home Rule Law



**Department
of State**



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

1 of the year 20 25

Local Law Title: 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
(Name of Legislative Body)

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

of Lake George as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(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 ascribed as local law number 1 of 2025 of the (County)(City)(Town)(Village) of Lake George was duly passed by the Town Board on April 14 2025 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, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (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, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____. 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, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) 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.

Local Law Filing

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

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having 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 thereto, ascribed as local law number _____ 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 the paragraph _____ 1 _____ above.



Patricia Schuster

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

April 21, 2025

(Date)

LOCAL LAW OF THE TOWN OF LAKE GEORGE
FOR THE YEAR 2025
LL No. 1-2025 (Resolution 69-2025)

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 temporarily allow, through a 30-day "window of application period", property owners to apply for Short Term Rental (STR) Permits in the Residential Special High Density (RSH) zoning district. The purpose and intent of this local law is to give property owners in the RSH district, who did not have the chance to obtain an STR permit between November 2018 and August 2022, or during the moratorium on STRs between August 2022 and March 2023, a chance to obtain a permit which will be considered "grandfathered" following the closing of the 30-day "window".

Section 2. Window Of Application Period

For a temporary 30-day period, starting on April 15th, 2025 and until May 15th, 2025, the Town Planning and Zoning Office will temporarily allow, process, and permit applications for Short-Term Rentals in the Residential Special High Density (RSH) zoning district. Any applications received by May 15th, will be processed and approved for permitting; all applications need to be received by May 15th, 2025 to be considered valid. Following the closure of the "window of application period", the current zoning regulations for the RSH district shall apply, and no additional Short Term Rentals will be allowed for processing and approval or considered "permissible".

Section 3. Grandfathering of existing structures, lots and uses

Any Short Term Rental application approved and permitted through the 30-day "window of application period" following adoption of this local law, shall be grandfathered as a pre-existing, non-conforming use following the closure of the 30-day window. Any STR permit "grandfathered" in the RSH zone shall follow the regulations found in 175-52(B) regarding grandfathered rental permits.

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 2025 to create a (temporary) 30-day window
for the review/approval of Short Term Rental permits in the RSH zone
Resolution #69-2025 / Local Law #1-2025**

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

WHEREAS, the Lake George Planning and Zoning Office has been working with the Town Board to regulate short term rentals in the Town, and in spring 2024 zoning amendments were adopted to restrict and prohibit further permitting or proliferation of Short Term Rentals in the RSH zone; and

WHEREAS, the Lake George Town Board has heard from many residents within the RSH zone regarding their concern of not being able to rent which will allegedly create hardship for some of them, and they have asked for a solution from the Board, which this 30-day window for permitting is attempting to achieve; and

WHEREAS, the Town Board of Lake George desires to adopt a local law that will not amend the zoning ordinance, rather it will allow for a temporary 30-day window during which the Planning and Zoning Office can review and issue permits for STRs in the RSH zone, and following the 30-day window, any permitted STRs will become grandfathered and no further STR permits will be allowed, and said local law requires completion of a SEQR review prior to the action commencing; and

WHEREAS, the Town Board, acting as Lead Agency on the Unlisted action, determined through SEQR that their local law would not result in any significant adverse environmental impacts, and the Town Board therefore issued a Negative Declaration – Determination of Non-Significance on the Unlisted action on March 10 via resolution 66-2025; and

WHEREAS, the Town Board also sent the proposed local law 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 local law was sought; and

WHEREAS, pursuant to Section 807 of the Adirondack Park Agency Act , following a review process the APA formally approved the local law on April 10, 2025; and

WHEREAS, the Town Board held a duly-noticed Public Meeting on March 10, 2025 to discuss the local law, and also held a duly-noticed Public Hearing on the proposed Local Law on April 14, 2025, at which time the Board took comments from all interested parties on proposed local law; and

WHEREAS, the Town Board did receive several letters, phone calls and emails in regards to the proposed local law for the 30-day window in the RSH zone, and all of those comments were taken into account; and

WHEREAS, the Town Board finds that the proposed local law will both allow for the temporary reprieve for Rental permitting to allow for fairness and consistency in the RSH zone regarding permitted/grandfathered rentals, and will revert back to the current code prohibition of STRs in the RSH following the 30-day window;

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 2025 to adopt the local law related to the 30-day window for STRs in the RSH zone, 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 2025, 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 2025 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 14, 2025, by the following vote:

AYES: Pagnotta, Stannard, Crocitto, Muratori

NAYES: Hawley

ABSENT: None

STATE OF NEW YORK)



J.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 14, 2025 by the required necessary vote of the members to approved the resolution.

21st WITNESS, my hand and the official seal of the Clerk of the Town of Lake George, New York, the
day of April 2025.

Patricia Schuster
Patricia Schuster, Town Clerk