

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
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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:

2 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 2 of 20 25 of the (County)(City)(Town)(Village) of Lake George was duly passed by the Town Board on April 14 20 25 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 _____ (Name of Legislative Body) (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 _____ (Name of Legislative Body) (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 _____ (Name of Legislative Body) (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 _____ 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. 2-2025 (Resolution 70-2025)

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 align a small portion of properties with the Route 9 corridor in terms of commercial 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 and proximate to Route 9 in the Town's "Gateway Corridor", and to focus zoning and land use compatibility to area-specific uses in the TC-A zone.

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 (Ramada/Hampton/Super 8 corridor):** 8 properties or portions thereof being changed from RCH (Residential Commercial High Density) to TC-A (Tourist-Commercial A).

Section 3. Grandfathering of existing structures, lots and uses

Any structure, lot or use currently existing in the aforementioned 'RCH' zoning district (identified in Section 2, Map Change) that will then be located in the 'TC-A' zoning district following adoption of this local law and map change, shall be grandfathered as a pre-existing, non-conforming structure, lot or use if such structure or use is not considered permissible in the TC-A zone.

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 #2 of 2025 to Amend the Town Code Chapter 175
'Zoning', Amending the Official Town Zoning Map
Resolution #70-2025 / Local Law #2-2025**

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 on several zoning amendments to address necessary updates to the ordinance, including zoning map updates for one area of Town near Route 9 that is currently zoned as RCH but the Town wishes to rezone it to TC-A (Tourist Commercial) to encourage commercial development proximate to the Route 9 corridor; and

WHEREAS, the Town Board of Lake George desires to adopt an amendment to the official Zoning Map for purposes of encouraging proper and compatible commercial development in the Route 9 corridor (identified in the Town's Economic Development Plan) for purposes of assigning a more appropriate zoning district to the area of Town 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 this to be an unlisted SEQR action (less than 25 acres being impacted) and has determined through SEQR that their amendment to the Town 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 Unlisted action on March 10 via resolution 63-2025; 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, 2025; and

WHEREAS, the Town Board held a duly-noticed Public Meeting on March 10, 2025 to discuss the final draft of the Zoning Map amendments, 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 amendments to the Zoning Map; and

WHEREAS, the Town Board received no formal comment on the proposed map changes prior to the public hearing held; and

WHEREAS, the Town Board finds that the proposed amendments to the Town's Official Zoning Map will create more economic development opportunity and compatible commercial development in the Route 9 area, particularly on 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 2 of 2025 to amend the Lake George 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. 2 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. 2 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, Hawley

NAYES: None

ABSENT: None

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

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



Patricia Schuster
Patricia Schuster, Town Clerk

