

# TOWN OF LAKE GEORGE

## PLANNING BOARD AGENDA

20 Old Post Road  
Lake George, NY 12845  
518 668-5722  
[pzclerk@lakegeorgetown.org](mailto:pzclerk@lakegeorgetown.org)

June 8, 2021

6:00 PM

- The Town encourages the participation via Zoom of non-agents and non-applicants by providing the following Zoom link to Join the meeting:

Join Zoom Meeting  
<https://us02web.zoom.us/j/83125935789>

Meeting ID: 831 2593 5789

Dial by your location  
+1 929 205 6099 US (New York)

- Roll Call
- Acceptance of the May 11, 2021 minutes

### PUBLIC HEARINGS

**Application Type:** Application for Modification to Site Plan Review SPR5-2019  
**Applicant(s):** Jonathan Szemansco  
**Owner(s):** Forest Hill Lodge & Cabins  
**Agent(s):** Clark Wilkinson (EDP)  
**Location of Property:** 3109 Lake Shore Drive  
**Tax Map No.:** 238.19-1-38  
**Lot Size:** 6.46 acres  
**Zoning Classification:** RCH-LS (Residential Commercial – Lake Shore)  
**Code Reference(S):** 175-15, 175-37, 175-52 & 115-6  
**SEQRA:** Type II  
**Project Description:** Modification to the previously approved project SPR5-2019 where 1 of the 2 proposed treehouses have been built slightly outside of the marked setback by the contractor. The proposal is seeking approval from the Board to allow this structure to remain as is. Other modifications to consider are septic relocation to preserve trees and utilize already cleared green space. Removal of pavilion from the plan and orientation change of the watchtower and two hobbits structure due to grade challenges. Hobbit design to incorporate an arch over the entry door in the same footprint but the structure will have to be enlarged by 2 ft. in height in order to get the proper radius on the arch to support earth and look appropriate. Site Plan Review is required for all major stormwater projects.

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**Application Type:** Application for Site Plan Review SPR6-2021  
**Applicant(s):** Paul & Anne Krump  
**Owner(s):** Paul & Anne Krump  
**Agent:** Brandon Ferguson (EDP)  
**Location of Property:** Ahnowarah Road & Anehah Lane  
**Tax Map No.:** 238.20-1-9  
**Lot Size:** 2.58 acres  
**Zoning Classification:** RCH-LS (Residential Commercial High Density – Lake Shore)  
**Code References:** 175-23, 175-37, 175-27 & 148-11  
**SEQRA:** Type II  
**Project Description:** The applicant proposes to build a two-story, 5,237 sq. ft. single family dwelling with an attached garage and a 921 sq. ft. detached garage as well as decks, a pavilion, a pool & cabana and walkways. Storm-water management, a septic system and a well will be located on the site. Site Plan Review is required for all land use and development in the shoreland overlay district and for major stormwater projects.

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**Application Type:** Application for Site Plan Review SPR14-2021  
**Applicant(s):** Tea Island Resort, LLC (Frank Dittrich)  
**Owner(s):** Tea Island, LLC  
**Location of Property:** 3020 Lake Shore Drive  
**Tax Map No.:** 251.07-1-62  
**Lot Size:** 1.68 acres  
**Zoning Classification:** RCM-1 (Residential Commercial Medium Density – 1 acre)  
**Code Reference(s):** 175-54  
**SEQRA:** Type II  
**Project Description:** The application proposes to upgrade the resort to a Class A Marina in order to offer a boat tour service to the guests. Site Plan Review is required for personal water craft operations with a Class A Marina.

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## REGULAR MEETING

**Application Type:** Site Plan Review SPR12-2021  
**Applicant(s):** Joseph Brand  
**Owner(s):** Michael & Keith Lanfear  
**Location of Property:** 2831 Route 9  
**Tax Map No.:** 251.05-1-27  
**Lot Size:** 3.77 acres  
**Zoning Classification:** RCM-1  
**Code Reference(s):** 174-14 & 175-37  
**SEQRA:** Type II  
**Project Description:** The applicant proposes to use the existing building on the site as a redemption center for cans & bottles as well as sale of propane, ice, firewood and Christmas trees. Site Plan Review is required for commercial uses in the RCM-1 zone.

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**Application Type:** Sketch Subdivision Plan SUB4-2021  
**Applicant(s):** Truesdale Holdings, LLC  
**Owner(s):** Truesdale Holdings, LLC (Mike Spaulding)  
**Agent(s):** J. Soukup – Cedarwood Engineering  
**Location of Properties:** Truesdale Hill Road  
**Tax Map Nos.:** 225.00-1-1 & 225.00-1-4  
**Lots Sizes:** 91.59 ac & 84.19 ac respectively  
**Zoning Classification;** RR-5, RR-7 & RR-10  
**Code Reference(s);** 150-6  
**SEQRA:** Unlisted  
**Project Description:** The proposal is the subdivision of the two lots totaling 175.78 acres into 19 total lots. The smallest lot to be 5 acres; average lot to be 7 acres and the largest lot to be 15 + acres. Site Plan Review is required for all subdivisions.

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**Application Type:** Application for Site Plan Review SPR13-2021  
**Applicant(s):** Sun Valley Apartments, LLC (Richard Askew & Michael Grasso)  
**Owner(s):** Sun Valley Apartments, LLC  
**Agent(s):** Jarrett Engineering  
**Location of Property:** Sun Valley Drive  
**Tax Map No.:** 264.11-1-37  
**Lot Size:** 9.1 acres  
**Zoning Classification:** RCH & RH (Residential Commercial High Density – Residential High Density)  
**Code Reference(s):** 175-16, 175-37, 175-47 & 148-11  
**SEQRA:** Unlisted  
**Project Description:** The proposal is for the construction of a multi-family residential housing complex consisting of 39 units, 5 two (2) stories buildings using green infrastructure and low impact development principals. The public infrastructure connections are for water, sewer, power & communications.

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

- **All written communications to be considered by the Board at this meeting shall be submitted to Adele Behrmann prior to the meeting date.**