

TOWN OF LAKE GEORGE

PLANNING BOARD AGENDA

20 Old Post Road
Lake George, NY 12845
518 668-5722
pzclerk@lakegeorgetown.org

July 27, 2021

6:00 PM

- Roll Call

PUBLIC HEARINGS

Application Type: Site Plan Review SPR21-2021
Applicant(s): Drew & Nicole Spitzer
Owner(s): Drew & Nicole Spitzer
Agent(s): Brandon Ferguson, EDP & Phinney Design Group
Location of Property: 36 Ahnohwarah Rd
Tax Map No(s): 238.20-1-7.1
Lot Size: 1.55 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference(s): 175-23, 175-37, 175-27 & 148-11
SEQRA: Type II
Project Description: The applicant proposes to build 3,217 +/- sq. t. single family dwelling with an attached garage. The storm water, septic system & water supply well will be located on the site. Site Plan Review is required for major stormwater projects and all land use & development in the shoreland overlay district.

Application Type: Site Plan Review 20-2021 (After-the-Fact)
Applicant(s): Philip Viger
Owner(s): Philip & Judith Viger
Agent(s): Tom Jarrett & Mike Muller, Esq.
Location of Property: 12 Little Bay Lane
Tax Map No(s): 226.05-1-17
Lot Size: 0.63 acres
Zoning Classification: RCH-LS Residential Commercial High Density – Lake Shore)
Code Reference(s): 175-23, 175-37 & 175-28.1, 175-16, 175-90, 175-91, 175-97(E)
SEQRA: Type II
Project Description: After-The-Fact proposal to redesign a retaining wall along the shoreline, a shoreline deck and a new pool fence. Site Plan Review is required for all land use and development in the shoreline overlay district.

Application Type: Major Subdivision SUB3-2021
Applicant(s): Hearthstone Townhouses
Owner(s): Fred Vogel
Agent(s): Jon Lapper, Esq. & Matt Huntington (Studio A)
Location of Property: 3259 Lake Shore Drive
Tax Map No(s): 238.16-1-6
Lot Size: 3.39 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference(s): 150-7
SEQRA: Unlisted
Project Description: The applicant proposes to subdivide a parcel of 3.39 acres into a total of 13 lots, twelve (12) 0.1 acre lots for townhome units and one common lot owned by the HOA. All major subdivisions require approval by the Planning Board.

REGULAR MEETING

Application Type: Site Plan Review SPR17-2021
Applicant(s): Hearthstone Townhouses
Owner(s): Fred Vogel
Agent(s): Jon Lapper, Esq., Matt Huntington (Studio A Landscape Architecture)
Location of Property: 3259 Lake Shore Drive
Tax Map No(s): 238.16-1-6
Lot Size: 3.39 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference(s): 175-15, 175-47, 175-37, 148-11
SEQRA: Unlisted
Project Description: The proposal is for the re-development of the site consisting of 6 duplex townhouses buildings (12 total dwelling units). Each unit will be approximately 3,232 sq. ft. in addition to a common lot owned by the HOA. An on-site centralized wastewater is proposed; municipal water service will be provided by the Town of Lake George. Site Plan Review is required for all major stormwater projects and new multiple families' dwellings.

Application Type: Sketch Plan #3-2021
Applicant(s): Chris Keil (EDP)
Owner(s): 2451 Route 9N, LLC (Joe Gross)
Agent(s): Chris Keil (EDP)
Location of Property: 2451 Route 9N
Tax Map No(s): 264.03-2-2
Lot Size: 9.08 acres
Zoning Classification: TC-A
Code Reference(s): 174-14, 175-37 & 148-11
SEQRA: Unlisted
Project Description: The proposal includes the demolition of an existing 3 story former motel and the construction of a Planned Unit Development with multi-family residential buildings with potential ground floor commercial or health care services within one of the buildings. Site Plan Review is required for all Planned Units Development proposals.

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.**