

# TOWN OF LAKE GEORGE PLANNING BOARD AGENDA

20 Old Post Road  
Lake George, NY 12845  
518 668-5131  
[pzclerk@lakegeorgetown.org](mailto:pzclerk@lakegeorgetown.org)

January 8, 2019  
6:00 PM

- Roll Call
- Acceptance of the December 11, 2018 meeting minutes.

## PUBLIC HEARINGS

**Application Type:** Modification to Site Plan Review SPR41-2017  
**Applicant:** Jon Tousaint  
**Owner:** Jon Tousaint  
**Agent:** Tom Hutchins  
**Location of Property:** 1 Tamarac Lane  
**Tax Map No.:** 226.09-1-3  
**Lot Size:** 0.62 acres  
**Zoning Classification:** RCH-LS (Residential, Commercial High Density – Lake Shore)  
**Code References:** 175-23, 175-37  
**SEQRA:** Type II  
**Project Description:** Applicant originally proposed to replace an existing dwelling with a new, 2 story, 4 bedrooms and 2 baths single family dwelling on the same footprint. The modification request is to add an additional 110 sq. ft. to the existing /approved building footprint. Site Plan Review is required for any land use and development in the shoreland overlay district.

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**Application Type:** Minor Subdivision SUB1-2019  
**Applicant:** Adirondack Lakeview Corporation  
**Owner:** Fort William Henry Corp.  
**Agent:** Devin Dickinson  
**Location of Property:** 48 Canada Street  
**Tax Map No.:** 264.04-1-23  
**Lot Size:** 8.36 acres  
**Zoning Classification:** TC-A (Tourist Accommodations)  
**Code References:** 175-17, 150-7 & 150-27  
**SEQRA:** Unlisted  
**Project Description:** Applicant proposes a minor subdivision of 8.36 acres into two lots, 3.17 acres & 5.19 acres respectively. The 3.17 acres lot is developed with a motel and office building; the 5.19 acres lot will be vacant for the foreseeable future. Site Plan Review is required for minor subdivisions.

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## REGULAR MEETING

**Application Type:** Site Plan Review SPR26-2018  
**Applicant:** Lake George Dinosaur Park, LLC (Ruben Ellsworth)  
**Owner:** Lake George Dinosaur Park, LLC (Ruben Ellsworth)  
**Agent:** Jere Tatich (Elan)  
**Location of Property:** 1912 Route 9  
**Tax Map Nos.:** 277.02-1-25, 277.02-1-26, 277.02-1-27 & 264.04-1-35  
**Lots Sizes:** 28.10 acres, 7.03 acres, 0.82 acres & 10 acres respectively (45.95 total acres)  
**Zoning Classifications:** TC-A (Tourist Accommodations) & RH (Residential High Density)  
**Code References:** 175-15 & 175-37  
**SEQRA:** Unlisted  
**Project Description:** Applicant proposes a change to the existing tourist attraction from Magic Forest Theme Park to Lake George Expedition Park, which will include the addition of "Dino Roar Valley" (20 full scale animatronic dinosaurs and associated features) as well as enhancements of the current Magic Forest facilities. Site Plan Review is required for commercial/tourist attractions projects in the TC-A Zoning district.

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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.**