

# 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)

March 12, 2019  
6:00 PM

- Roll Call
- Acceptance of the January 8, 2019 meeting minutes.

## PUBLIC HEARINGS

Application Type: Site Plan Review SPR1-2019  
Applicant: NXT GEN, LLC (Warren Clements)  
Owner: NXT GEN, LLC  
Agent: Tom Jarrett  
Location of Property: 49 Front Street  
Tax Map No.: 251.20-1-29.2  
Lot Size: 0.46 acres  
Zoning Classification: RSH (Residential Special High Density)  
Code References: 175-23, 175-28.1, 175-27 & 175-37  
SEQRA: Type II  
Project Description: Applicant proposes waterfront improvements including repair of an existing seawall as well as creation of a lawn sitting area and landscaping. Site Plan Review is required for any land use and development in the shore land overlay district.

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Application Type: Site Plan Review SPR3-2019  
Applicant: Lake George Properties, LLC (Michael McLane)  
Owner: Lake George Properties, LLC  
Agent: Dennis MacElroy  
Location of Property: 14 Newton Street  
Tax Map No.: 251.20-1-68.2  
Lot Size: 0.57 acres  
Zoning Classification: RSH (Residential Special High Density)  
Code References: 175-23 & 175-27  
SEQRA: Type II  
Project Description: Applicant proposes construction of a 5 bedrooms, two story 2,851 sq. ft. single family dwelling with attached garage, covered entry and covered porches. Site Plan Review is required for any land use and development in the shore land overlay district.

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Application Type: Modification to approved subdivision SUB12-2006  
Applicant: G & G Lands & Buildings, Ltd  
Owner: G & G Lands & Buildings, Ltd  
Agent: Jonathan Lapper, Esq.  
Location of Property: 2206 Route 9N  
Tax Map Nos.: 277.01-1-9, 11, 12, 13 & 14.1  
Lots Sizes: Smallest lot is 34.92 sq. ft., average lot is 93.3 sq. ft., and largest lot is 124.54 sq. ft. for a total of 280 acres.  
SEQRA: Unlisted  
Zoning Classifications: RCM-S2B, RR-5, LC-25  
Code References: 150-1, 150-20 & 150-27  
Project Description: Applicant proposes modification to a previously approved five lots subdivision to three lots. Site Plan review is required for a minor subdivision.

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## REGULAR MEETING

Application Type: Site Plan Review SPR2-2019  
Applicant: Adirondack Project Consultants, LLC (Stephen Adler)  
Owner: Darline Roveto  
Agent: Stephen Adler  
Location of Property: 153 Watershed Drive (Diamond Lookout Subdivision Lot #9)  
Tax Map No.: 225.00-1-76  
Lot Size: 8 acres  
Zoning Classification: RR-10 (Residential Rural 10 acres)  
Code References: 175-37  
SEQRA: Type II  
Project Description: Applicant proposes to construct a 2,159 sq. ft. two story single family dwelling with attached garage and two decks. Site Plan Review is required as per a condition of approval of the original Diamond Lookout Subdivision set by the Planning Board.

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Application Type: Site Plan Review SPR4-2019  
Applicant: Schoder Rivers Associates, P.C.  
Owner: Craig Brown  
Agent: Schoder Rivers Associates, P.C.  
Location of Property: 152 Watershed Drive (Diamond Lookout Subdivision Lot #5)  
Tax Map No.: 225.00-1-72  
Lot Size: 130.45 acres  
Zoning Classification: RR-10 (Residential Rural – 10 acres)  
Code References: 175-37 & 175-43  
SEQRA: Type II  
Project Description: Applicant proposes the construction of a 4 bedrooms, 4 baths, 2,808 sq. ft. single family dwelling with garage and porches. Site Plan Review is required for land use and development on slopes over 15% and major stormwater projects.

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Application Type: Site Plan Review SPR5-2019  
Applicant: Jonathan Szemansco (Forest Hill)  
Owner: Forest Hill Lodge & Cabins  
Agent: Dennis MacElroy/Environmental Designs Partners  
Location of Property: 3109 Lake Shore Drive  
Tax Map No.: 238.19-1-38  
Lot Size: 6.46 acres  
Zoning Classification: RCH-LS  
Code References: 175-15, 175-37, 175-52 & 115-6  
SEQRA: Unlisted  
Project Description: Applicant proposes the addition of 11 rental units of varying designs and a multi-purpose lodge building to the existing tourist accommodations. The project includes addition & expansion of the wastewater and municipal water systems. Site Plan Review is required for major stormwater projects.

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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.