

# 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 9, 2018  
6:00 PM

- Roll Call
- Acceptance of the November 14, 2017 minutes.

## PUBLIC HEARINGS

**Application Type:** Site Plan Review SPR31-2017  
**Applicant:** Cannon Point Homeowners Association  
**Owner:** Cannon Point Homeowners Association  
**Agent:** Jeff Anthony, Studio A Architecture, DPC  
**Location of Property:** 3562 Lake Shore Drive  
**Tax Map No.:** 226.13-1-19.1  
**Lot Size:** 17.98 acres  
**Zoning Classification:** RCH-LS (Residential Commercial – High Density)  
**Code References:** 175-23, 175-29, 175-37  
**SEQRA:** Type II  
**Project Description:** The applicant proposes renovations to the pool site work by replacing the pool deck, coping and fencing. Add a handicap access ramp to the pool and relocate the mechanical shed. Install new permeable pavers as well as a new fire pit around the picnic tables as well as renovation of the lakeside porch, patio and knee walls on the Manor House. Site Plan Review is required for any land use and development in the shoreland overlay district.

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**Application Type:** Site Plan Review SPR39-2017  
**Applicant:** Robert Woodcock  
**Owner:** Robert & Susan Woodcock  
**Agent:** Winchip Engineering  
**Location of Property:** 2690 Lake Shore Drive  
**Tax Map No.:** 251.11-1-2  
**Lot Size:** 2.08 acres  
**Zoning Classification:** RCH-LS (Residential Commercial High Density – Lake Shore)  
**Code References:** 175-23, 175-37 & 175-13(B)(2)  
**SEQRA:** Type II  
**Project Description:** Applicant proposes to construct a 36 ft. x 28 ft. detached garage with a 28 ft. x 12 ft. carport as well as a 26 ft. x 23 ft. guest cottage. Site Plan Review is required for any land use and development in the shoreland overlay district and for multiple residential structures on one lot.

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**Application Type:** Site Plan Review 41-2017  
**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 proposes to replace an existing dwelling with a new, 2 story, 4 bedrooms and 2 baths single family dwelling on the same footprint. Site Plan Review is required for any land use and development in the shoreland overlay district.

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**Application Type:** Site Plan Review SPR42-2017  
**Applicant:** Trevor Flynn  
**Owner:** Amy McGarry  
**Agent:** Trevor Flynn  
**Location of Property:** 3464 Route 9L  
**Tax Map No.:** 252.05-1-4  
**Lot Size:** 1.13 acres  
**Zoning Classification:** RS-1 (Residential Special – 1 acre)  
**Code References:** 175-37 & 175-23  
**SEQRA:** Type II  
**Project Description:** Applicant proposes to renovate an existing structure with the extension of the existing dormer with 2 additional dormers, an additional 3 seasons porch and a new entry porch as well as new stormwater control measures. Site Plan Review is required for projects in the shoreland overlay district..

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**Application Type:** Site Plan Review SPR8-2013  
**Applicant:** Laphatt Holdings, Inc.  
**Owner:** Larry W. Clute  
**Agent:** Jon Lapper, Esq. & Matt Steves  
**Location of Property:** 513 Canada Street  
**Tax Map No.:** 251.10-1-16  
**Lot Size:** 2.08 acres  
**Zoning Classification:** RH (Residential High Density)  
**Code References:** 175-37, 175-34 & 175-47  
**SEQRA:** Unlisted  
**Project Description:** Applicant proposes to construct six 2 story four-plex buildings for total project with a square foot of 3,755 for each building. Of the eight units in the town, four are 2 bedrooms and four are 3 bedrooms. New multifamily dwellings in the RH zone as well as a major stormwater designation requires site plan review.

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**Application Type:** Major Subdivision SUB8-2017 (Preliminary Plat)  
**Applicant:** Landcrafters, LLC (John Carr)  
**Owner:** Landcrafters, LLC  
**Agent:** Dennis MacElroy  
**Location of Property:** Truesdale Hill Rd.  
**Tax Map No.:** 238.00-1-31.11, 225.00-1-60.1 & 225.00-1-60.2  
**Lot Size:** 98.07 acres  
**Zoning Classification:** RR-5 & RR-10 (Residential Rural 5 acres & 10 acres)  
**Code References:** 150-6, 150-14, 150-26 & 175-85, 175-86  
**SEQRA:** Unlisted  
**Project Description:** Applicant is proposing a subdivision of 98.07 acres into 6 residential lots. The smallest lots to be 5.013 acres, the average lots to be 16.35 acres and the largest lots to be 57.168 acres. Lots will have individual onsite wastewater systems and drilled wells. Planning Board review is required for major subdivisions.

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**Application Type:** Site Plan Review SPR21-2017  
**Applicant:** Donald Hart  
**Owner:** Hart Family Limited Partnership  
**Location of Property:** 1 Trinity Rock Road Ext.  
**Tax Map No.:** 238.08-1-74.1  
**Lot Size:** 1.4 acres  
**Zoning Classification:** RCH-LS (Residential, Commercial High Density – Lake Shore)  
**Code References:** 175-23, 175-37 & 175-90(A)  
**SEQRA:** Type II  
**Project Description:** After-the-fact construction of a landscape retaining wall on site to prevent erosion and to stabilize the bank area down by the shore. Site Plan Review is required for any land use and development in the shoreland overlay district.

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## REGULAR MEETING

**Application Type:** Sketch Plan for Major Subdivision SUB7-2017  
**Applicant:** 9-L Corp. (Gary Koncikowski)  
**Owner:** 9-L Corp.  
**Agent:** John Lapper, Esq. & Matt Steves  
**Location of Property:** Dixon Hill Rd  
**Tax Map No.:** 212.00-2-15  
**Lot Size:** 239.05 acres  
**Zoning Classification:** RR-10 (Residential Rural – 10 acres)  
**Code References:** 150-6, 150-14, 150-26 & 175-85, 175-86  
**SEQRA:** Unlisted  
**Project Description:** Applicant is proposing a subdivision of 239.05 acres into 17 residential lots. The smallest lot to be 2.92 acres, the average lot to be 17 acres and the largest lot to be 73.78 acres. An HOA will be formed for the private road and the conservation areas. Lots will have individual wastewater systems & drilled wells. Planning Board review is required for major subdivisions.

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**Application Type:** Site Plan Review SPR41-2017  
**Applicant:** Joseph Gallacchi  
**Owner:** Joseph Gallacchi  
**Agent:** Yvette Gallacchi  
**Location of Property:** 25 Amanda Drive  
**Tax Map No.:** 238.00-1-27  
**Lot Size:** 12.7 acres  
**Zoning Classification:** RR-7 (Residential, Rural – 7 acres)  
**Code References:** 175-15, 175-37 & 175-50  
**SEQRA:** Type II  
**Project Description:** Applicant proposes to construct a 432 sq. ft. three stalls horse barn. Site Plan review is required for the addition of a private horse stable.

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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.**