

# 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)

April 10, 2018  
6:00 PM

- Roll Call
- Acceptance of the March 13, 2018 minutes

## PUBLIC HEARINGS

**Application Type:** Application for Site Plan Review SPR1-2018  
**Applicant:** Philip Viger  
**Owner:** Philip and Judith Viger  
**Agent(s):** Michael Muller, Esq., Tom Hutchins & Gary Hughes  
**Location of Property:** 12 Little Bay Lane  
**Tax Map No.:** 226.05-1-17  
**Lot Size:** 0.63 acres  
**Zoning Classification:** RCH-LS (Residential Commercial – High Density)  
**Code References:** 175-23, 175-37 & 175-90(A)  
**SEQRA:** Type II  
**Project Description:** The applicant is proposing to replace an existing structure damaged by fire with a new 3,085 sq. ft. single family dwelling with garage and 1,714 sq. ft. of decks and porches. Site Plan Review is required for any land use and development in the shoreland overlay district.

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**Application Type:** Modification to Minor Subdivision SUB8-2003  
**Applicant:** Gary Koncikowski  
**Owner:** GSK, LTD  
**Agent:** Matthew C. Steves  
**Location of Property:** Cobble Hill Knolls off Konci Terrace  
**Tax Map Nos.:** 277.03-1-35.1, 35.2, 35.3, 35.4  
277.03-1-18 owned by Dawn Koncikowski – 4 acres  
277.03-1-27 owned by Gary Koncikowski (6 Chateau Terrace) – 4.59 acres  
**Lots Sizes:** 5.54, 5.47, 5.13 and 5.59 acres respectively  
**Zoning Classification:** RR-5  
**Code Reference:** 150-7, 150-15 and 150-20  
**SEQRA:** Type II  
**Project Description:** The applicant is proposing various lot line adjustments to improve the proposed house locations and layout of the lots from the 2003 subdivision due to the fact that a new Town road is now established connecting these properties to a 15 lot subdivision approved by the Planning Board in 2009. This modification will also allow road frontage for lot #277.03-1-18 where is currently not existing. Site Plan Review is required for subdivisions and modifications.

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Application Type: Site Plan Review SPR5-2018  
Applicant: John Hathaway  
Owners: John & Melanie Hathaway  
Location of Property: 5 Latham Road  
Tax Map NO.: 264.07-2-16  
Lot Size: 0.13 acres  
Zoning Classification: RSH (Residential High Density Special)  
Code Reference: 175-37  
SEQRA: Type II  
Project Description: Applicant proposes to replace and expand a current deck with a new 10 ft. x 14 ft. deck. Site Plan review is required for any land use permits in the shoreland overlay district.

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### **REGULAR MEETING**

Application Type: Site Plan Review SPR3-2018  
Applicants: Charles F. Dippo & Diana L. Hrycyk  
Owners: Charles F. Dippo & Diana L. Hrycyk  
Agent(s): Martino Engineering  
Location of Property: Olde Coach Road  
Tax Map No. 225.08-1-29  
Lot Size: 5.17 acres  
Zoning Classification: RR-10  
Ordinance Section: 175-37 and 148-11  
SEQRA: Type II  
Project Description: Applicant proposes to construct a 3,089 sq. ft. single family dwelling with 1,342 sq. ft. of decks and porches. Site Plan Review is required on slopes over 15% and 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.**