

# TOWN OF LAKE GEORGE

## PLANNING BOARD AGENDA

20 Old Post Road  
Lake George, NY 12845  
518 668-5722

[pzclerk@lakegeorgetown.org](mailto:pzclerk@lakegeorgetown.org)

September 12, 2023  
5:00 PM

- Roll Call

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### PUBLIC HEARINGS

**Application Type:** Modification to SUB#1-1999  
**Applicant(s):** Richard & Diane Hyman  
**Owner(s):** Richard & Diane Hyman  
**Agent(s):** Stafford, Carr & McNally  
**Location of Property:** Shaw Road  
**Tax Map No(s):** 225.00-1-63.11 & 225.00-1-63.12  
**Lot Size:** 35 acres & 1.5 acres respectively  
**Zoning Classification:** RR-10 (Rural Residential – 10 acres)  
**Code Reference(s):** 150-7, 150-20(A) & 150-27  
**SEQRA:** Type II  
**Project Description:** The proposal is to remove one condition imposed at the original subdivision approval of 1999 & subsequent reconfiguration in 2002 which limited further subdivision of “Top of the Mountain” subdivision lots. The applicant is requesting that the condition be removed from “Lot B.” Planning Board approval is required for modifications to prior approvals.

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**Application Type:** Subdivision 3-2023  
**Applicant(s) :** Richard & Diane Hyman  
**Owner(s):** Richard & Diane Hyman  
**Agent(s):** Stafford, Carr, McNally, P.C.  
**Location of Property:** Off Shaw Road  
**Tax Map No(s):** 225.00-1-63.11 & 225.00-1-63.12  
**Lot Size:** 35 acres & 1.5 acres respectively  
**Zoning Classification:** RR-10  
**Code Reference(s):** 150-7, 150-20(A) & 157-27  
**SEQRA:** Unlisted  
**APA:** Class A Project  
**Project Description:** The applicants propose a three lot subdivision with a proposal for one single family home on each lot. Potential building sites with, septic and wells located on each lot are shown in preliminary form. Subdivision review is required for all minor subdivisions.

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**Application Type:** Site Plan Review SPR18-2023  
**Applicant(s):** National Grid (Tracy Miller)  
**Owner(s):** New York State (Prospect Mountain Highway Property)  
**Agent(s):** Ryan Scott c/o VHB  
**Location of Property:** NYS Prospect Mountain Road & Big Hollow Road  
**Tax Map No(s):** 250.00-2-1 & 250.00-2-2  
**Lot Size:** 1,477 acres  
**Zoning Classification:** LC-50 (Land Conservation – 50 acres) and non-zoned State land.  
**Code Reference(s):** 175-37, 175-43 & 148-11  
**SEQRA:** Unlisted  
**Project Description:** National Grid will be performing maintenance on 37 structures within the existing ROW on Prospect Mountain, occurring between structure #20 & structure #74. The structures will be accessed via Prospect Highway to the top of the mountain, then using Big Hollow Road to access structures from the bottom. The maintenance consists of pole replacements, crossarm replacements, down guy installation/replacements and anchor installation. Earth disturbance will involve backhoe digging for safe access and rock drilling for pole replacement installation. Site Plan Review is required for projects within 300 ft. of the RCM-1 or RCM-S2 zones as well as within 25 ft. of slopes which exceed 15 percent over a 100 ft. length and within 100 ft. of a wetland and 100 ft. of all streams and waterbodies classified as AA Special (AA-S) by the Department of Environmental Conservation.

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**Application Type:** Revisions to Site Plan Review SPR12-2023  
**Applicant(s):** Schermerhorn Residential Holdings, Inc.  
**Owner(s):** George McGowan  
**Agent(s):** Kirsten Catellier, Matt Huntington (Studio A Architecture) & Jon Lapper, Esq.  
**Location of Property:** Bloody Pond Road  
**Tax Map No(s):** 264.12-1-7  
**Lot Size:** 11.08 +/- acres  
**Zoning Classification:** RH (Residential High Density)  
**Code Reference(s):** 175-37, 175-47 & 148-11  
**SEQRA:** Unlisted  
**Project Description:** Originally, the applicant proposed the development of the site to include 44 multi-family units for a total of 11 buildings with 4 units utilizing double density provisions. The proposed recent revision to the original concept is to construct two (2) , two (2) story buildings with 13 units each for a total of 26 units & 55 parking spaces. The stormwater management practices have been moved further from the adjacent stream. The vegetative buffering around the perimeter of the project has also been increased and is designed to mimic natural conditions. The site improvements include a new private road. Utilities connections will be a municipal connection through a dedicated water line replacement & sewer line extension on Bloody Pond Road. Site Plan Review is required for projects within 25 ft. of slopes which exceed 15% over a 100 ft. length, for major stormwater projects, and for all new multiple family dwellings projects and projects within 100 ft. of wetlands.

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## REGULAR MEETING

**Application Type:** Site Plan Review SPR20-2023  
**Applicant(s):** Christian Gearwar  
**Owner(s):** Michael R. Lanfear  
**Agent(s):** Christian Gearwar  
**Location of Property:** North side of Big Hollow Road  
**Tax Map No(s):** 224.00-1-1  
**Lot Size:** 34.9 acres  
**Zoning Classification:** LC-50 (Land Conservation – 50 acres)  
**Code Reference(s):** 175-6 & 175-15  
**SEQRA:** Unlisted  
**Project Description:** The project consists of the harvesting of trees that have lost more than 50% of their crowns from gypsy moths defoliation. Harvest hemlocks and greater than 10% dbh trees. This harvest request is proposing to drag cut timber with a skidder through the Big Hollow Road tunnel to the header, on the east side of the highway. Site Plan Review is required for commercial timber harvest projects.

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**Application Type:** Site Plan Review SPR21-2023  
**Applicant(s):** Perry Girard  
**Owner(s):** Perry Girard  
**Agent(s):** Brandon Ferguson, P.E. (EDP)  
**Location of Property:** NYS Route 9N (lots 8 and 9 of the Landcrafters Subdivision)  
**Tax Map No(s):** 276.02-1-31 (merged)  
**Lot Size:** 4.01 acres  
**Zoning Classification:** RCM-S2B (Residential Commercial Medium Density – Tourist Attractions)  
**Code Reference(s):** 175-15, 175-37, 175-52, 175-13(B)(2) & 148-11  
**SEQRA:** Type II  
**Project Description:** The project consists of the construction of two new single family dwellings with associated shared driveway, onsite wastewater systems, stormwater and drilled wells. The two lots have been combined into one. Site Plan Review is required for major stormwater projects within 25 ft. of slopes which exceed 15% over a 100 ft. length and with clearing/disturbance of 15,000 sq. ft. or more of land.

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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.**