

TOWN OF LAKE GEORGE

PLANNING BOARD AGENDA

20 Old Post Road
Lake George, NY 12845
518 668-5722
pzclerk@lakegeorgetown.org

January 12, 2021

5:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89371169849>

Meeting ID: 893 7116 9849

Dial by your location
+1 929 205 6099 US (New York)

PUBLIC HEARINGS

Application Type:	Application for Site Plan Review SPR26-2020
Applicant:	Timothy Denis
Owner:	Timothy Denis
Agent:	Environmental Design Partnership
Location of Property:	6 Forest Ridge Rd
Tax Map No.:	225.18-1-9
Lot Size:	6.527 acres
Zoning Classification:	RR-10 (Rural Residential – 10 acres)
Code References:	175-37
SEQRA:	Type II
Project Description:	The applicant proposes to build a 3,185 sq. ft. two-story single-family dwelling with decks, a walkout basement and an attached garage. The project also includes an access driveway to the shared subdivision driveway, individual septic and well. Site Plan Review is required all Forest Ridge lots.

Application Type: Application for Site Plan Review SPR2-2021
Applicant: Craig Damon, President of the Cannon Point HOA
Owner: Cannon Point Homeowners Association
Agent: AJA Architecture & Planning & Studio A Landscape Architecture
Location of Property: 3562 Lake Shore Drive
Tax Map No.: 226.13-1-19.1
Lot Size: 0.59 +/-17.98 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code References: 175-23 & 175-37
SEQRA: Type II
Project Description: The applicant proposes to replace five (5) existing carports associated with Building #1; the carports of the north side of the private drive will be replaced in the same footprint +/- . The demolition construction will impact the wood stair connection and landing requiring repair/replacement. The carports on the south side of the private drive are being reconfigured to allow for additional surface parking spaces. This moves the proposed carports closer to the property line (5 ft. from the property line) and adds small amounts of impervious areas. Ten (10) existing trees will be removed as well as small timber retaining walls and sections of the 6 ft. high privacy fence will need to be removed and replaced. Site Plan Review is required for all land use and development in the overlay shoreland district.

Application Type: Subdivision SUB1-2021
Applicant: Ahnohwarah Road Subdivision (Drew Spitzer)
Owners: Drew & Nicole Spitzer
Agent: Environmental Design Partnership, LLP
Location of Property: 19 Ahnohwarah Road
Tax Map No.: 238.20-1-8 & 238.20-1-7
Lot Size: 6.52 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference: 150-7
SEQRA: Unlisted
Project Description: The applicant proposes a 2 lot subdivision of a 6.52 acres lot with the smallest lot being 1.61 acres and the largest lot being 4.91 acres. Lot 1 contains an existing 800 sq. ft. guest house and detached (1,400 sq. ft.) garage. Lot 2 contains an existing (3,200 sq. ft.) dwelling. Site Plan Review is required for all subdivisions.

Application Type: Site Plan Review SPR3-2021
Applicant: The White Whale Boats & Tours, LLC
Owner: Lakeshore Beach Properties, LLC (Stone Gate Resort Motel)
Agent: The White Whale Boats & Tours, LLC
Location of Property: 3250 Lake Shore Drive
Tax Map No.: 238.16-1-8
Lot Size: 2.5 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lake Shore)
Code Reference: 175-54
SEQRA: Unlisted
Project Description: The applicant proposes to obtain a Class A Marina to operate private tours of the lake on a pontoon boat with a captain. Rental service for non-motorized, personal water crafts such as kayaks, two stand-up paddle boards and one paddle boat are also proposed. Rental service for berth of one boat will be offered. The service will be for registered guests of the property only. Site Plan Review is required for all Class A Marinas.

REGULAR MEETING

Application Type: Application for Site Plan Review SPR1-2021
Applicant: Gujjar Baba
Owner: Ashfaq Mushtaq
Agent: Charles Baker, P.E. EDP
Location of Property: 2096 State Route 9
Tax Map No.: 264.15-1-18
Lot Size: 0.59 +/- acres
Zoning Classification: TC-A (Tourist Accommodations-A)
Code References: 175-15 & 175-37
SEQRA: Type II
Project Description: The applicant proposes to enclose an exterior seating food area (Spice) to make it a year-round interior dining area. Secondly, the applicant proposes an addition to the existing building. The addition consists of a two-story structure with a 600 sq. ft. gift shop on the ground floor and a combination office/storage area on the second floor. Expansion of a convenience store (commercial uses) in the TC-A zone requires Site Plan Review.

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.**