

TOWN OF LAKE GEORGE

PLANNING BOARD AGENDA

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

pzclerk@lakegeorgetown.org

May 10, 2022
5:00 PM

- Roll Call
- * Acceptance of the March 8, 2022 minutes (if available).

REGULAR MEETING

Application Type: Extension to Minor Subdivision SUB2-2021
Applicant(s): Charles Cowing, Executor
Owner(s): Herman & Evelyn G. Muller Estate
Agent(s): Tom Hutchins, Hutchins Engineering PLLC
Location of Property: 3602 Lakeshore Drive
Tax Map No(s): 226.09-1-18
Lot Size: 15.12 acres
Zoning Classification: RCH-LS (Residential, Commercial High Density – Lake Shore)
Code Reference(s): 150-7, 150-11 & 150-27
SEQRA: Unlisted (re-affirm)
Project Description: The original minor subdivision was approved with conditions in August 2021, and the conditional approval expired in February 2022 since the conditions were not met and the plat was not filed. The condition to obtain a permit to replace the current septic for Lot #1 with an enhanced treatment technology system has since been completed, so an extension request was submitted to obtain another 6 months in order to file the plat with the County. In addition, a planned conservation easement has been included along the shoreline of Lot #1, which was not part of the original approved subdivision.

Application Type: Modification to Site Plan Review SPR28-2020
Applicant(s): George Pensel (Boats by George)
Owner(s): Prospect Mountain Ventures, LLC
Agent(s): Tom Jarrett, Jarrett Engineers
Location of Property: 2200 State Route 9
Tax Map No(s): 264.10-1-31
Lot Size: 4.73 acres
Zoning Classification(s): TC-A (Tourist Commercial-A)
Code Reference(s): 175-15, 175-37 & 175-Appendix I
SEQRA: Type II
Project Description: The modification to previously approved Site Plan Review SPR28-2020 submitted consists of newly planned exterior work to the building, which includes façade renovations to the southern and eastern walls of the building, signage, and some minor structural changes like removing the gable roof overhangs above the exterior doorways. Site Plan Review is required for commercial projects, including but not limited to exterior or site design work that must adhere to the Commercial Design Guidelines and Regulations.

Application Type: Application for Site Plan Review SPR13-2022
Applicant(s): Jinfeng Ni & Jose Ortega
Owner(s): Abatu (Ruenrudee Horn)
Agent(s): Jose Ortega Hurtado
Location of Property: 2183 Route 9
Tax Map No(s): 264.10-10-48.1
Lot Size: 1.87 acres
Zoning Classification(s): TC-A (Tourist Commercial-A)
Code Reference(s): 175-15 & 175-37
SEQRA: Type II
Project Description: The proposal is to convert the vacant building (Which formerly housed a Harley Davidson Retail store and a separate Ice Cream window service business) into a dine-in restaurant complete with inside seating, and to utilize the window service for food sales with the outdoor seating. Site Plan Review is required for any new restaurant or commercial use in the TC-A district.

Application Type: Site Plan Review SPR9-2022
Applicant(s): Cesare C. Portes
Owner(s): Cesare C. Portes
Agent(s): Tom Jarrett, Jarrett Engineers
Location of Property: 254 Flat Rock Road
Tax Map No(s): 238.00-1-64.2
Lot Size: 2.2 acres
Zoning Classification: RM-2 (Residential Medium Density – 2 acres)
Code Reference(s): 175-15, 175-37, 148-11
SEQRA: Type II
Project description: The applicant proposes the construction of a 2,680 sq. ft. 3 bedroom, 1.5 story, single family dwelling with an attached garage, on-site septic and stormwater control devices. Site Plan Review is required for any project disturbing over 15,000 square feet of land.

Application Type: Site Plan Review SPR12-2022
Applicant(s): Joseph Karolys
Owner(s): Essential Industries, LLC
Agent(s): Stephen Dean, P.E.
Location of Property: Middle Road / Cotherman Drive
Tax Map No(s): 238.11-1-20
Lot Size: 4.38 acres
Zoning Classification: RM-2 (Residential Medium Density – 2 acres)
Code Reference(s): 175-16, 175-34 & 175-37
SEQRA: Type II
Project Description: The applicant proposes the construction of a 2,737 sq. ft. 3 bedroom, single story, single family dwelling on the landlocked Lot 8 of the old Woodington Glen Subdivision. Access will be through a shared driveway/easement from Middle Road, just south of the Nob Hill Campground, and the project will include an on-site septic and stormwater control devices. A portion of the work to be done, including excavation and grading as well as new stormwater control work, is located within 100 ft. of a classified stream and jurisdictional wetlands. Site Plan Review is required for project within 100 ft. of any AA-S water body or wetlands.

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.**