

TOWN OF LAKE GEORGE

PLANNING BOARD AGENDA

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

MAY 9, 2023
5:00 PM

- Roll Call
- Minutes of the December 13, 2023 meetings

PUBLIC HEARINGS

Application Type: Site Plan Review SPR4-2023
Applicant(s): Ahmed Mahmoud
Owner(s): Ahmed Mahmoud
Agent(s): Eric Sandblom, P.E.
Location of Property: 3577 State Route 9L
Tax Map No(s): 252.09-1-15 & 257.09-1-17 (to be merged)
Lot Size: 7 acres total
Zoning Classification: LC-25 (Land Conservation – 25 acres)
Code Reference(s): 175-37, 148-11 & 115-6
SEQRA/APA: Type II
Project Description: The applicant proposes to build a 2,400 sq. ft. single family dwelling with 4 bedrooms, an attached garage and walk-out basement with a drilled well, on-site wastewater disposal system, landscaping, driveway and associated improvements. The site will require blasting. Site Plan Review is required for a major stormwater project and within 25 ft. of slopes which exceed 15% over 100 ft. length. Consolidated Board of Health approval is required for the septic system as well.

Application Type: Site Plan Review SPR5-2023 (Revised)
Applicant(s): HV Owl Ridge, LLC
Owner(s): HV Owl Ridge, LLC (John Vickery)
Location of Property: 45 Gage Road
Tax Map No(s): 264.06-3-19
Lot Size: 5.9 acres
Zoning Classification: RCH (Residential Commercial High Density)
Code Reference(s): 175-15, 175-37 & 175-47
SEQRA: Unlisted
Project Description: The applicant proposes to change the use of the former motel, with 16 motel rooms to 14 individual apartments. Site Plan Review is required for all commercial use changes and for new multi-family dwellings.

Application Type: Site Plan Review SPR32-2022
Applicant(s): King Philips Campground & Resort
Owner(s): Spaulding Holdings, LLC
Agent(s): Jonathan Soukup, P.E. Cedarwood Engineering
Location of Property: 14 Bloody Pond Road
Tax Map No(s): 277.02-1-41, 277.02-1-36 & 277.02-1-37
Lot Size: 62 +/- acres
Zoning Classification: TC-A, LC 8.5, LC 25, RCM-S2B, RM-1
Code Reference(s): 175-15, 175-37, 175-53, 148-11 & 115-6
SEQRA: Type I
Project Description: The applicant proposes an expansion of less than 25%, (54 new & 16 relocated sites) of the King Phillips campground. The addition of NYSDOH required 2 women & 2 men bathroom facilities, a 30 ft. x 30 ft. swimming pool, a pavilion which is a portion of the bathhouse and an additional wellhouse 20 ft. x 20 ft. for the water treatment. On the site septic and stormwater will be provided. Site Plan Review is required for all projects within 25 ft. of slopes which exceed 15% over a 100 ft length & a major stormwater project and all campground expansions. The Board requested additional information regarding topography change, visual impact and clearing boundary.

REGULAR HEARINGS

Application Type: Site Plan Review SPR34-2022 (Revised)
Applicant(s): Linda Butler
Owner(s): Linda Butler
Agent(s): EDP
Location of Property: 51 Smith Street
Tax Map No(s): 251.18-1-13
Lot Size: 0.17 acres
Zoning Classification: RH (Residential High Density)
Code Reference(s): 175-37
SEQRA: Type II
Project Description: The applicant proposes to build a 2,224 sq. ft. dwelling with 3 bedrooms, 2.5 baths and an attached garage. This site is served with municipal water & sewer. Site Plan review is required for projects within 25 ft. of slopes which exceeds 15% over a 100 ft. length. The application is revised since the prior submission to address grading/drainage and the addition of a retaining wall.

Application Type: Site Plan Review SPR7-2023
Applicant(s): AJA Architecture (Chris Jones)
Owner(s): Kathy Muncil (Ft. William Henry CEO-Treasurer)
Agent(s): AJA Architecture
Location of Property: 2199 Route 9
Tax Map No(s): 264.10-1-27
Lot Size: .4 acres
Zoning Classification: TC-A
Code Reference(s): 175-15, 175-37, 175-52
SEQRA: Unlisted
Project Description: The project consists of renovating 2 (two) existing commercial buildings into tourist accommodations with no new signage. They will be used as short-term rentals with a total of 15 rooms for the two buildings. Site Plan Review is required for commercial use changes, and new Tourist Accommodations.

Application Type: Sketch Plan #2-2023
Applicant(s): Naeem Bajwa
Owner(s): Naeem Bajwa
Agent(s): EDP (Environmental Design Partnership)
Location of Property: 3929 Route 9L
Tax Map No(s): 264.12-1-1
Lot Size: 12 +/- acres (9.2 acres in the RCH zone)
Zoning Classification: RCH. RH (Residential, Commercial High Density & Residential High Density)
Code Reference(s): 175-37, 175-37, 175-47 & 148-11
SEQRA: Unlisted
Project Description: The proposal consists of expanding the existing 32 units Studio Motel by adding a new 16 units motel building. The development includes removal of two existing units, new access road, new parking lot with 16 spaces and an on-site management plan. Sewer & water will be municipal. Site Plan Review is required for commercial projects.

- **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.**