

TOWN OF LAKE GEORGE

PLANNING BOARD AGENDA

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

pzclerk@lakegeorgetown.org

NOVEMBER 10, 2020

6:00 PM

- **Roll Call**
- **Acceptance of the October 13, 2020 minutes**

PUBLIC HEARINGS

Application Type: Application for Site Plan Review SPR22-2020
Applicant: Tea Island Resort, LLC (Frank & Kathleen Dittrich)
Owner: Tea Island Resort, LLC
Agent: Ethan Hall (Rucinski Hall Architecture)
Location of Property: 3020 Lake Shore Drive
Tax Map No.: 251.07-1-62
Lot Size: 1.72 acres
Zoning Classification: RCH-LS (Residential, Commercial High Density-Lakeshore)
Code References: 175-37
SEQRA: Unlisted
Project Description: The applicant proposes to rebuild four (4) existing decks as well as slightly increasing their size on the buildings around the existing site. Additionally, there will be a new raised walking surface and sitting area built along the east side of the existing paved parking area with a built-in fire pit. Site Plan Review is required for all land use and development in the shoreland overlay district.

Application Type: Application for Site Plan Review SPR23-2020
Applicant: Brodie Land Development, LLC
Owner: Brodie Land Development, LLC
Agent: Tom Hutchins (Hutchins Engineering)
Location of Property: 3578 & 3584 Lake Shore Drive
Tax Map No.: 226.13-1-15 & 226.13-1-16 (To be merged)
Lot Size: 1.95 acres Total
Zoning Classification: RCH-LS (Residential Commercial High Density)
Code References: 175-37 & 175-55
SEQRA: Unlisted
Project Description: The applicant proposes the construction of a 30 ft. x 100 ft. rack-style boat storage building over the north-central portion of the parcel. In addition, a 40 ft. x 60 ft. building addition to the rear of the main building as indoor service space. New asphalt pavement will be installed over the northerly access drive and over portions of the existing gravel storage yard. Site Plan Review is required for all major stormwater projects and for commercial boat storage.

Application Type: Subdivision SUB1-2020
Applicants: Todd & Rosemary Earl
Owners: Todd & Rosemary Earl
Location of Property: 160 Bloody Pond Rd
Tax Map No.: 264.04-1-41
Lot Size: 5.55 total acres
Zoning Classification: RM-1 (Residential Medium Density – 1 acre)
Code Reference: 150-7
SEQRA: Unlisted
Project Description: The applicant is proposing to subdivide a 5.55 acres lot into two lots: larger lot being 2.8 acres and smaller lot 2.75 acres respectively. Site Plan Review is required for minor subdivisions.

REGULAR MEETING

Application Type: After-the-Fact Modification to Site Plan Review SPR8-2019
Applicant: JPGross Properties, LLC
Owner: JPGross Properties, LLC (Joseph Gross)
Agent: Nick Zeglen (EDP)
Location of Property: 43 Trinity Rock Road
Tax Map No.: 238.08-1-74.2
Lot Size: 1.52 acres
Zoning Classification: RCH-LS (Residential Commercial High Density – Lakeshore)
Code References: 175-37, 175-28.1 & 175-91
Project Description: This is an After-the-Fact modification to a previously approved project where a series of boulder retaining walls in excess of 6 ft. have been constructed along the lower garage driveway entrance which were not included on the approved site plans. Site Plan Review is required for any after-the-fact modifications to approved site plans.

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.