AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
MAY 21, 2025

MEETING WILL BEGIN AT 5:00 PM

PUBLIC HEARING:

APPLICATION: SPR#13-2024
APPLICANT: MARINE VILLAGE – LAURA KOHLS
TAX MAP: 251.14-3-31
ADDRESS: 370 CANADA STREET
ZONE: COMMERCIAL RESORT
SEQR: UNLISTED

This application and public hearing was tabled during the January 15, 2025, meeting as the Board requested specific information from the applicant such as: updated site plan showing the disconnect note to include "it would be cut and buried", a detailed plan showing the existing gutter system, an updated site plan to show the update deck size, an updated site plan to show the window changes on the three left units, and an updated plan that shows more plantings. After the January 15, 2025, meeting, Miller, Mannix, Schachner, and Hafner submitted an appeal regarding the Director of Planning and Zoning's determination letter. SPR#13-2025 remained untouched by the Planning Board until a determination was made by the Zoning Board. On April 2, 2025, the Zoning Board made a resolution to deny the appeal, stating that the Director of Planning and Zoning's determination letter was correct and that a variance was not needed. The Planning Board can now continue their review of the project.

NEW BUSINESS:

APPLICATION: SUP#1-2025 (SKETCH PLAN)
APPLICANT: ADIRONDACK TRUST COMPANY
TAX MAP: 264.06-2-49, 264.06-2-50, & 264.06-2-35
ADDRESS: 75-77 CANADA STREET
ZONE: COMMERICAL MIXED USE
SEQR: UNLISTED

Applicants are seeking a sketch plan review for a possible project that consists of constructing a new commercial bank with drive-through lanes at 77 Canada Street. Commercial bank construction is permitted in the Commercial Mixed-Use zone; however, constructing the drive through lanes is the reason behind the special use permit request. The lanes will be located in the existing parking lot; that way the current vehicle circulation pattern remains the same. The commercial site will offer 33 parking spaces for public customer use. The Board's feedback will determine how the project proceeds with the Special Use Permit and Site Plan Review.

AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
MAY 21, 2025

<u>APPLICATION: SPR#2-2025</u>
APPLICANT: STEPHANIE AND RYAN FREGOE
TAX MAP: 251.18-3-16
ADDRESS: 33 JAMES STREET
ZONE: RESIDENTIAL MIXED USE
SEQR: TYPE II

Applicants are seeking approval to replace an existing garage apartment structure with a 24 x 24 two-car garage with a second story to accommodate a one-bedroom apartment. Applicants appeared before the Zoning Board on May 7, 2025, and obtained a variance for relief of the rear-yard setback. If the project obtains approval, the construction will take three to four months to complete.

<u>APPLICATION: SPR#3-2025</u>
APPLICANT: THE LAGOON – MARK FRENCH
TAX MAP: 251.18-3-57
ADDRESS: 204 CANADA STREET
ZONE: COMMERCIAL RESORT
SEQR: TYPE II

The applicant is seeking approval for two Sarasota steel louvered pergolas to be installed on the existing deck, side by side, for his business, The Lagoon. If the project obtains approval, the construction will take two to three days to complete and will allow them to forego future planning and zoning board requests for temporary tents.

<u>APPLICATION: SC#1-2025</u>
APPLICANT: JAMO'S PUB
TAX MAP: 251.18-3-58
ADDRESS: 192 CANADA STREET
ZONE: COMMERCIAL RESORT
SEQR: TYPE II

The applicant is seeking approval for a sidewalk café for their new business, Jamo's Pub. There was prior approval for this location when it was Jack Barry's (and formerly SJ Garcia's); but per our Village Code, each new business utilizing a sidewalk café needs their own individual approval. The sidewalk café will be located on the left side of the front door and will have a fence made of lumber and iron to enclose the café. The applicant plans to use the existing four tables and eight chairs, and the hours of operation will be from 11:00am to 12:00am. An application for liquor license has been submitted to the State Liquor Authority so once approved, alcohol will be served once license is obtained. A NYS DOT permit will be submitted as well.