

**AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
JUNE 18, 2025**

MEETING WILL BEGIN AT 5:00 PM

OLD BUSINESS:

APPLICATION: SPR#2-2025

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 construct a 24 x 24 two-car garage with a second story on their property. Applicants appeared before the Zoning Board on May 7, 2025, and obtained a variance for relief of the rear-yard setback. The Planning Board reviewed the application at their May 21, 2025, meeting and tabled it as the Board requested more information from the applicant. At this meeting, the Planning Board will now review the application as they have answers to their unanswered questions. If the project obtains approval, the construction will take three to four months to complete.

PUBLIC HEARINGS:

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. During the May 21, 2025, meeting, the Planning Board tabled the application as they needed time to read a letter from “Miller, Mannix, Schachner, and Hafner” as it was received after office hours on May 20, 2025. During this meeting, the Planning Board will review two items: the possibility of establishing a special meeting regarding SEQR review and if any further site/civil engineering assessment is required.

APPLICATION: SUB#1-2025

APPLICANT: DEBRA JORDAN

TAX MAP: 251.18-4-2

ADDRESS: 89 & 91 CANADA STREET

ZONE: COMMERCIAL MIXED USE

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JUNE 18, 2025**

SEQR: UNLISTED

Applicants are seeking approval for a minor subdivision to divide two commercial buildings from a family home which are all currently on the same parcel. The size of the parcel to be subdivided is 1 acre, and two lots will be created. There will be no new development on either parcel. Lot#1 will contain one wood-framed house with a garage, while lot#2 will contain two wood-framed commercial buildings and a parking lot. On March 19, 2025, the Planning Board tabled the application as applicant had to appear before the Zoning Board for the setbacks. The applicant appeared before the Zoning Board on June 4, 2025, and obtained variance approval. The Planning Board can now continue reviewing the subdivision.

APPLICATION: SUP#2-2025
APPLICANT: TENSEN GRAL
TAX MAP: 264.06-2-14
ADDRESS: 30 SEWELL STREET
ZONE: RESIDENTIAL / RESIDENTIAL MIXED USE
SEQR: UNLISTED

Applicants are seeking approval to transform their long-term rental into a retail boutique for their business, Tensengral. The project would be compatible with the surrounding properties because they consist of a boat yard, a liquor store, a restaurant, and a laundromat. There will be parking for 6 vehicles in the driveway, and there will be no alteration in existing traffic patterns on Sewell Street. The hours of operation will align with the surrounding business hours of operation and will not cause any business conflicts. Per our use table, the Residential Zone prohibits neighborhood commercial retail; however, per §220-14, it changes certain tax maps from the Residential to Residential Mixed-Use. The tax maps listed in the statute are of this owners' property; so even with the property showing residential, it will follow the Residential Mixed-Use column under the Village use table in §220.

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

Applicants are seeking approval for a 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. This project was proposed to the Planning Board at their May 21, 2025, meeting; and now with more details, the Planning Board will start their review.

NEW BUSINESS:

APPLICATION: SPR#4-2025
APPLICANT: ADIRONDACK TRUST COMPANY
TAX MAP: 264.06-2-49, 264.06-2-50, & 264.06-2-35

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PLANNING BOARD MEETING
JUNE 18, 2025**

**ADDRESS: 75-77 CANADA STREET
ZONE: COMMERCIAL MIXED USE
SEQR: UNLISTED**

Applicants are seeking approval for a project that consists of constructing a new commercial bank at 77 Canada Street. The construction will measure 3,000 square feet and will be on the old site of the Adirondack Pancake House. The project will consist of constructing a bank from the ground up, resurfacing the existing parking lot, constructing new sidewalks, and adding in some site landscaping. Applicants are aware that they will be working alongside SHPO. Stormwater management will be labelled as minor, and a SEQR review will be conducted by the Board.

**APPLICATION: SPR#5-2025
APPLICANT: NANCY JEFTS
TAX MAP: 251.14-2-23
ADDRESS: 17 OLD POST ROAD
ZONE: RESIDENTIAL
SEQR: TYPE II**

Applicants are seeking approval to modify their existing house to construct a bedroom, full bath, and enclose an existing 4' 2 ½" x 14' porch for a mudroom entry. The bedroom will measure 14' by 26' and will have a 6' 4" x 8' 11" walk-in closet. Both the bedroom and the closet will be on top of the existing flat roof garage and will have a 4' x 4' access landing with steps on the southern side of the house. The existing 9' x 11 ½" den will transform into a 9' x 9' full bath and will remove 2 existing closets to create a 3' 8" x 14' hallway to access the new bedroom and bath. There will be no change to the use and SEQR review is exempt as there will be no appreciable change to the footprint.

**APPLICATION: SIGN#11-2025
APPLICANT: TENSENDRAL
TAX MAP: 264.06-2-14
ADDRESS: 30 SEWELL STREET
ZONE: RESIDENTIAL
SEQR: TYPE II**

Applicants are seeking approval for one sign for their business, Tensengral. Their free-standing oval sign will be placed in the front yard, near the mailbox, and will be held up by a dark brown stand. The sign will measure 48" by 24" tall and will be made of wood. The background of the sign will be dark brown, and the business name "Tensengral" will be displayed with light ivory-colored letters. The letters will be carved into the wood and will measure 6". The sign will also have a ½" inch ivory border that will not be raised. The applicant said no graphics would be proposed and there would be no lighting to illuminate the sign.

**APPLICATION: SIGN#12-2025
APPLICANT: CHEF M GRILLHOUSE
TAX MAP: 251.14-3-9
ADDRESS: 287 CANADA STREET
ZONE: COMMERCIAL MIXED USE**

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SEQR: TYPE II

Applicants are seeking approval for one sign for their business, Chef M Grillhouse. Their rectangular wall sign will be placed above the door of their establishment. The sign will measure 24 square feet and will be made of vinyl. The background of the sign will be maroon, and the business name “Chef M Grillhouse” will be displayed with white letters. The letters will be made of vinyl and measure between 4” and 12”. The sign will have a black 2” border that will not be raised and will be made of vinyl. There will be graphics on the sign that consist of the Grillhouse Flame graphic with utensils and will measure 26”. The applicants plan to use the existing overhead fluorescent tube lighting to illuminate the sign.

APPLICATION: SC#2-2025

APPLICANT: CHEF M GRILLHOUSE

TAX MAP: 251.14-3-9

ADDRESS: 287 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

Applicants are seeking approval for a sidewalk café for their new business, Chef M Grillhouse. There was prior approval for this location when it was Alibaba Express; but per our Village Code, each new business utilizing a sidewalk café needs their own individual approval. The sidewalk café will be in front of the restaurant and will be surrounded by a plastic resin fence. The applicant plans to have flower boxes filled with annuals as well as have 15 chairs with 6 tables and umbrellas for the seating area. There will be no State Liquor Authority jurisdiction as the applicant will not be serving alcohol; however, a New York State Department of Transportation permit was submitted for review.

MINUTES:

April 16, 2025 (CS, PD, KM, WA, DH)