

**AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
SEPTEMBER 17, 2025**

MEETING WILL BEGIN AT 5:00 PM

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 were tabled during the June 18, 2025, meeting because the applicant hired an engineer at the request of the Planning Board and in response to a letter received from Miller, Mannix, Schachner, and Hafner. The applicant's attorney also requested additional time for them to respond to the received correspondence. Now with more details, the Planning Board will continue their review of the project. The project still currently entails a second story addition on top of an existing maintenance/laundry building, which will host 7 new hotel rooms and a rooftop deck.

OLD BUSINESS:

APPLICATION: SC#2-2024 (MODIFICATION)

APPLICANT: KICKING COUNTRY – ROB LANGLEY

TAX MAP: 251.14-2-1

ADDRESS: 325 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

Applicants obtained approval at the July 16, 2025, Planning Board meeting for an alteration to their existing sidewalk café. The motion created must be amended as the proposed greenery wall of 60" is not permitted per Chapter 168-4 (C) (5). The Planning Board has no authority to approve the 60" height unless a variance is obtained through the Zoning Board. Therefore, the motion will follow the statute regulations and allow the greenery wall, but it must be 36" in height. As of now, the greenery wall was removed from the sidewalk café area.

NEW BUSINESS:

APPLICATION: SPR#9-2025

APPLICANT: VILLAGE MALL – SEAN QUIRK

TAX MAP: 251.18-3-57

ADDRESS: 204 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: UNLISTED

Applicants are seeking approval to complete exterior improvements to their existing multi-tenant retail mall to winterize the building for year-round use. They would like to update their façade by adding new windows, doors, and siding; but they also want to move their kiosk to another location on the property and expand their deck. Other improvements include patio enhancements and a new concrete ramp. Two variances were obtained at the September 3, 2025, Zoning Board meeting for the deck and the kiosk as both were within the 50-foot setback. Stormwater management is considered exempt for this project as the total area of proposed disturbance and impervious surface is within the allowable square footage threshold for exemption. The project costs roughly 2 million dollars to complete and is part of the Lake George Downtown Revitalization Initiative project.

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APPLICATION: SC#3-2025

APPLICANT: MAMA’S CORNER CAFÉ – AHMED ASHMAWY

TAX MAP: 251.18-3-62

ADDRESS: 176 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: TYPE II

Applicants are seeking approval for a sidewalk café for their business, Mama’s Corner Café. The parcel had previous sidewalk café approval when it was “Bella’s Deli” back in 2015; but per the Village statute, a new business must obtain approval from the Planning Board if they want a sidewalk café attached to their business license. The sidewalk café will be on their concrete landing and will be surrounded by an existing metal railing. The applicant plans to have flower boxes attached to the railing, and each box will have flowers planted in them. Two (2) two-tops will exist on the landing and both tables will not have umbrellas or other decor. 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 is underway.

APPLICATION: SC#4-2025

APPLICANT: BAMBAZ MAC N’ CHEESE – VINCENT CIANCIOLO

TAX MAP: 251.18-3-63.2

ADDRESS: 164 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: TYPE II

Applicants are seeking approval for a sidewalk café for their business, Bambaz. The parcel had previous sidewalk café approval when it was “Saltwater Cowboy” back in 2013; but per the Village statute, a new business must obtain approval from the Planning Board if they want a sidewalk café attached to their business license. The sidewalk café will be on their concrete landing and will be surrounded by an existing metal railing. The applicant plans to have flower boxes attached to the railing, and each box will have flowers planted in them. Two (2) two-tops will exist on the landing and both tables will not have umbrellas or other decor. 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 is underway.

MINUTES:

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