

AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
SEPTEMBER 16, 2026

MEETING WILL BEGIN AT 5:00 PM

NEW BUSINESS:

TAX MAP:	251.18-3-57
OWNER/APPLICANT:	GNSD ENTERPRIZES LLC
AGENT:	PHINNEY DESIGN GROUP, ENVIRONMENTAL DESIGN PARTNERSHIP
ADDRESS:	204 CANADA STREET
ZONE:	COMMERCIAL RESORT (CR)
APPLICATION:	SPR #5 - 26
SEQR:	UNLISTED

Applicants propose a comprehensive renovation of an existing mixed-use commercial building containing retail and a restaurant. The existing building footprint is to remain the same, while the existing decks at the lakeside are to be expanded from 700SF to 2,400 SF total. The renovation will also involve rebuilding the roof structure to allow for additional floor space at the rooftop level, where restaurant seating, and some office space will go. To add program to the rooftop level, stair and elevator towers are required which bring the building height from the existing ~37FT to 47'-7" which requires a variance. The renovation will also include comprehensive exterior façade improvements, new architectural design elements, and enhanced/enlarged outdoor seating areas down by the Lakewalk. The interior of the building will see a reduction in retail space and an expansion of restaurant space to include nearly 400 seats and multiple kitchen areas and bars. The applicant is also proposing modifications to an existing easement over the Lakewalk area, which needs approval by the Village Board.

MINUTES:

August 19, 2026 (KM, PD, WA, DH)