

Levack Real Estate, Inc.

Lake George NY's #1 Development Parcel



Property Highlights

- 12.7 Acres
- Corner Lot
- Municipal Sewer and Water
- PUD Zoning Available





R. Mark Levack

33 Park Street Glens Falls, NY 12801

Former Water Park

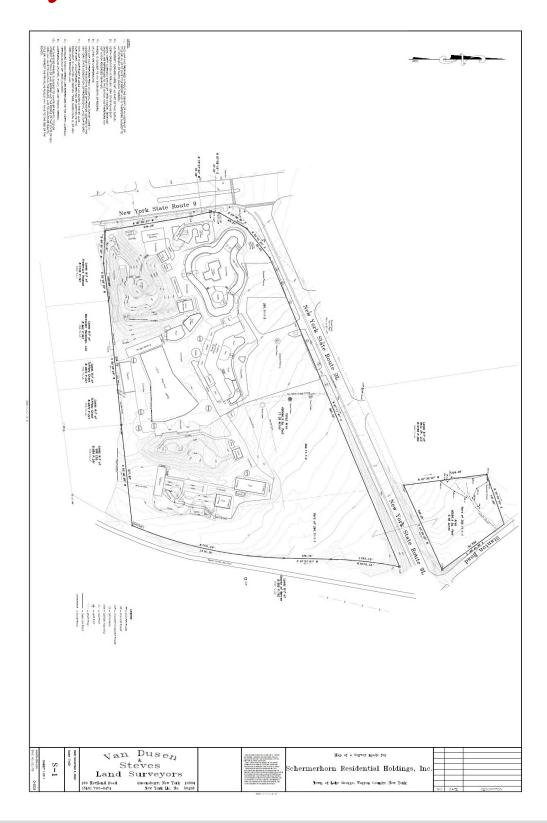
The water park and all physical structures have been removed. The seller has completed extensive grading and site improvements. This parcel is "spade ready" for development.





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Survey





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Photos









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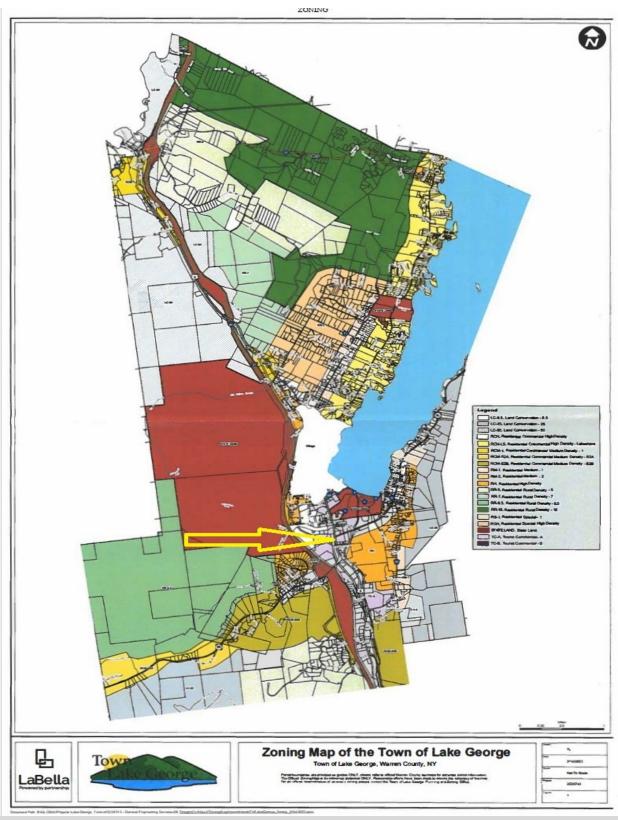
Tax Maps





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Zoned TC-A





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TC A Permitted Uses

ZONING

175 Attachment 6

Town of Lake George

Schedule I Use Controls [Amended 11-16-2020 by L.L. No. 6-2020; 5-10-2021 by L.L. No. 1-2021; 3-27-2023 by L.L. No. 1-2023]

	Land Conservation LC-50 LC-25 LC-8.5	Residential Rural RR-10 RR-8.5 RR-7 RR-5	Residential Medium & High RM-1 RM-2 RH	Residential Special RS-1 RSH	Residential Commercial Medium RCM-1	Residential Commercial Medium RCM- S2 A RCM-S2 B	Residential Commercial High RCH	Residential Commercial High RCH-LS	Tourist Commercial A TCA	Tourist Commercial E
Accessory apartment	27.0.00	SPR	SPR		SPR	SPR	SPR	SPR		
Accessory structure	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Agricultural uses	SPR	SPR							SPR	SPR
Auto body repair shop						SPR	SPR		SPR	SPR
Bank							SPR		SPR	SPR
Bed-and-breakfast		SPR						SPR	100000	71.11
Boathouse, private		0	SPR	SPR				SPR		
Boat repair shop				SPR		SPR		SPR		
Boat storage, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU		
Boat storage, commercial						SPR		SPR		
Boardinghouse 1	SPR	PU	PU	PU	PU	PU	PU	PU	PU	PU
Boardinghouse 2		10		SPR		10	SPR	SPR	SPR	10
Bowling alley				57.11				DI II	SPR	SPR
Campground	SPR	SPR							SPR	SPR
Car wash	DI IC	DI K							SPR	SPR
Cemetery		PU	SPR						Dire	DI IC
Club, membership		SPR	DIA				SPR			
Convenience store		DI K			SPR	SPR	SPR	SPR	SPR	SPR
Convention and exhibit					JI K	OI IX	SPR	JI K	SPR	SPR
center							DI IC		DI IC	DI K
Day-care-center		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Distillery/brewery		DIK	DI K	SIK	SPR	SPR	SPR	JI K	DI K	SIK
Dock, private				SPR	JI K	DIA	DIK	SPR		
Drive-in restaurant				DIK				DI IC	SPR	SPR
Dude ranch		is a			SPR	SPR		SPR	SPR	SPR
EVSE station	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Essential public service	PU	PU	PU	PU	PU	PU	PU	PU	SPR	SPR
Filling station	10	10	10	10	10	10	10	10	SPR	SPR
Firing range		SPR							DIK	JI K
Forestry use	SPR	SPR								
Funeral home	SIL	DIK					SPR		SPR	SPR
Game preserve		SPR					SIK		DI K	SIK
Garage, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
General commercial	IAU	IAU	170	170	SPR	SPR	SPR	SPR	SPR	SPR
Golf course	SPR	SPR			JI K	SIK	Dr K	JFK .	SFK	SFK
Group camp	SER	SPR		1	SPR	SPR				
Health-related facility		ork	SPR		SPR	SPR	SPR	-	SPR	SPR
Home occupation, Type I	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Home occupation, Type II	rAU	FAU	rAU	FAU	SPR	SPR	SPR	SPR	SPR	SPR
Horse stable, private		SPR	SPR		SPK	ork	ork	SPK	SPK	SPK
		SPR SPR								
Horse stable, public		SPR	SPR	1	1	1				

175 Attachment 6:1 Supp 21, Mar 2023

ZONING

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Solar array	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	
Solar farm, and ground mounts	SPR	SPR				SPR					
Storage, commercial					SPR	SPR					
Swimming pool, commercial				PAU	PAU	PAU	PAU	PAU	PAU	PAU	
Swimming pool, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	
Tavern									SPR	SPR	
Telecommunications towers and facilities	Site Plan Review per § 175-67										
Timber harvesting, commercial	SPR	SPR				SPR					
Tourist accommodation					SPR	SPR	SPR	SPR	SPR	SPR	
Tourist attraction						SPR in S2B only			SPR	SPR	
Tourist timeshare project		0				1		SPR			
Travel trailer park	SPR	SPR									
Tree farms/480 forestry	SPR	SPR				SPR					
Two-family dwelling		SPR	SPR		SPR	SPR - RCM S2B only	SPR	SPR			
Veterinary clinic		SPR	SPR								
Wharf, commercial			0.000.000.00	SPR				SPR			
Wharf, private				PAU				PAU			
Wholesale trade									SPR	SPR	
Wind energy project	SPR	SPR				SPR					

- NOTES: Any use involving substantial land disturbance will require a stormwater permit and a site plan as described in § 175.21G.

 Use of a temporary, portable sawmill for greater than four consecutive months is subject to site plan review. Use that falls below this threshold is a permitted use.

- PU Permitted Use
 PAU Permitted Accessory Use
 SPR Permitted by Site Plan Review



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33 Park Street Glens Falls, NY 12801

PUD Zoning

Town of Lake George, NY Tuesday, February 11, 2025

Chapter 175. Zoning

Article IV. District Regulations

§ 175-14. Use regulations.

- A. Permitted uses. A use shall be permitted in a given zoning district if it is listed in Schedule I^[1] as a permissible use for that district, provided that all other requirements of this chapter are met, [1] Editor's Note: Said schedule is included as an attachment to this chapter.
- B. Accessory use or structure. An accessory use or accessory structure shall be permitted if the use to which it is accessory is a lawful use pursuant to the terms of this chapter and for which a permit or variance has been issued, if required, pursuant to the terms of Article XI. An accessory use is allowed in two or more contiguous zoning districts, provided that both the principal use or principal building and the accessory use are permitted in each of those zones.
- C. Nonpermitted uses. Any use which is not a permitted use by right or by site plan review in a given zoning district or which is not an accessory use to such a permitted use or site plan review use shall be a nonpermitted use and shall be prohibited in that zoning district, unless a use variance has been granted in accordance with this chapter.
- D. Site plan review uses. A use listed in Schedule I or regulations hereof as a site plan review use for a given zoning district shall be permitted in that district when approved in accordance with Article VI hereof, provided that all other requirements of this chapter are met.
- E. Planned unit developments. The purpose of a planned unit development (PUD) is generally to allow greater flexibility in the configuration of buildings and/or uses on a site than is allowed in the dimensional requirements of this chapter in order to create the opportunity for a public benefit, which could include the general replenishment of the housing stock, office space, or other publicly beneficial uses identified in this section, including but not limited to health care, institutional or child-care facilities. A major goal of PUDs is to encourage unified plans that provide a more complete and integrated package of uses (hopefully including special amenities) over piecemeal development. All PUDs are required to obtain site plan review approval by the Planning Board. [Added 5-10-2021 by L.L. No. 1-2021; amended 3-27-2023 by L.L. No. 1-2023]
 - (1) Location, PUDs will be allowed as a proposed use in the Tourist-Commercial-A (TC-A) Zoning District, only within those areas of the district that fall within the APA's "hamlet" land use classification, and may be comprised of other uses found in Schedule II.
 - (2) Uses. The mixing of residential and commercial uses is required, although under certain circumstances the Planning Board may accept a PUD application submission with the primary and sole use being multifamily residential dwellings or institutional uses, such as health care and medical facilities or educational facilities. Such circumstances would include, but not be limited to, inadequate access to major thoroughfares, lack of road frontage, and site development limitations.
 - (a) Single-family dwellings are not allowed as part of a PUD.
 - (b) Hotels and motels (tourist accommodations) are not allowed as part of a PUD.



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PUD Zoning

- (c) All general retail, commercial and professional office uses will be allowed as part of a PUD. For a PUD with both retail/commercial/office and residential uses, the first floor shall be comprised of only retail/commercial/office uses.
- (d) No heavy industrial, light industrial or public/private utility uses are allowed as part of a PUD.
- (e) No short-term residential rentals or multifamily dwelling units that are individually owned (townhouses/condominiums), as defined in this chapter, are allowed at PUD sites. Multifamily dwellings that are non-owner-occupied, such as apartments, are required as part of a PUD.
- (3) Incentives. Temporary tax abatements or tax exemptions may be considered by the Town Board based on the overall benefit a PUD may provide to the community at large. Minimum requirements for such benefit would include, but not be limited to, institutional uses such as health-care and medical facilities, ancillary education facilities, or if a minimum of 50% of the multifamily dwelling units proposed are "market-rate" rentals. Consideration will also be given for projects that obtain LEED and/or other "green" building and site design certifications, such as LID certification.
- (4) Standards. The standards set forth below apply to any PUD and supersede the dimensional requirements identified for the TC-A Zoning District in Schedule II.
 - (a) Maximum lot coverage. The maximum lot coverage for any PUD shall be 70%, with the remaining 30% of the lot coverage being "green space" or "open space" and not permeable infrastructure.
 - (b) Minimum lot size, A minimum of five acres is required for the PUD use.
 - (c) Density requirements. There will be no minimum density requirements for multifamily dwelling uses as part of a proposed PUD, provided that the PUD adheres to the maximum lot coverage and height requirements set herein; however, any multifamily dwelling units proposed must be a minimum of 600 square feet. Any amount of commercial, retail or institutional use space will be allowed, provided that the PUD adheres to the maximum lot coverage and height requirements set herein.
 - (d) Height requirements. All proposed PUDs must adhere to the forty-foot height regulation required by the APA and the Town Zoning Ordinance.
 - (e) Property line setbacks. The setbacks required for a PUD shall be the underlying setback requirements detailed in Schedule II, Dimensional Requirements.
 - (f) Stormwater design, Green infrastructure and low-impact development (LID) stormwater controls are required as part of a PUD, and shall be utilized where possible within the 30% "green space" or "open space" where site limitations do not exist.
 - (g) Sanitary sewer or on-site septic. Any PUD proposals that are able to connect to public sewer shall be required to do so and will be encouraged to provide on-site pretreatment devices if necessary. All PUD proposals that are unable to connect to public sewer shall install enhanced on-site wastewater treatment systems. Any and all sanitary sewer or onsite septic shall adhere to other provisions found in Town Code Chapter 115, as well as applicable NYS DOH and NYS DEC codes based on public system connection or private system design and capacity.
 - (h) Potable water. All PUD proposals that are able to connect to public water shall be required to do so and will be required to consult with the Village Water Department regarding water pressure requirements, All PUD proposals that are unable to connect to public water shall install on-site potable water wells and will be encouraged to install treatment devices. Any and all public or private water supply shall adhere to applicable NYS DOH standards.



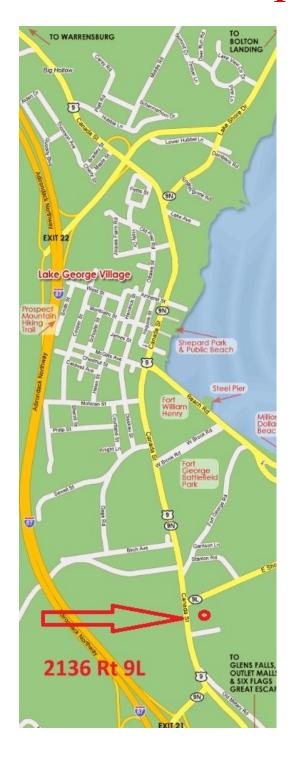
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PUD Zoning

- Electric and cable. Underground electric and cable services will be highly encouraged as part of PUD proposals.
- (j) Traffic and circulation. Circulation patterns and traffic on PUD sites and in relation to their surroundings will be analyzed and commented on by the Planning Board, Warren County Planning Department and NYS DOT. A PUD must have a minimum of two means of ingress/egress. Creation of sidewalks is highly encouraged as part of a PUD to promote walkability, and the connection of PUDs to existing sidewalks is required. For PUDs with over 50 multifamily residential dwellings proposed, and/or with over 20,000 square feet of commercial/retail/institutional space proposed, a traffic impact analysis must be completed.
- (k) Parking. Off-street parking requirements set forth in Schedule III of this chapter shall be adhered to, but may be amended at the request of the applicant and by approval of the Planning Board. Parking may be proposed underground or below structures, or on the first level of/within structures, shielded by retail or commercial space on the street level. No onstreet parking or standalone parking garages will be allowed for a PUD. Parking lot landscaping is required pursuant to Appendix I, Commercial Design Guidelines and Regulations, of this chapter.
- (I) Renewable energy. Rooftop solar arrays for on-site electric consumption and on-site electric vehicle charging stations are highly encouraged as part of PUD proposals. Permit fees for these accessory uses shall be waived if they are part of a PUD proposal.
- (m) Design. The Commercial Design Guidelines and Regulations found in Appendix I of this chapter must be adhered to for PUD proposals.
- (5) Smart growth. All smart growth principles will be highly encouraged to be incorporated into PUD proposals. Those principles are:
 - (a) Mixing land uses.
 - (b) Compact building design.
 - (c) A range of housing opportunities and choices,
 - (d) Creating walkable "neighborhoods."
 - (e) Fostering distinctive, attractive "communities" with a strong sense of place.
 - (f) Preserving open space, natural beauty and critical environmental areas.
 - (g) Strengthen and direct development towards existing communities.
 - (h) Provide a variety of transportation choices.
 - (i) Make development decisions fair and cost effective.
 - (j) Encourage community and stakeholder collaboration in development decisions.

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Location Map





R. Mark Levack

President



For 38 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our staff will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience.

We would be honored to represent you.



Levack Real Estate, Inc.

"Professional Realtors for a growing community"

