

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
JANUARY 16, 2013  
PLANNING BOARD MINUTES**

**Board members present:** Chuck Luke – Chairperson this evening, Dean Howland, Walt Adams

**Board members absent:** Patricia Dow, Robert Mastrantoni, Dan Wolfeld

**Others present:** Carol Sullivan (Secretary), Doug Frost (Enforcement Officer)

***REGULAR MEETING***

No public attendance.

Chuck opened the meeting at 7 PM.

**MINUTES**

November 28, 2012 (PD, CL, WA)

December 18, 2012 (PD, CL, DW)

Review/approval of the minutes is delayed due to attendance.

**TAX MAP: 264.06-1-60**

**OWNER/APPLICANT: BILL AND KATHY BOSY**

**ADDRESS: 85 MOHICAN ST.**

**ZONE: RESIDENTIAL MIXED USE**

**SITE PLAN APPLICATION #1301**

**SPECIAL USE APPLICATION 1301SUP**

Applicant is proposing construction of a new 24 unit apartment complex. All 24 units will be senior living apartments for age 55 and older. The existing cottages will be demolished and existing landscaping will be removed. All stormwater will be captured on the property. Each apartment will have one assigned parking spot. There will be two extra parking spots which can be used by visitors. New landscaping will be installed throughout the area.

Chuck explained to the applicant the Special Use Application would be reviewed first and then the Site Plan application. The Special Use Application adds some criteria for review in some of the zoning areas when a particular use is being proposed. In this particular instance the zone is residential mixed use and apartment housing in this zone requires some additional review to ensure the use is compatible with the surrounding area and to allow the public to speak for or against the particular project. During Site Plan review the Board looks at criteria such as design, construction, parking, landscaping and stormwater management.

Chuck opened the Public Hearing and noted there was no public attendance.

Chuck mentioned the area at one time was seasonal cottages which over time have been rented year round. The proposed project is for a 24 unit apartment house. Chuck commented the Board will review the proposed complex to determine if the use is compatible with the surrounding area. Chuck mentioned that there isn't much of a change in the use because the cottages are now rented all year long.

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The Board agreed the apartment complex is compatible with the zone and surrounding properties. There are single family homes, another year round cottage complex across the street and another apartment building two properties to the east (81 Mohican also owned by the applicants). The Board agreed the use is appropriate in the area and will be an enhancement to the area.

**MOTION:** Chuck Luke made a motion to approve the Special Use Application for a 24 unit senior adult (age 55 and over) living apartment complex.

**2<sup>ND</sup> MOTION:** Walt Adams.

Chuck Luke	Dean Howland	Walt Adams
Aye	Aye	Aye

Aye = 3 Nay = 0. Motion carried

Chuck closed the Public hearing and continued with review of the Site Plan application.

Chuck asked Bill to present his project to the Board. Bill mentioned the complex will be almost identical to the complex he owns at 81 Mohican. There will be an increase in units; 81 Mohican is 16 units and the proposed complex will be 24 units. The new complex will be wood frame construction, vinyl siding and the roof will be a lifetime architectural shingle. The roof will be "estate" gray. The vinyl siding will be English Wedgewood which is a grayish blue. Both the roofing and vinyl siding have been used at the 81 Mohican St. complex. Bill mentioned currently there are approximately 30 pines/oaks on the property. All of the trees are very old and very tall. He is proposing to remove all the existing vegetation and replace it with crimson red maples and regular maples totaling 6 trees. He will also plant rhododendrons and Japanese yews. LED down lighting will be used. There will be 26 parking spaces. Eventually there will be a sign similar in design to the sign at 81 Mohican. The building is 32.6 feet tall.

The Board agreed, the building and the construction appear to be well designed. Dean asked if all the trees are on Bill's property or if there are some on Village property. The Board agreed if any of the trees are on Village property Bill will have to get approval from the Board of Trustees to remove those trees.

Dean mentioned a major stormwater plan will need to be prepared because the disturbance is over 15,000 square feet. The Board discussed the stormwater issue and the need for a major plan. Currently the plan does show the installation of 8 stormwater drywells. An engineer will need to determine if these drains are sufficient. When preparing the plan an engineer will know how to fit the 8 drywells into the plan and whether or not additional stormwater drains/rain gardens etc. are needed. The Board agreed a major stormwater plan needs to be prepared by an engineer.

Chuck mentioned he believes the complex is an enhancement, he believes it is designed well and will look very nice. Roofing, vinyl siding, parking, down lighting and landscaping appear to all be in order. Everything appears to be in order except for the stormwater plan. The Board agreed.

Doug agreed to view the property with Bill in order to determine which trees, if any, are on Village property.

The application is tabled until such time a stormwater plan can be presented to the Board.

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**MOTION:** Chuck Luke made a motion to table the Site Plan review. Once a major stormwater plan is presented to the Board review of the application will continue.

**2<sup>ND</sup> MOTION:** Walt Adams.

Chuck Luke	Dean Howland	Walt Adams
Aye	Aye	Aye

Aye = 3 Nay = 0. Motion carried

**MOTION:** Chuck Luke made a motion to adjourn at 7:37 PM.

**2<sup>ND</sup> MOTION:** Walt Adams

Chuck Luke	Dean Howland	Walt Adams
Aye	Aye	Aye

Aye = 3 Nay = 0. Motion carried

Respectfully submitted,

***Carol Sullivan***

January 25, 2013