

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
FEBRUARY 15, 2012
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni - Chairperson, Patty Kirkpatrick, Chuck Luke, Dan Wolfeld

Absent: Patricia Dow

Others present: Tom Zappieri, Ed Esposito, Kristen Depace, Ray Perry

Robert opened the meeting at 7:00 PM.

REGULAR MEETING

TAX MAP: 251.18-3-71

OWNER/APPLICANT: ADIRONDACK ENTERTAINMENT & RECREATION INC.

ADDRESS: 4 BEACH RD

ZONE: COMMERCIAL RESORT

SITE PLAN APPLICATION #1201

Applicant is removing the current miniature golf course and installing new amusements. Applicant will be adding a carousel which will be covered by a decorative canopy, a spin cart area consisting of ten cars and a 6 bumper boat area. The New York State Department of Transportation maintains an 11 foot 2 inch set back next to the public sidewalk on Canada St.

- Ed Esposito represented Tom Zappieri this evening. Ed explained that the property has suffered extensive water damage. The miniature gold area was affected beyond repair. In addition, plumbing, and drainage issues in the store fronts and arcade have caused a lot of damage to the interior of the buildings. The exterior of the arcade is also damaged. Ed made reference to the detailed explanation that accompanied the application.
- Ed explained the golf course has been torn up and there will be a carousel (70 person ride) installed in the center area where the golf course was. The carousel will be covered by a gazebo. The gazebo will have a Victorian look with white picket fencing as the surround.
- On one side of the carousel will be a water ride (boats) and on the other a cart ride. All rides are pre-engineered with specific square footage requirements.
- Ed explained the black wrought iron fence will remain in place at the property line, separating the property from the public sidewalk. The NYS DOT land will remain inside the fencing and will be maintained as a grassy area. The new amusements will be behind the NYS DOT land and the land will provide a setback between the public sidewalk and the amusements. This land may be sold to Tom Zappieri at some point.
- The existing foot print of the building(s) will not change.
- Utilities and drainage are not changing.
- Green space/landscaping will equal 25% which exceeds the minimum requirement of 15%. This does not include water housed in the pool/boat area and it does not include the NYS DOT land.. There will be benches, sidewalks and plantings throughout the area.
- There is a patio at the back of the storefronts which overlooks the rides. The patio at the side of the Sub Shop is being expanded by 5 feet. These patios will be covered by awnings (pipe) and there will not direct access to the amusement area.
- Robert asked about the arcade. Currently it looks like it is being torn down. Tom explained the back wall and roof are being repaired because of the water damage. Ed explained there will be a canopy entrance over the cave doorway.
- There will be ticket dispensers used for the three rides.

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- There will be three independent fencing systems, one for each ride. These systems contain the rides and also allow for foot traffic to flow throughout the amusement area.
- The Board discussed the design of the area and the amusements. The boat and cart areas are pre-engineered; the size is standard and set by the Company designing/selling the amusements. The same company designs both. These amusements are operated using electricity which has already available from the golf course and arcade.
- Ed mentioned interior renovations to the existing gift shop (Gifts Galore). He mentioned this area will have seating and a 50s theme. Carol pointed out this was not part of the Site Plan application presented this evening. Ed explained that the uses, the pizza shop and the sub shop, are not changing. The gift shop is being converted to dining/seating which will supplement the existing use.
- Ed explained, the prior owner did not do any maintenance on the buildings or the golf course. Pipes froze, roof drains were not cleared and water ran through the walls of the buildings damaging the golf course, walls and floors. Since extensive repair and rebuild is necessary for the buildings and the golf course this new design was created. There is also a roof parapet on the pizza shop that needs to be repaired.
- Ed pointed out they are seeking approval for the extended patio (5 feet) next to the sub shop. In the back where the covered deck area exists there is another opportunity for an expanded deck area.
- Doug mentioned that the project put before the Zoning office was for the amusements and rebuilding that area, along with the patios. The project before the Board tonight does not include the interior dining area or the change in design of the roof at the pizza shop. He pointed out these changes can be reviewed at another time and does not have to be part of the application before the Board tonight which consists of the outdoor amusements. The interior of the building is regulated by the County, however, if this Board wants to review the change of use it can be done at another meeting, as well as the roof change. The Board agreed these additional items will be reviewed at a later date under separate application.
- The Board continued its review of the application before them this evening.
- Chuck mentioned he thinks the concept of the carousel, boats and carts is a great idea, however, what about the arcade, is that remaining? Ed explained, there has been some water damage, however, the use is not changing and repairs are needed because of the water damage. The sub shop and the pizzeria are not changing.
- Patty asked if the amusements will have attendants. Yes, there will be full-time attendants. These attendants also provide assistance to the customers.
- The water for the boat rides is 3 feet deep. There will be 6 boats and the ride lasts 3 minutes.
- Ed provided detailed information regarding the drainage system that is in place. This system is the same as the previous system that was in place when the golf course was operational. There is a cross drain and a cross connection drain with a catch basin inlet. There is an under drain which is a perf-drain with a sock on it and pea stone. The drainage is underneath the pizza shop. There is a detailed sheet in the plans.
- The Board discussed the various entrances/exits. There is a walk way network to get from one attraction to another. Patio areas will not have an entrance to the amusement area; the patio areas will be fenced in. The carousel area will have a fence around it controlled by an attendant.

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- Entrance to the rides is through the arcade and/or the gates located on Canada St.; there is one gate located directly across from the carousel and another further south. There are 16 feet between the carousel and the gate at the public sidewalk. The Board discussed the possibility of lines forming on the Canada St. sidewalk. Ed explained a line can zig-zag throughout the interior and that line could be \pm 30 people; there is fencing within the perimeter where lines can form. The walk systems are all two-way.
- The Board expressed concern with the Canada St. gates providing an egress to and from the amusement area. The Board suggested using the stores or dining area as the exit area(s). The Board agreed the gates facing Canada St. should be kept locked and used only in an emergency. Doug cautioned the Board, the County may require a certain number of gates and may require that they be open for use.
- Dan asked if additional doorways could be added to the side of the arcade, for instance, directly across from the carousel and that doorway would allow for an entrance and exit. This would be a major construction project because the arcade is ramped and not at ground level. It would result in a substantial change to the building.
- New awnings will be installed (pipe awnings) over the patio areas. The Board agreed to table review of the awnings to a future meeting. In addition, Robert mentioned the Board is only reviewing the amusement areas tonight, changes to any façade or changes to any other building will be reviewed at a future meeting.
- Trash removal will not change. Trash containers are housed at the end of the arcade and hidden from view by an enclosure.
- Lighting will use preexisting lighting locations; the wiring is already in place because the golf course used electricity and lighting. The lights are shown on the master plan. Sternberg fixtures will be used at the carousel. The Board agreed they would like to see a picture of the lighting fixtures and would like to see the location of same.

MOTION: Patty Kirkpatrick made a motion to approve construction of rides as presented, bumper cars, bumper boats and carousel as presented in drawings. Awnings and lights are not approved at this time, these items will be reviewed under a separate application. Canada Street gates shown on the plans will be locked except for emergencies or by order of the County. Entrances will be at the south side as shown and through the existing arcade. Existing drainage will be through the North end of the property as shown.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

Ed and Tom expressed concern regarding limiting the gates on Canada St. to emergency use only. The focus of the project is the amusements and family atmosphere which is most visible from Canada St. Not having gates in this area diminishes the scope and profitability of the project. Tom expressed concern that without a gating system on Canada St. people will climb over the fencing to get to Canada St. Also, the North gate on Canada St. is the main access gate to the carousel and the carousel is the main attraction of the amusements. Tom explained that with 70 people riding the carousel there will have to be two exits, however, the gate at the rear will be chained when the carousel is moving. The Board is not comfortable with people lining up on Canada St.; that is why they do not want the gate leading to the carousel open. The sidewalk is narrow in this area. People waiting for tickets or to board the rides must be contained in the amusement area and not on the public sidewalk. The Board continued to have a discussion regarding alternatives for the gating system.

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Doug suggested turning the carousel around so that its actual ride entrance is on the other side; the side closer to the arcade building. Turning the carousel will eliminate the boarding and exiting of the carousel in close proximity to Canada St. The North gate, the gate directly across from the carousel, could then be used. The Board discussed this idea and agreed, turning the carousel was a good idea. The Board is satisfied that having the carousel boarded on the rear side, furthest away from Canada St., will work to eliminate the possibility of lines forming and people congregating on or near Canada St. Chuck indicated he felt the Canada St. gates should stay open. The more gates that are open, the less likely that one area will fill up with people in line.

The Board discussed this new option with Ed and Tom. Tom is agreed the carousel could be turned to allow for boarding/exiting on the side closest to the arcade.

MOTION: Patty Kirkpatrick made a motion to rescind the motion previously made tonight regarding Adirondack Entertainment and Recreation Inc. application #1201.

2ND MOTION: Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

MOTION: Patty Kirkpatrick made a motion to approve the construction of rides which includes a carousel, bumper boats and bumper cars for Adirondack Entertainment center as presented. There will be an entrance to the amusement area at the arcade. The North gate on Canada St. will be an entry to the park area. The South gate (as shown on the plans) located on Canada St. will be locked and used in an emergency or used as required by order of the County. The carousel entrance will be turned to the East side of the property so that boarding/exiting of the carousel is located on the interior of the property and not facing Canada St. Existing drainage will be through the North end of the property as shown. Awnings and lighting are not approved at this time as they will be reviewed under a separate application.

2ND MOTION: Robert Masranton

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

OWNER/APPLICANT: KRISTEN DEPACE

ADDRESS: 50 WEST STREET

ZONE: RESIDENTIAL MIXED USE

SITE PLAN APPLICATION #1204

Applicant is adding a carport to the West side of the SFR located at 50 West St. Applicant has received a variance to allow for a zero sideyard setback.

- Access is from West St. There will be no access from Cooper St.
- The property line is the West side of the driveway. The grassy hill that slopes down to the driveway is Village property. Kristen has received a zero sideyard setback variance, however, because of the grassy slope the carport will not be located directly next to Cooper St.
- The carport appears to be fairly close to West St. Can the carport be moved further to the rear of the house so that it will align with the back corner/fence gate of the house and extend 22 feet towards West St.

MOTION: Dan Wolfeld made a motion to approve the carport addition as shown, provided the car port is located at the back corner of the house and extends 22 feet forward to West St.

2ND MOTION: Patty Kirkpatrick

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Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

TAX MAP: 251.14-3-5**OWNER: BRAY HOLDINGS LLC – RAY PERRY****ADDRESS: 273 – 275 CANADA ST. (SHADY BUSINERSS, MAGIC CASTLE GOLF, PABLO'S)****SITE PLAN APPLICATION: #1203****ZONE: COMMERCIAL MIXED USE**

Application is for a façade change. This change was reviewed at the January 18, 2012 meeting. The Board asked the applicant to return this month in order to discuss the changes and color scheme. The January 18, 2012 minutes address the questions and comments this Board had regarding this change.

- Ray explained to the Board he will be using vinyl cedar shakes in a reddish-terracotta color. He will also be using a board & batten vinyl siding; this type of siding has a vertical look. The Board & batten color is cream. The board & batten design will be on the top of the building and the cedar shake design on the bottom of the building, in between the doors and windows.
- The Board discussed the possibility of using the faux dormers as previously mentioned. Ray indicated he is thinking of doing “something”, perhaps 6 to 8 inch “bump-out” which will look similar to a ledge and will be located above the signs in the location of the gooseneck lighting; the gooseneck lighting is above the signs. This “ledge” will be above each sign and will not be across the entire width of the building. The ledge will be the same color as the cedar shake color. The idea is to add an accent to the building in the location of the signs and lighting. Dan and Ray discussed the installation of a peak (faux dormer) and how it might be designed so as to fit in the space above the signs and lights. After discussing this idea, Ray indicated he thinks this idea might work.
- Goose neck light will be in a rubbed bronze color tone.

MOTION: Dan Wolfeld made a motion to approve the façade change at 273 – 275 Canada St. The colors will be cream and reddish-terracotta. The cedar shake design will be used on the lower part of the building and will be the reddish-terracotta color. A faux dormer will be added using the reddish-terracotta color. Rubbed bronze goosenecks will be installed above the signs.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

MINUTES

July 20, 2011 (RM, PK, CL)

MOTION: Patty Kirkpatrick made a motion to approve the minutes as presented.**2ND MOTION:** Chuck Luke

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

November 16, 2011 (RM, CL, DW)

MOTION: Chuck Luke made a motion to approve the minutes as presented.**2ND MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

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January 18, 2012 (CL,PD, PK, DW)

MOTION: Patty Kirkpatrick made a motion to approve the minutes as presented.

2ND MOTION: Dan Wolfeld.

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 9:05 PM.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

Respectfully submitted,

Carol Sullivan

February 22, 2012