

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
FEBRUARY 16, 2011
PLANNING BOARD MINUTES**

Board members present:

Robert Mastrantoni – Chairperson, Chuck Luke, Patricia Dow, Dan Wolfield.

Absent: Patty Kirkpatrick

Others present:

Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Dan Brown (Architectural Consultant to the Board), Ken Gethard, Mike Dorman, Dave Stanton.

Robert Mastrantoni opened the meeting at 7 PM.

167 COOPER ST – RESIDENTIAL – DECK ADDITION

TAX MAP: 251.14-1-19

APPLICANT/OWNER: KEN GETHARD

1071

- Adding a deck to the north (rear) side of house. Deck size = 12' x 24'. Side yard area variance granted 11/3/2010. 5 foot side yard setback will be allowed.
- Ken mentioned the area where the proposed deck will be built is at the rear of the house. The house is shaped like an "L" at the rear. They would like to square off the house and make use of the space. Currently, there is a back door in place with stairs. The stairs will be removed and the door will open to the deck. From the back door the ground slope is 7 or 8 inches and the slope continues toward the back yard to approximately 40 inches.
- Dan Brown pointed out the railing should be 42 inches in height and the spindles 4 inches apart.
- There is a light by the back door and no additional lighting will be installed.
- The deck will face the neighbor's driveway.
- There is some shrubbery along the side of the yard which faces the neighbor's house. Ken indicated he plans to landscape once the deck is complete.

MOTION: Patricia Dow made a motion to approve the deck for 167 Cooper St. as presented: 12' x 24', to cover the area at the rear of the house which slopes from a few inches to 40 inches, with the railings as suggested by Dan to comply with Code, no additional lighting on the deck.

2ND MOTION: Chuck Luke

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

Robert made a motion to adjourn the meeting at 8:10 PM, seconded by Chuck and unanimously carried.
Aye – 4 Nay - 0 Motion carried.

Respectfully submitted.

March 2, 2011

Carol Sullivan