

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
FEBRUARY 20, 2013
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni – Chairperson, Patricia Dow, Dean Howland, Chuck Luke, Dan Wolfeld

Board members absent:

Others present: Carol Sullivan (Secretary), Natasha & Ashley Berube, Bill & Kathy Bosy, David & Karen Beshara, Devon Dickenson

REGULAR MEETING

Robert opened the meeting at 7 PM.

MINUTES

November 28, 2012 (PD, CL, WA)
December 18, 2012 (PD, CL, DW)
January 16, 2013 (CL, DH, WA)

TAX MAP: 251.14-2-2

**APPLICANT: NATASHA BERUBE
ZONE: COMMERCIAL MIXED USE
SIGN APPLICATION #1304**

Roseanna's - New custom cupcake/cake shop opening at 329 Canada St. Previously, How Sweet It Is – candy store.

The Board reviewed the sign rendition presented by Natasha. Natasha explained she will use the existing goose-neck lighting. The lettering is raised.

MOTION: Dan Wolfeld made a motion to approve the sign as presented

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

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PLANNING BOARD MINUTES****TAX MAP: 264.06-1-60****OWNER/APPLICANT: BILL AND KATHY BOSY****ADDRESS: 85 MOHICAN ST.****ZONE: RESIDENTIAL MIXED USE****SITE PLAN APPLICATION #1301**

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. There will be two extra parking spots which can be used by visitors. New landscaping will be installed throughout the area.

At the January Planning Board meeting the Board members unanimously agreed to approve the Special Use Permit.

The Site Plan review application was tabled pending Board review of a storm water plan for a "minor" project. The Board agreed the construction, design, roofing material, vinyl siding, lighting and landscaping all appear to be in order.

Bill presented his storm water management plan which was prepared by Devon Dickinson of Dickinson Associates. There are a total of 10 dry wells to be installed. A total of 6 will be installed in the parking area. 3 each will be connected by piping. Devon explained the larger surface area will infiltrate a lot more water and as such the wells to be installed are wider than the original wells Bill had depicted.

Doug determined there is only one tree in question as to whether or not it is on Village property. That particular tree (on the corner) was probably planted on the owner's property but now because of its size it appears to be on Village property. Bill's proposal is to remove all the trees and plant new trees, bushes, etc. He may leave the oak tree on the corner. The trees to be planted are maples having 6 inch trunks. Bill indicated the pine trees are very old and need to be taken down. The oak trees are also old and are leaning; they may not be healthy. Patricia asked if more trees could be planted. Bill indicated he would try to plant additional trees however, he is restricted by his budget. Dean suggested planting the larger trees as shown and perhaps staggering with some smaller trees which will help with stormwater management.

MOTION: Chuck Luke made a motion to approve the stormwater management plan prepared by Dickinson Associates as it was presented this evening. The landscaping plan is approved with the addition of a couple more trees. This evening the entire Site Plan application is approved.

2ND MOTION: Dan Wolfeld

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

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TAX MAP: 251.18-3-64

APPLICANT: DAVID BESHARA

ADDRESS: 140 CANADA ST – LAKE GEORGE NOVELTY COMPANY

ZONE: COMMERCIAL RESORT - OVERLAY

SITE PLAN APPLICATION #1303 – FAÇADE CHANGE

Applicant is changing the façade of the building. Colors of the building will be changed to tan, dark brown, and versetta stone as described in the application.

David Beshara presented a detailed description of his façade change plans. In addition, he brought samples to the meeting so the Board could actually see the materials he is proposing to use. David explained he is trying to change the front of the building to a more Adirondack style using different textures and more neutral colors.

Using the numbered picture of how the building currently looks (see Exhibit 1 attached)

- David explained the front of the overhang (#1) will be dark brown aluminum and the soffit will be dark brown also.
- The shutters (#4) will be dark brown.
- The vinyl siding on the top of the building (#2) will be replaced by vinyl siding staggered shakes in a beige tone; the actual color is Hearthstone. Shakes will be used on the front of the building and vinyl siding will be used on the rest of the building – sides and back. Window trim will be the same color.
- The wooden shakes on the overhang (# 5) will be removed and replaced with a dark brown standing seam metal.
- The top trim, shutters and overhang (#1, 4 & 5) will be musket brown.
- The wooden backdrop behind the sign (# 7) will be removed.
- The brick and the wooden backdrop (# 7 & 8) will be replaced with cultured stone. The sign will be taken down, the stone will be installed in the area behind the sign and the sign will be put up over the stone. Dean suggested using border stone along the edges to protect the stone façade from water. The stone will extend from the bottom of the building to the edge of the overhang – beige tone stone.
- David asked if he could install recessed lighting under the overhang (#6). The Board agreed recessed lighting could be installed and also suggested smaller lights on the stone to accent the stone. The accent lights could be installed at each end of the building.
- Dan suggested using a wider trim around the windows – 3 ½ inch. The Board discussed this with David and Karen.
- Robert suggested using a sunburst design above the windows to give the building a little more texture. The Board discussed this with David and Karen.
- The Board discussed the top cornice (#1) which is going to be removed and replaced with flat dark brown metal. The Board agreed they liked this detailed feature at the top of the building. The Board suggested painting the main feature of the cornice dark brown and paint the corbels a lighter color to match the stonework. The Board agreed this would add a nice finish to the building and draw it into the lower portion of the building. Karen and David commented they don't like this architectural piece on the top of the building and would like to remove it entirely; they are not in favor of having an area on the building that needs paint. Dean suggested different products that could be used and also mentioned the quality of paint today is made to

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last. Robert felt that removing the detailed work and replacing it with flat metal will make the building look like a box. David and Karen agreed they would paint the corbels a different color matching it with some of the other lighter colors to be used.

MOTION: Patricia Dow made a motion to approve the façade changes as shown in Exhibit 1 as follows.

- #1 - Will be painted dark brown to match the shutters and other trim. The corbels will be painted a lighter color and a complimentary color to the color scheme used throughout.
- #2 - The white vinyl siding on the front of the building will be replaced with vinyl staggered shakes in Hearthstone color. The sides and the rear of the building will be covered in clapboard siding – pebblestone clay.
- #4 – The shutters for the windows will be vinyl – musket brown.
- #2 – the trim around the windows will be wider (3 ½") and will match the siding.
- #5 – the shakes will be removed and replaced with dark brown standing seam metal.
- Lighting – The Board provides a couple of options:
 - Recessed lighting can be installed under the overhang if there is enough room to install it.
 - A combination of recessed lighting and wall lighting can be installed.
 - Wall lighting to be installed in area #7. 4 lights can be installed, and should be at least 7 feet up from ground level.
- #7 – The wooden backdrop for the sign and the brick will be removed and replaced with cultured stone – beige coloring. The stone will be installed behind the sign.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

Dean Howland recused himself from the Board at this point.

TAX MAP: 251.18-2-6.1

APPLICANT: ROBERT & LORETTA LEBAR

ADDRESS: VACANT LOT ON WEST SIDE OF COOPER STREET

ZONE: RESIDENTIAL

SITE PLAN APPLICATION #1302 – NEW SINGLE FAMILY CONSTRUCTION

Devon Dickinson represented the LaBars this evening.

Devon explained to the Board the property is vacant and a small portion has been cleared by a previous owner. Some of the clearing is what appears to be a driveway.

The proposal is for a 2,500 square foot home. The square footage includes an attached garage with living space above the garage.

The driveway and parking is ± 2,200 square feet. Most of the driveway falls within what has already been cleared. Devon prepared the topographic survey, grading plan and stormwater management plan.

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All required setbacks are met.

The exterior will be vinyl shake and the color will be a gray tone with white trim. No basement – slab on grade.

The front elevation faces Cooper St. The house is on the West side of Cooper St. next to a stream.

Chuck asked about the use of retention walls. Devon explained, because of the grade of the property retention walls were used. The rear retaining wall will be about 4 feet high at the highest point. The area around the house will be graded into a flat area and reduce the visual height of the house. The property continually extends up; using the retaining walls and grading the area around the house will allow the house to sit lower on the property.

Dan asked if there is a way the wall could be tiered with landscaping. Devon explained it can be done and the wall will curve around and eventually meet grade. A decorative block will be used.

The house will be guttered and stormwater will flow into drywells.

The outdoor area will be mostly natural, keeping as many trees as possible. There will be a small outdoor patio area.

The Board discussed the comment about possibly renting this house. Carol mentioned this house is in the Residential zone and therefore short-term rentals, i.e. accommodations are not allowed. Long-term rentals however, are allowed. Devon explained the plan is to move to the Village in 2014 and the owners have thought about renting it but if they do rent it, it would be long term.

MOTION: Dan Wolfield made a motion to approve the Site Plan and stormwater management plan as presented for construction of a \pm 2,500 square foot single family home (slab on grade) on Cooper St. The house will be sided with gray vinyl shakes with white trim.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

Dean Howland rejoined the Board at this time.

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A-FRAME SIGNS – Mayor’s memo to Board members.

Robert questioned the intent of the Mayor’s memo. Carol explained that a question arose as to the allowable location of A-frame signs. Currently the Village Code states that A-frame signs must be located on a sidewalk. The Code is not specific as to where. In the off-season the Village has always allowed businesses located on the backstreets to put their A-frame on a corresponding corner on Canada St. We generally don’t receive complaints about A-frames located on the sidewalk however, once in a while we do receive complaints that the sign is right in the middle of the sidewalk and people have to walk around it.

MINUTES

December 18, 2012 (PD, CL, DW)

MOTION: Dan Wolfeld made a motion to approve the December 2012 minutes as presented.

2ND MOTION: Patricia Dow.

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

MOTION: Chuck Luke made a motion to adjourn at 9:00 PM.

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

February 27, 2013