

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
FEBRUARY 10, 2014
PLANNING BOARD MINUTES**

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

Board members absent:

Others present: Attorney Mark Schachner – Counsel to the Planning and Zoning Boards for Lake George Village, Attorney Jon Lapper – Project Attorney, Dave Kenny – Applicant and Project Sponsor, Tom Nace – Project Engineer, Jeff Anthony – LA Group (visual impact analysis), Ethan Hall - Project Architect, Carol Sullivan (Secretary), Doug Frost (Code Enforcement Officer), Todd Fellegly, Barbara Neubauer, Kelly Neubauer, Joanne Gavin, Dennis Barden, Roz, Wallace, Gordon Woodworth (Chronicle), Bonnie Columb, David Columb, Gary Moon, Susan Millington, Jamie Munks (Post Star) Jeff Rougeau, Cathy Painter, Kathy Redpath, Christine Vega, Richard Vega, Julliette Gaudier, Peter Bauer, Elizabeth Kenny, Corrina Parnapy.

REGULAR MEETING AND PUBLIC HEARING FOR SPECIAL USE PERMIT

Robert opened the meeting at 7:32 PM.

The Public Hearing remains open since the January 15, 2014 meeting.

TAX MAP:	251.14-2-3, 251.14-2-4, 251.14-2-5, 251.14-2-6
OWNER/APPLICANT:	KENNY & DITTRICH LLC, KENNY & DITTRICH AMHERST, LLC
REPRESENTED BY:	ATTORNEY JONATHAN LAPPER BARTLETT, PONTIFF, STEWART & RHODES, P.C.
ADDRESS:	365 – 375 CANADA ST – COURTYARD MARRIOTT
ZONE:	COMMERCIAL MIXED USE
SITE PLAN APPLICATION:	# 1369
SPECIAL USE PERMIT APPLICATION:	# 1369-SUP – PUBLIC HEARING

Jon Lapper, went through the list that was created at the previous meeting of items/plans/changes the Board wanted to see. The Board has received these items and Jon went through each.

Dan Wolfeld expressed concern about the size/scope of the building after seeing the balloons that were floated on Tuesday, February 4, 2014. He doesn't feel the south end of the building fits the general guidelines provided in the Village Code. He feels a design change is in order. Jon Lapper feels the majority of the Board's concerns that were previously expressed have been satisfied with regard to the design.

Robert indicated the public hearing is open and he will take comments.

Sue Millington: Adjoining property landowner. Sue questioned the "sign-off" on the sewer and what that means particularly since Chirs Navitsky brought up the nitrate issue at the last meeting. She compared the year round volume increase of the Marriott to a much lower usage for the seasonal restaurants. She questioned whether or not laundry facilities will be in house. She would like more detailed information on the "sign-off". Jon Lapper, referring to Dave Harrington's letter mentioned there is a

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project forthcoming for improvements to the waste water treatment plant and referred to Dave's indication that there is capacity. Sue added she was looking for more detailed information and it might be better to have Dave/ Sewer Dept. answer these questions in detail. At this point Jon Lapper read Dave's letter (Exhibit 1 attached) into the record.

Christine Vega: Questioned the mention of continuing sewer upgrades and would like to know what the upgrades are. She feels a lot of questions have not been clearly answered in detail.

Peter Bauer: Works for Protect the Adirondacks. Peter encouraged the Planning Board to have the Darrin Freshwater Institute and the Fund for Lake George do a presentation about the water quality of West Brook. They have been monitoring West Brook at many stations for many years. The changes which decrease the quality are from the phosphorus and nitrates from the Sewer Treatment Plant. West Brook is the biggest single source of pollution to the lake. He added that Mr. Kenny's project may only be able to be facilitated with a major upgrade to the plant.

Cathy Painter: Cathy questioned the height and how it relates to the width and asked if there was a ratio between the height and the mass of the building. Jon replied that 6 stories are allowed on the West side of Canada Street and the required setbacks have been met.

Joanne Gavin: Spokesperson for the Lake George Citizen's Group. Referring to this project as the biggest project ever to happen in the Village "in our lifetime" and it should not be "pushed" through. Joanne referred to comments indicating a project of this size will help the tax base of the Village. She pointed out there is a ten year tax abatement and for five of the ten years there are no taxes; it will be a long time before tax benefits are seen from this project. Joanne mentioned based on comments made on the "Lake George Citizen Group" Facebook page the majority of the comments received are in opposition to a 6 story building in this location. Joanne encouraged the Board to take time to review this project. Jon Lapper pointed out when the ZBA was approached prior to the formation of the Steering Committee the presentation was for an eight story building. It is now a six story building.

Mercedes Gautier: Retired art teacher. Concerned about the look of the building and that nothing is being done to integrate the size of the massive building with the surroundings and the style of the area. A brown building with a green roof is not Adirondack style. It should be integrated with the lower buildings on the side and the sides should be "stepped down".

Christine Vega added that she agrees with Mercedes – the building is boxy, huge and sticks out like a sore thumb. Christine asked about traffic and how an already congested Village (in the summer) will be affected by increased traffic.

Sue Millington expressed concern about the traffic and where the entrance to the hotel will be. Is there an entrance on Canada St? How will all the cars parked at the Marriott get out of the area? Jon Lapper explained the goal is to increase winter traffic and summer traffic – it's good for the economy of the Village if people are spending money in the Village. There are multiple entrances to the site – Canada St., Amherst St. and one on Parrott St.

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Joanne Gavin asked if an environmental impact study has been done. Mark Schachner answered Joanne's question stating, an environmental impact study is part of the State Environmental Quality Review Act (SEQRA). Mark explained this project is exempt from SEQRA because the environmental review for this project will be conducted by the Adirondack Park Agency (APA); under law this project is a Class A regional project under the Adirondack Park Agency Act. Therefore, under the state laws that govern SEQRA review of this project it is exempt from SEQRA review because the APA will be conducting the principal environmental review. Mark added even if the Village Planning Board approves the project it must be reviewed by APA and typically the APA conducts an extremely rigorous and detailed environmental review.

Patricia Dow commented on the infrastructure of the sewer and feels additional information should be provided regarding the adequacy. She added she would be more comfortable with an engineer's review on the stormwater plan.

At this point Mark counseled the Board regarding the shift from public comment to Board deliberation. He advised if there is no more public comment and Board deliberations were about to start then perhaps the public hearing should be closed. If however, more public comment is going to be considered the Board should continue with public comment.

Robert asked if there was additional public comment.

David Columb: Lake George Citizens Group. Doesn't see how a 6 story hotel will improve or bring in more revenue to the Village. It will compete with the local mom & pop shops that have been in the Village for years. David feels Mr. Kenny and the Village would be better served if some of the Million Dollar Half Mile retail shops were brought to the Village and the Marriott developed at the Million Dollar Half Mile area.

Peter Bauer: Peter advised that he has checked with the APA on the status of the application and he was told by the APA that they were in pre-application phase and the application has not been deemed complete. Peter asked if the Planning Board anticipated making a decision before the APA application is complete because the APA will most likely be looking for additional materials. He pointed out that the Board may benefit from those additional materials through an expert review conducted by the APA. The APA has a lot of professionals (engineers and the like) that will be reviewing this and they may provide an expert review that is not available at the local level. Many other communities wait for the APA decision so that they have the benefit of the full record when making their decision. Mark Schachner responded to Peter's comment indicating that some applicants are willing to wait for the APA's decision however, an applicant has a legal right to make application to a local board and if the local board believes that the application consists of enough information for the local board to conduct a review and make a decision an applicant can exercise the right to seek local approvals. There is no provision of law that allows a local board to say they will not process an application until some other agency has made a decision.

Christine Vega asked why the Board wouldn't want as much information as possible. She pointed out the Board has an obligation to know everything there is to know and if there is an opportunity to know more before making a decision she thinks the Board should "jump at the chance".

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??? – doesn't think standards are being followed. Reading from the Village Code – to establish architectural principals that respect the traditions of the past avoiding a rigid style – she added, that's not happening. Continuing, she went on to read from "Purpose" – new buildings shall be visually interesting and promote a comfortable and pleasing relationship between people and buildings by varying the articulation of all building sides – is that happening or are we ending up with a box.

Many of the comments from the audience were that they have not seen renderings.

MOTION: Robert Mastrantoni made a motion to close the Public Hearing @ 8:15 PM.

2ND MOTION: Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Nay	Aye	Aye	Aye

Aye = 4 Nay = 1. Motion carried

At this point Dan mentioned that one of the photos has been corrected. The picture "view from Lake George" previously had the location of the Marriott in the wrong place and a revised photo has been submitted.

Patricia asked about a picture which she thought was going to be provided from the Marine Village lake area. Jon explained they were not able to obtain such a picture because there wasn't a suitable perspective. The photographer from the LA Group would have had to go out onto the lake about 400 feet in order to obtain the proper perspective. All other pictures requested have been provided.

At the rear of the building on the north side of the building "Juliette" balconies have been added and also on the upper floors at the south end of the building. Planter boxes have been added at the ends. Shrubs have been added to the outdoor area at the pool and on the roof.

Robert asked about the sign-off from the Fire Dept. Carol explained that she met with Fire Chief Alan Moon to discuss the plans and there is an email (Exhibit 2 attached) confirming his sign-off. She added that during her discussion with Alan he indicated he is comfortable with the aisle width and the placement of the fire hydrant. Alan mentioned that the Village's equipment can reach the 6th floor however, we do have mutual support from other municipalities if needed and since the building has a sprinkler system and a standpipe system he's confident there are enough stop-gaps in place.

Robert asked if there were any other concerns regarding the Special Use Permit.

Dan mentioned again his concern about the "fit" and added another concern he has is regarding the parking and the 6 spots near Parrott Street. The minimum parking requirement is met with 132 spaces and to accomplish these 6 spots a retaining wall must be installed. Tom Nace clarified that the retaining wall would be needed whether or not the parking spaces are in this location. There is a need for a grade separation. Dan mentioned he would prefer to see more green space in this area and have the applicant seek a variance for the elimination of the 6 parking spaces which would necessitate a variance because the parking requirement could not be met. Jon remarked that they are complying with the requirement of the Code. Robert asked if other Board members shared the same concern. Chuck indicated he is satisfied with the parking and the fact that the required green space has been met as well. Patricia indicated she agreed with Dan and feels the green space is pieced together – the total amount is reached by small pieces of green space "here and there". She also feels the trees are

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small and it would be nice to see more green space and bigger trees. Jon reiterated that the green space requirement is met and the stormwater plan provides for infiltration as it should.

Patricia mentioned she has concerns about the application meeting the Special Use criteria of # 3 as it relates to the adequacy of the infrastructure.

Dan asked about the driveway coming into the facility from Canada St. He pointed out the existing drive will be narrowed to about 20 feet; there will be a tall building on one side and the small pizzeria on the other. With the reduction in size he views this space as being very tight and more like an alley-way. Jon mentioned the width meets code and there is a sidewalk on the side of the Marriott for pedestrian traffic. Dan pointed out that the pizzeria currently has steps that will come-out right into this new driveway.

Referring to the Special Use criteria Dan indicated he is not happy with the application meeting the criteria in # 2, 3 and 5.

Referring back to # 1 and # 2 of the Special Use criteria the Board reviewed these items for compatibility as stated. With regard to #2 Dan indicated he does not feel the building fits and is compatible with the surrounding properties. He feels design changes are necessary to make it more compatible. Patricia agreed with Dan's comments. Dean feels it's not compatible because there is nothing else like it in the area and the existing buildings do not meet the new design code. Dan mentioned he feels there are things that can be done to the building to make it flow into the current streetscape – tiers can be added and the design guidelines suggest tiers and step backs at the fourth floor and above to add more dimension. Patricia mentioned the design guidelines call for varied roof lines and yet this building has a straight roofline all the way across with rooflines added to the face. Patricia feels the design needs to follow the design guidelines and while a lot of changes have been made she feels more changes could be made in order to meet the design guidelines.

Robert proposed making a motion for the Special Use Permit and Mark counseled the Board that a motion should review the criteria as stated in the application. Additionally, Mark reminded the Board they have 62 days to prepare the motion.

MOTION: Chuck Luke made a motion to approve the Special Use application for the Marriott Courtyard project at 50 Amherst Street and 365, 371, 373 and 375 Canada St. Its current use is 4 restaurants and an existing parking lot. The proposed use is a 120 room hotel, conference center, restaurant at street level and retail shops at street level. Referring to the criteria set forth in the application:

1. Is the project compatible with the principles of the zoning district and the comprehensive plan?
The project is compatible with the principals of the Zoning District and the Comprehensive Plan. The recent changes to the Village Zoning Code provide for exactly this type of multi-story development because the site, while located in the Central Business District, is not located on the Lake. Numerous sections of the Village Comprehensive Plan support this proposed development including, improving the appearance and maintenance of buildings located within the Central Business District, focusing special attention on the area's Adirondack theme and heritage, encouraging increased foot traffic throughout the downtown area, helping to establish a prominent regional presence and enhance the Village's role as the Gateway to the Adirondack Mountains, helping to attract visitors to the Village in the Fall and Winter, build upon the

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Village's reputation as a great family destination while expanding its appeal to other important groups of visitors, and to help attract organizations to the Village for their annual meetings and conferences. Therefore, the project is compatible with the principles of the zoning district and comprehensive plan.

2. Is the project compatible with the surrounding properties and natural built environment? The project is compatible with the surrounding properties and natural and built environment. It is adjacent to numerous hotels and motels located on the east side of Canada Street and it has been designed with an Adirondack theme.
3. Does the project provide adequate parking, vehicular circulation and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles? The project provides adequate parking, vehicular circulation and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles. The parking lot complies with the required number of spaces for this use under the Village Zoning Code. The drive aisles have been designed to comply with required aisle widths and turning radius for fire, police and emergency vehicles.
4. Does the proposed use have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right, considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare or any other nuisances? The proposed uses for the site will not have a greater overall negative impact on the site and its surroundings than would full development of uses of the property permitted by right. In fact, the proposed uses will have an overall positive impact because the project is designed as a year-round facility with banquet and conference space which is intended to be used during the Fall and Winter seasons when visitors are scarce. This directly complies with one of the goals of the Village's Comprehensive Plan to augment the Central Business District during the off season. Moreover, it is anticipated that during the Summer season, hotel guests will park on site and walk to other Central Business District stores and restaurants.
5. Has the design of structures or operation of the use (including hours of operation) ensure compatibility with the surrounding uses or protect the natural or scenic resources of the Village of Lake George? The design of the structure will ensure compatibility with surrounding uses for a number of reasons. The site was chosen because it is not located on the lake side of Canada Street and therefore will have a very minimal impact on the view of the Village from the Lake. The lobby was designed with a front door on Canada Street to enable pedestrian traffic to utilize other businesses. The first floor retail uses, as required under the Zoning Code, will be entirely compatible with neighboring retail uses and will serve guests of the adjacent hotels and motels. Finally, the Adirondack style architecture is compatible with both the surrounding uses and the Village's design guidelines.
6. Is the location of the proposed use consistent with the goal of creating a healthy mix of uses that enhance the commercial viability of the Village of Lake George? The location is consistent with the goal of creating a healthy mix of uses that enhance the commercial viability of the Village. The first floor retail and restaurant will be open to not only guests of the hotel but the general public. The banquet/conference facility is intended to attract groups who are not visiting the Village now and who will provide customers for other existing uses.

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7. Is the project compatible with the historic character and use of the structure or structures and the historic character on site and in the surrounding area? The project is compatible with the historic character of the site and the surrounding area. The hotel use is compatible with the existing adjacent hotels and the restaurant and retail use are compatible with those adjacent uses. Moreover, the Adirondack architecture has been designed to enhance the historic character of this use and to enhance the position of the Village of Lake George as a family destination and Gateway to the Adirondacks.

2ND MOTION: Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Nay	Aye	Aye	Nay

Aye = 3 Nay = 2. Motion carried

At this point Robert started the Site Plan review.

Patricia asked about the basement plan and how deep it is. Ethan said it is one floor beneath the main floor and will be about 9 or 10 feet deep. Dan asked about a grading plan for the basement – something that shows grade and below grade. The basement won't be significantly deeper than the 4 current basements. Patricia asked if excavation for the basement will change the storm water and Tom Nace replied that it would not because of the existing basements which go down 7 or 8 feet.

Patricia asked about the color at the main entrance – medium brown. Ethan provided samples of the colors that will be used. All the horizontal work and the accent trims in between them will be dark brown. Light brown will be used for trim and accent pieces. Metal casing on the windows is green with red trim – country lane red. Dark brown is the prominent color of the building.

Dan asked where the signs for the businesses will be located. The signs will be located at the doorways underneath the dormers. Dan suggested putting the signs above the shop windows which will further break up the façade. Signs will have to be approved by the Planning Board.

CN – 0 Basement Plan – no additional comments

CN – 1- First Floor Plan – no additional comments

CN – 2, 3, 4, 5, Floors 2 - 6. Each room has a balcony on the second floor with a privacy wall between each. Depending on the design some will be stepped back and others forward. There is a full planter that runs across the balcony and the balconies that are bumped out will have an Adirondack style railing.

CN – 6 – Front elevation. The door frame and door for the rooms will be green and the trim around it will be red. The corner boards will light tan. Dan asked if the windows on the bottom floor could be made a little taller and perhaps add a grid to break up the façade and add more dimension. Ethan explained it may not be possible to expand the windows because the structural steel and the duct work has to run in the first floor space. Ethan suggested putting grids in the transoms that already appear in the design however, because of the grade of the building there is no transom at the south end of the building.

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CN – 7 – Right side elevation. Dan expressed concern about the door to the pool being so close to the school yard and asked if a fence and gate could be installed. Robert pointed out that at a previous meeting the Board asked for shrubbery to be installed around the pool patio area. Dave added that all areas will be camera monitored. The horizontal clapboard will be dark brown. The pool area, the one story that encloses the pool will be natural log siding.

CN – 8 – Left side elevation. The overall height is 64 feet 6 inches from grade to the top of the stair tower.

CN – 9 – Rear elevation. Dan and Ethan continued to explore ways the flat surface could be broken up to provide more dimension – no changes were made.

Real windows throughout the entire hotel will be non-reflective. Faux windows will be simulated non-reflective.

Color scheme:

Dark brown = timber bark

Medium brown = chestnut brown

Light brown = khaki brown

Red = country lane red

Tuscan gold has been eliminated. Is now khaki brown.

CN – 10 - Rooftop. At the last meeting the Board asked for roof access for Marriott customers and adding greenspace. Ethan pointed out they have now added several planters and seating. Permeable pavers will be used (95% post consumer recycled product) – the roof drainage will be “harvested” and used for irrigation for the plantings. The water completely passes through and is picked up by the roof drains. The walkways will consist of rubber matting. Roof access will have scheduled hours of operation. Dave pointed out the roof will be camera monitored as is the entire facility.

At this point Robert polled the Board if they are ready to vote on this project.

Dean – would like to have finalized plans indicating all the changes to design and color that have been discussed tonight. He also questioned the sewer capacity and understands the sewer beds will be upgraded and there will be 500,000 gallons of extra capacity. Tom confirmed this is correct and the new beds will help fix the nitrate problem along with fixing other problems. Dean added he’s comfortable with the design of the building as well as the landscape plan but would like a clarification on the sewer.

Dan – Feels there are more items to review. There are another 7 pages of plans that the Board hasn’t reviewed this evening such as site plan, parking and landscape plans. At this point Dan is not ready to vote.

Patricia – Has questions regarding the landscape plan. She also has questions about the porous pavement on the pool side. She is still concerned about the sewer capacity – she would like a more detailed explanation. She indicated she is not ready to vote.

Chuck – Feels he is comfortable with the sewer capacity; he mentioned he was part of the steering committee that looked at zoning changes and one of the items discussed was the sewer capacity. At that time there was a presentation regarding the capacity and the nitrates and proposed improvements. Believes the landscaping plan was discussed at the last meeting. He’s comfortable with the building design.

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Robert – Is comfortable with the plans that have been presented and feels a vote can be taken. Patricia countered adding she feels there is enough question about the sewer capacity despite the letter indicating the capacity will be OK. As a resident and as a member of the Board she feels a clarification is not an unreasonable request. Dan agreed with Patricia's point and believes there are other aspects of the project that have not been completely addressed.

Jon mentioned a letter has been provided from the Village with regard to the sewer capacity. He also added the plans before the Board this evening reflect all the changes that have been requested by the Board.

After some discussion the Board agreed to review the remaining plans and hone in on specifics. Robert asked that the necessary people from Dave's group present the changes that have been made to the "SP" plans.

Tom Nace, mentioned changes that have been made based on the Waterkeeper's suggestions.

- The landscape islands in the paved area have been turned into bio-retention basins. Rainwater will come into the basins and filter through various layers of soil. These areas were completely curbed however, with this plan areas in the curbing will be opened up to allow the stormwater to run into the basins.
- On the pool patio concrete permeable pavers will be used.
- A note has been added to the street landscaping plan that the developer will encourage the Village of Lake George to use permeable pavers along the hotel frontage.
- SP 6 – Three bio-retention basins will be used. The shrubs will be compatible with the use of the bio-retention areas – there are certain plants that survive better in a bio-retention area because of the moisture.
- The pool patio area will be enclosed by an arborvitae hedge 4 to 5 feet high.

Tom also addressed the sewer capacity. The projected water use is about 17,000 gallons a day assuming 100% occupancy of the hotel. The four seasonal restaurants currently at this location averaged about 10,000 gallons per day. He mentioned they have been told there is an excess allowance right now of 500,000 gallons so the hotel's usage is relatively small compared to the excess allowance. DEC standards are set at 120 gallons per day per hotel room and a restaurant at 35 gallons per seat. These numbers have been reduced by 20% because of the current use of water saving fixtures. The current structures on this property do not have water saving fixtures.

The pizzeria porch handicap ramp will be removed and the opening for the porch moved to the east side. The new driveway area will be curbed. The rear entrance of the restaurant is at ground level and will serve as a handicap egress.

SP – 6. A discussion ensued about the use of Parrott Street and if there are parking spaces on Parrott St. It was confirmed there are no parking spaces on Parrott St. and all parking spaces are on the applicant's property. The applicant agreed to maintain the guard rail.

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SP – 7. The new lighting fixtures will be two lights and are incorrectly referenced on the plan as one. There is one directional sign – will there be others that will provide direction for patrons. For instance Canada St will have an “entrance only” sign to the facility. These type of directional signs should be noted. Dan noted there are two lights noted in the middle of the sidewalk at the entrance. Tom Nace indicated these are incorrectly placed. Lights at the entrance are recessed in the entrances. There will be column lighting. Ethan provided a sample picture of the wall lighting (very low voltage) which will be placed on the stone pillars and will be located at approximately door handle height.

Dan brought the discussion back to the directional signs asking what could be posted at the Ottawa egress to restrict the right turn toward the school. The sign should be posted on the applicant's property so that someone would see it before entering Parrott St. preventing them from getting all the way to the bottom of Parrott St. and then realizing the turn is restricted. Chuck agreed there should be signage before entering Parrott St. Tom Nace went over the various areas which would require signage in addition to Parrott St. – Amherst St. egress, Ottawa St. egress. There will be stop-bars (bars painted on the pavement) and stop signs in critical locations.

Landscape design. A discussion ensued regarding the number of trees, the caliper, the height and the different varieties used as shown on the plan. A 4 inch caliper maple or ash will be approximately 14 to 16 feet high when planted. The trees planted in the front will be planted according to the Waterkeeper's suggestions if agreed upon by the Village. If these trees do not survive the applicant will replant them.

At this point Patricia suggested the Board adjourn. All the plans have been reviewed, the applicant can return to the Planning Board scheduled for February 19, 2014 and the Board can proceed at that time with a motion. The Board also asked if revised plans based on tonight's discussion, the color changes and corrections could be submitted for the February 19th meeting. The Board and the applicant agreed to regroup at the February 19th meeting. Doug suggested having Dave Harrington, Supervisor of Public Works, attend the meeting on the 19th to offer further explanation of the sewer capacity and proposed improvements. The Board was comfortable with all of these suggestions. Chuck added that this timeframe will allow for preparation of a motion; there is a lot of information that must be considered when preparing the motion. Chuck indicated he has compiled a list of items he believes should be in the motion. He would like to go through that list tonight and add other's input as necessary. Chuck went through his compiled list, others added to it. Additional items can be added at the next meeting if necessary.

At this point Doug pointed out to the Board that the motion will have to take into consideration the criteria for a Class A project as set forth in §220-72.

Mark counseled the Board advising that the site plan criteria set forth in §220-48 D and §220-72 which is the findings for a Class A regional project should be reflected in the motion.

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Jon added that the County Planning Department, when they reviewed the project, has requested a signal timing study on Canada St. (determine if the traffic lights need to be adjusted to improve traffic flow) as a condition of their approval. The applicant is willing to have the study conducted and this should be noted in the motion as well.

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 11:40 PM.

2ND MOTION: Chuck Luke

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

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

January 21, 2014