

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
MAY 21, 2014
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), Doug Frost (Code Enforcement Officer), Curt Dybas, Robert Langley, Patty Kirkpatrick, Michael Congel, Melissa Savitz, Fred Austin, John Carr, Dave Menter

REGULAR MEETING

Robert opened the meeting at 6:00 PM.

At this point Patricia Dow recused herself from the meeting

TAX MAP: 264.07-1-4

OWNER/APPLICANT: BILL DOW

ADDRESS: 57 BEACH RD

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION: #1431

SITE PLAN APPLICATION: #1436

STEAMBOAT STORE - SIGN

Applicant is changing the wall sign located on the West side of the Steamboat store. Two of the occupants are no longer selling in the shop. The change to the sign is simply a wording change to depict the new people selling in the store.

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

2ND MOTION: Chuck Luke

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

Aye = 4 Nay = 0 Motion carried

THE STATION (DECK/BAR) NEXT TO THE STEAMBOAT STORE

The Station is a deck/bar to the east of the Steamboat Store. It has been in existence for some time. In December 2013 the applicant received a variance to enlarge this nonconforming structure (nonconforming based on the current Code) and to bring the railings into compliance with NYS building code requirements.

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The deck/bar has had a liquor license for some time and a bar was on the deck. The applicant is proposing a redesign of the bar building. It will be 10 feet by 16 feet. Curt Dybas represented Bill Dow regarding this new structure. No lighting on the deck. Bar will be lit on the inside. Not open in the evening. Seating is provided on the deck.

MOTION: Dan Wolfeld made a motion to approve the new bar structure to be located on the deck of the business "The Station" as presented. The bar will be a 10" x 16" structure, with slat or roll down doors, lighting only inside the structure, colors will match the Steamboat Store and the deck will be painted in a uniform color to match. This business will not be open after dark.

2ND MOTION: Dean Howland

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

Aye = 4 Nay = 0 Motion carried

TAX MAP: 251.14-3-47

OWNER/APPLICANT: BILL DOW

ADDRESS: AMHERST ST – BOARDWALK RESTAURANT

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION: #1423

BOARDWALK RESTAURANT - SIGN

Applicant is changing the current "Boardwalk Dining Deck" sign to a wood carved "Boardwalk Restaurant" sign.

MOTION: Chuck Luke made a motion to approve the Boardwalk Restaurant sign as presented.

2ND MOTION: Dean Howland

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

Aye = 4 Nay = 0 Motion carried

The "Boardwalk Dining Deck" sign will be reduced to "Boardwalk" @ 12.5 square feet and used as a lakeshore sign which is allowed.

MOTION: Chuck Luke made a motion to approve the Boardwalk lakeside sign as presented with the addition of a border around the entire sign.

2ND MOTION: Dean Howland

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

Aye = 4 Nay = 0 Motion carried

At this point Patricia Dow rejoined the Board.

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**TAX MAP: 251.114-2-1
APPLICANT: ROBB LANGLEY
ADDRESS: 42 AMHERST ST
ZONE: COMMERCIAL MIXED USE
SIGN APPLICATION: # 1427**

THE BREAKFAST SPOT - SIGN

Applicant is changing the name of Legends to The Breakfast Spot. The sign will be a window sign.

The Board agreed the vacant sign should be removed – Doug will handle this request. The lighting can remain intact.

MOTION: Dean Howland made a motion to approve the window decal sign as presented.

2ND MOTION: Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-55.11
APPLICANT: MELISSA SAVITZ
ADDRESS: 226 CANADA ST
ZONE: COMMERCIAL MIXED USE
SIGN APPLICATION: # 1430**

THE CORNER STORE - SIGN

Applicant is proposing a new sign for a new business (souvenir and gift shop) which will be located in what was Sullivan's Rexall and Gift Shop. Existing lighting will be used.

MOTION: Patricia Dow made a motion to approve the sign as presented with the existing fluorescent lighting.

2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0 Motion carried

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**TAX MAP: 251.18-4-25
APPLICANT: BOB MERCHANT
ADDRESS: 75 DIESKAU ST
ZONE: COMMERCIAL MIXED USE
SIGN APPLICATION: # 1432**

BACKSTREET BBQ & TAPROOM - SIGN

Applicant is proposing a new sign for a new business which will be located in what was The Lemon Peel.

The Board did not approve this sign. They felt the bull graphic looked aggressive and angry. They felt the image was too violent.

Bob indicated he would submit a redesigned sign at a later date.

**TAX MAP: 251.18-3-43
OWNER/APPLICANT: PATTY KIRKPATRICK
ADDRESS: 179 CANADA ST
ZONE: COMMERCIAL MIXED USE
SIDEWALK CAFÉ SITE PLAN APPLICATION: # 1411**

CAFÉ DEL LAGO (CURRENTLY CAFÉ VERO)

Applicant is proposing a sidewalk café for a new business which will be located in what is now Caffé Vero. The design of the sidewalk café will be identical (wood construction) to the café (deck) located at Nina's Sweet Shoppe - except that the entrance on the new café will be on the side. There will be two regular tables which will match the tables at Nina's Sweet Shoppe. There will be two matching high top tables which will be wrought iron.

MOTION: Chuck Luke made a motion to approve the sidewalk café as presented plus the addition of 4 or more planters across the front. The furniture that matches the candy shop.

2ND MOTION: Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

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At this point Robert Mastrantoni recused himself from the Planning Board meeting.

TAX MAP:**OWNER/APPLICANT: CARMELLA MASTRANTONI****ADDRESS:****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION: # 1435****CARMELA'S CAFÉ & GIFT BOUTIQUE -SIGN**

Applicant is changing the bottom 37" x 10" menu board to Lake George Olive Oil Co. Robert explained there will be a totally new sign presented for approval next month and that this is just a temporary fix to advertise the Olive Oil Co.

MOTION: Dan Wolfeld made a motion to approve the sign as presented. The existing menu board will be removed and the new sign will be attached below the bigger free standing sign.

2ND MOTION: Patricia Dow

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

Aye = 4 Nay = 0 Motion carried

At this point Robert rejoined the Planning Board meeting.

TAX MAP: 251.10-3-63**OWNER/APPLICANT: DAVE MENTOR****ADDRESS: 2896 LAKESHORE DRIVE****ZONE: COMMERCIAL RESORT – 6 STORY OVERLAY****SITE PLAN APPLICATION: # 1424 AND SIGN APPLICATION # 1429****SCOTTY'S LAKESIDE RESORT – SITE PLAN**

Applicant is proposing alterations to the deck located on the office building. The decking on northeast side of the building will be removed. The width of the remaining deck will be enlarged by 6 feet. New railings will be installed. The office building will be painted green with brown accents.

MOTION: Patricia Dow made a motion to approve the alterations proposed for the deck as presented and the color changes as presented for the building, deck and the top of the railing. The balusters will be black wrought iron. The railing on the southwest corner will extend out to provide safety when stepping down from the office. The Scotty's motel sign will be removed from the building.

2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0 Motion carried

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Applicant will be installing a new freestanding sign – Scotty's Lakeside Resort. Posts will be 6 x 6 and stained the same brown as the railing. The existing roof over the sign will be removed. One base light will be installed on each side of the sign. A new reader board will be installed as well. The existing stone base will be used as a planter.

MOTION: Chuck Luke made a motion to approve the sign as presented. Lighting will be installed as discussed.

2ND MOTION: Dean Howland

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-70

OWNER/APPLICANT: BOB FLACKE – REPRESENTED BY FRED AUSTIN

ADDRESS: BEACH ROAD SHOPS – UNIT 1

ZONE: COMMERCIAL MIXED USE

SPECIAL USE PERMIT APPLICATION # 1433SUP

SITE PLAN APPLICATION: # 1433

SIGN APPLICATION # 1434

Robert opened the public hearing and asked for public comment. There was no public comment and the Public Hearing was closed.

LAKESIDE DOGS & JAMMIN JUICE – SPECIAL USE PERMIT – PUBLIC HEARING

A Special Use Permit application has been submitted because the applicant is opening an eatery (fast food) in the Commercial Mixed Use district.

The Board reviewed the criteria for the Special Use Permit and they were in agreement the Special Use Permit should be granted.

MOTION: Chuck Luke made a motion to approve the Special Use Permit because:

The project is compatible with the principles of the zoning district and comprehensive plan. Lake George is made up of retail shops and eateries throughout the core business district. The addition of this eatery will continue the theme.

The "Beach Road shops" have continually provided a variety of retail shops and eateries along Beach Rd. for many, many years.

While there is parking at the Fort William Henry and some of the Fort's customers do visit the "Beach Road shops" much of the traffic seen in this area is foot-traffic and parking is not needed to visit the shops and eateries. Beach Road itself provides adequate space for emergency vehicles.

There is no greater overall impact because the "Beach Road shops" have continually been used for retail shops and eateries.

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The shops and eateries in this location are located in an area which consists of shops and eateries. There is no change in the design and hours of operation are whatever is usual for all the shops and eateries in this location.

The location of the proposed use is consistent with the goal of creating a healthy mix of uses that enhance the commercial viability of the Village of Lake George.

There is no change to the historic character.

2ND MOTION: Dan Wolfield

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

Aye = 5 Nay = 0 Motion carried

LAKESIDE DOGS & JAMMIN JUICE – SITE PLAN

A Site Plan application has been submitted because the applicant is applying for a change of use – from retail (previously The Dog Cabin) to a fast food restaurant.

Planning Board review is limited to change of use - the Village does not regulate the interior construction needed to make the change.

Fred commented there will be no indoor seating and outdoor seating limited to the Adirondack chairs that are spread along the Beach Rd. shops walkway.

MOTION: Dan Wolfield made a motion to approve the Site Plan as presented for the change of use with no indoor seating and outdoor seating limited to the Adirondack chairs that are spread along the Beach Rd. shops walkway.

2ND MOTION: Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

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LAKESIDE DOGS & JAMMIN JUICE – SIGN APPLICATION

Application is made for two signs - a window sign and a hanging sign.

The exact same sign will be used as the outdoor hanging sign and the actual size rendition was made available to the Planning Board this evening.

The Board discussed the colors of the hanging sign and whether or not it should blend in with other signs along the walkway.

MOTION: Dean Howland made a motion to approve the window sign and hanging sign as presented.

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

TAX MAP: 251.14-2-2

OWNER/APPLICANT: JOHN CARR

ADDRESS: 329 CANADA ST

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION # 1428

ADIRONDACK SPIRIT – SIGN APPLICATION

Previously – Roseanna's

John indicated this is a new business in his building and will offer gifts and some antique sales as well.

The existing lighting will be used.

Patricia asked if the overall size of the sign includes the graphic on the top. John indicated it did. Doug asked how much the canoe extends over the sign and John indicated 8 inches. Doug asked because he was concerned about the overall size of the sign. John mentioned his sign-maker calculated the size and has a method for calculating the size of the canoe and adding it into the sign size. Doug asked for clarification from the sign-maker and John indicated he would provide the calculations.

MOTION: Patricia Dow made a motion to approve the sign if it is 25 square feet or less including the graphic canoe at the top.

2ND MOTION: Dean Howland

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

Aye = 5 Nay = 0 Motion carried

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**TAX MAP: 264.06-1-1 - BUILDING
OWNER/APPLICANT: JOHN CARR
ADDRESS: 1 CANADA ST
ZONE: COMMERCIAL RESORT
SITE PLAN APPLICATION: # 1422
SIGN APPLICATION: # 1426**

BUILDING @ 1 CANADA ST – SITE PLAN – FAÇADE CHANGE/PORTICO/DECK/RAMPS

This building will house OTB and Caffé Vero (restaurant). OTB will occupy the front of the building and Caffé Vero will occupy the current restaurant space at the rear of the building. John is changing the façade of the building to an Adirondack theme. Windows and doors will be added. 3 ramped egresses will be added. Windows and doors will be changed. An 18' by 18' deck will be added to outside of the café at the rear.

John provided the Board with an explanation of the overall project for the building.

John went over the plans with the Planning Board showing them that the plans they have does not include a portico. He showed the Board exactly where the portico will be located and what it will look like. He mentioned the portico was added to provide more dimension to the building and to make it look a little more interesting.

John went over the front building design which currently looks like a solarium with a large expanse of windows. The front will be redesigned with a traditional Adirondack brown siding and red trim. The height will be increased in the front to give the building more presence on the Canada St. side. The footprint will not be increased. The height increase for the front of the building will help conceal the utility units that are on top of the building further to the west. The height facing Canada St. is approximately 22 feet high at the top edge. The front 10 feet of the current solarium that curves over the building will be replaced with a structure that goes straight up and comes over the existing roof. The inside will be a vaulted ceiling.

The overall color scheme will be log siding on the lower half and a traditional Adirondack brown siding on the upper half. Red trim.

The existing double door will be converted to a ramp and double door which will allow for deliveries. It will be a wooden door and coordinated with the outside façade of the building.

John explained that the current security wall-pack lights on the building will be removed. The existing soffit lighting will be used. The building will be toned down from the existing lighting. On the Canada St side there is some ground lighting.

Once the façade change is finished applications will be submitted to the Planning Board for wall signs.

Chuck expressed concern for water run-off on the front façade roof because it will run-off onto the back of the building. He asked if there will be a downspout. He asked John if he had any provisions for where the water will run off the roof. John mentioned the building is fairly new to him so he isn't aware of issues and water flow. He mentioned a new roof will likely be installed and it will slope to the rear (north) so as to avoid runoff onto the front (south) side where the impervious surface is. He added the

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new front roof can probably be easily guttered to have the runoff go to the rear and into the soil. A flat roof is a little more difficult to gutter.

Doug mentioned that consideration must be given to the stream at the rear and stormwater runoff shouldn't be going directly into the stream. Dean commented there should be a stormwater plan. John commented that they are not creating any new impervious surface. He mentioned currently stormwater is going to the rear or to the front of the building. Some pavement under the deck area will be removed and this will increase the pervious surface. Even adding the portico creates a net of no new impervious surface.

John agreed to carry the proposed stone-scape around the deck and to add landscaping. The area in the building closest to the deck will be occupied by Caffè Vero and they will be utilizing the deck when they're open. There will not be any outdoor alcohol served.

Robert asked if there were any additional steps that could be taken to ensure the stormwater remains on site. John indicated most of the stormwater already remains on site. John indicated he isn't opposed to installing gutters but is unsure how effective they will be. Without gutters the stormwater roof runoff is broadly spaced along the front and rear of the building. Gutter installation would run the stormwater to one or two localized spots. John mentioned he wasn't sure which approach is more effective.

Dean mentioned since work is being done a small retention basin could be installed on the south side along the length of the building so the stormwater runoff would not go into the stream. John suggested he could install an 8 inch by 4 inch shallow basin which could collect the runoff. Dean mentioned an engineer could design something based on the runoff calculations. John indicated currently drainage isn't a problem because the elevation is above the stream.

Doug asked how far the buildings are away from the stream. John mentioned the pavilion at the rear is closest to the stream and it is about 25 feet away from the stream. Pointing to the plans (current building?) John indicated "this is about 35 to 40". Dean indicated he believes the stream will be a triple-A stream just because it goes into the lake and codes are in place for triple-A streams. John mentioned he is not changing the building, he's not changing the footprint or adding to the building.

Doug mentioned that he would like to clarify a couple of things with the Adirondack Park Agency (APA) before the Board says "yes" to anything. He added he wants to know what designation the APA gives to that stream, what their requirements are for the stream. John mentioned the APA requirements for any stream are 25 feet and the building is more than that. John added again, that he is not adding to the building, he's not getting any closer to the stream and he's not creating any additional impervious surface. Doug mentioned again that he would like some clarification to make sure that the Village is clear and the APA is clear, that everyone is OK with it and maybe all that is needed is a nonjurisdictional letter. John indicated he'd be more than happy to get a nonjurisdictional letter but added, again there are no changes to the footings of building – the building is not getting any closer to the stream. John indicated he could come back with an engineered plan next month but again added there is no new impervious surface.

Dan asked if the Board can approve the building changes pending what Doug is looking for. Doug indicated the proposed work on the northern side isn't an issue and he asked John if the work on the

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northern side is what will be done first. John indicated the northern side would be first. Doug added all he wants to do is some checking with the APA about the stream and what they may require.

Chuck suggested approving the façade change with the exception of the lift on the front of the building. Then water runoff issues can be determined. John mentioned he will be at the June Planning Board meeting with another application and at that time he can provide more details for the front. In the meantime he and Doug can look at what is behind the building (on the stream side) and take some measurements from the stream. Doug mentioned he is comfortable with the proposed work for the north side of the building. Dean added that once a roof is raised stormwater management comes into play however, John mentioned under the APA regulations if there is no increase in impervious surface or it is less than 5,000 square feet no stormwater management is required. APA regulations cover any construction 25 feet or less from the stream and John indicated the building is more than 25 feet.

John indicated he is not opposed to doing stormwater; he can have the calculations completed and come back to the Board next month with a stormwater plan.

Patricia indicated she is comfortable with the changes for the north side of the building however, for the front of the building she would like to see more detail – exactly what it will look like. The stormwater management for this area needs more detail.

MOTION: Chuck Luke made a motion to approve all the façade detail presented for the north side of the building including the 18' x 18' deck, the portico, ramps, the stonework and log work. Also approved is the continuation of the stonework on the north side of the deck wrapping around to the west side of the deck and a 2 to 3 foot wide stretch of landscaping in the same area. Current lighting wall packs will be removed and the existing soffit lighting and lighting for doors will be used at this time. The following are not approved tonight: The façade change to the raised front of the building (Canada St. side) until further information is provided with regard to stormwater. The applicant must provide more detail on the how the front of the building will look including the actual height for the redesign of the front of the building. The applicant must provide detail for the lighting at the front of the building.

2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0 Motion carried

BUILDING @ 1 CANADA ST – SIGN

This building will house Capital Off Track Betting (OTB) and Caffé Vero (restaurant). OTB will occupy the front of the building and Caffé Vero will occupy the current restaurant space at the rear of the building.

The applicant will continue to use the OTB sign – approval is not needed. It will not be backlit as it was previously. The applicant will remove the Longshots sign and move the OTB sign to the lower location.

The race horse graphic sign will be removed.

A new Caffé Vero sign will be added to the top of the freestanding structure. 4 small separate (36" x 6") Caffé Vero identifier signs will be added between the Caffé Vero sign and the OTB sign. They will be the same brown and gold color as the Caffé Vero sign.

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The total size of the sign is 47.75 square feet.

Lighting will be ground lighting pointing up to the signs.

MOTION: Patricia Dow made a motion to approve the sign. The current Off Track Betting sign will be moved to the bottom, the back lighting will be removed and it will be lit from the lighting source at the bottom as presented in the application. The Caffé Vero sign to be approved as pictured in the application as well as the four 6" by 36" hanging signs (coffee roaster, bakery, lunch, dinner) to be hung between the Caffé Vero sign and the Off Track Betting sign. These 4 signs will be the same colors, brown and gold, as the Caffé Vero sign.

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

TAX MAP: 264.06-1-2 – VACANT LOT**OWNER/APPLICANT: JOHN CARR****ADDRESS: 1 CANADA ST****ZONE: COMMERCIAL RESORT****SITE PLAN APPLICATION: # 1420****SIGN APPLICATION: # 1426****SEWELL ST. ENTRANCE AND PARKING @ 1 CANADA ST – SITE PLAN**

Applicant is proposing a Sewell St egress. This egress will be located between the Lake George Liquor Store and Shoreline Boats Sales. It will provide access to 1 Canada St. It will be a one-way entrance with exiting allowed at the Canada St egress.

This egress is 40 feet wide ± and will allow for 18 angled parking spaces which meet Village Code. In addition just to the east of this new egress 11 new parking spaces will be installed. These two new areas will be paved, lighted and stormwater management will be installed. There will be 5 light posts installed. These will be 20 feet high and down lit to the parking area. There will be a stormwater collection gutter on the western side of the parking lot with some of the stormwater going into a drywell in the area of the sign and the remainder of it going into a catch basin. The catch basin has been designed to handle a larger runoff. John pointed out that this area of construction is less than 5,000 square feet and therefore stormwater management not required by Village Code but he feels it's the right thing to do. This stormwater management was designed by an engineer and will manage the stormwater in this area on site.

The Board discussed the pedestrian traffic, the traffic flow and parking.

The retaining wall next to Shoreline Boats will be built using 6 ft. by 2 ft. by 2 ft. cement retaining blocks. The grade shifts in this area so the retaining wall at the highest end will be 6 feet grading to zero.

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John made reference to moving the pavilion building to the rear of the commercial building and using it for storage.

MOTION: Chuck Luke made a motion to approve the Sewell St. entrance and parking plan – the width is 40 feet, this will be a one-way entrance only, lighting as proposed, east side fencing as proposed, stormwater management as presented and with a drainage gutter on the south side of the entrance, 18 angled parking spaces and the retaining wall as described.

2ND MOTION: Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

SEWELL ST. ENTRANCE AND PARKING @ 1 CANADA ST – SIGN

Applicant is proposing a freestanding sign to be located at the Sewell St. entrance. This sign will be used to indicate there is parking for the Adirondack Brewery and Caffé Vero. The sign will be two-sided as suggested by the Board. It will be lit on both sides. Harvest gold, burnt orange, gold-brown for the Caffé Vero sign

MOTION: Dan Wolfeld made a motion to approve the Sewell St. entrance and parking area as presented, with stone work and garden at the bottom, with a small roof over the sign, with lighting as presented and colors as presented. The sign will be two-sided and lit on both sides.

2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0 Motion carried

MINUTES:

April 16, 2014 (RM, PD, DW)

MOTION: Patricia Dow made a motion to approve the April 16, 2014 with the correction as noted on page 2, site plan application # 1408..

2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0 Motion carried

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 9:22 PM.

2ND MOTION: Dan Wolfeld

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

Aye = 3 Nay = 0 Motion carried

Respectfully submitted,

Carol Sullivan

June 3, 2014