

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
JUNE 20, 2012  
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni - Chairperson, Patricia Dow, Chuck Luke, Dan Wolfeld

Board members absent: Patty Kirkpatrick

Others present: Robb Langley, Liz Papa, Yue Huang, Perry Connors, Kathleen Dittrich, Dennis Quirk, Tom Hutchins, Kathy Muncil, Clare Decker, Sam Sultana, Alan Miller, Jim Zalewski, Heath Munsell, Frank ?, Kitty Rooney, Kathy Bozony

Robert opened the meeting at 7:00 PM.

**REGULAR MEETING**

**TAX MAP 251.14-2-1  
42-44 AMHERST ST.  
ZONE: COMMERCIAL MIXED USE  
LEGENDS**

The green awning at Legends was damaged during the hail storm on 5/29/2012. Operators would like to replace the damaged awning with a black awning. Current color scheme on the sign is black and maroon with beige lettering. Robb Langley presented the board with a fabric sample.

**MOTION:** Patricia Dow made a motion to approve the black colored awning as presented with the fabric as presented for Legends, 42 – 44 Amherst St. which will replace the damaged green awning.

**2<sup>ND</sup> MOTION:** Chuck Luke

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

Aye = 4 Nay = 0. Motion carried.

**TAX MAP: 251.18-3-70  
OWNER/APPLICANT: FORT WILLIAM HENRY  
ADDRESS: BEACH ROAD SHOPS  
ZONE: COMMERCIAL MIXED USE**

Last month the Planning Board approved the Fort William Henry – Beach Road Shops sign for “Lake Side Dogs and Jammin’ Juices”. Fort William Henry-Beach Road Shops has changed the sign because they changed the product line to frozen yogurt and smoothies instead of hotdogs and juices. The sign size, design and colors are the same. The location will be the same – hanging perpendicular to the store, underneath the roof-line. “Lake Side Dogs” at the top has been changed to “Frozen Yogurt”. “And Jammin’ Juices” has been changed to “& Jammin’ Smoothies”. “Hot Dogs and Smoothies” has been changed to “Self-Serve Frozen Yogurt”. The graphics were changed to match the new product line.

**MOTION:** Chuck Luke made a motion to approve the sign for yogurt and smoothies at the Ft. Wm. Henry shop on Beach Road. The only changes to the previously approved sign are changes needed for the new product line – yogurt, smoothies and the character graphics.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
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Aye	Nay	Absent	Aye	Aye
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Aye = 3 Nay = 1. Motion carried.

**TAX MAP: 251.18-3-63.2****APPLICANT: YUE HUANG****ADDRESS: 166 CANADA ST (PREVIOUSLY GIFTS 4 U)****ZONE: CR****SIGN APPLICATION #1214**

LJ FASHIONS – Women's clothing etc. Retail to retail.

New retail shop opening in the shop previously occupied by Gifts 4 U. This shop will be located (East side of Canada St.) next to what was Lakeside Deli which is now vacant.

**MOTION:** Dan Wolfeld made a motion to approve the LJ Fashion sign at 166 Canada St. as presented with black and white lettering and with the white border.

**2<sup>ND</sup> MOTION:** Chuck Luke

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

Aye = 4 Nay = 0. Motion carried.

**TAX MAP: 251.18-3-39****APPLICANT: ISAAC ASSOUR****ADDRESS: 149A CANADA ST****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION #1225**

WATER LILLIES – Women's clothing, etc. Retail to retail.

Window sign. Used window space = 15%. To be installed on glass above doorway.

Black lettering, green lily pads, pink lilies.

**MOTION:** Patricia Dow made a motion to approve the sign for 149A Canada St., Water Lillies with the colors as presented, pink water lily, green lily pad and black lettering to be applied to the window.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

**APPROVED****LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
JUNE 20, 2012  
PLANNING BOARD MINUTES****TAX MAP #251.14-2-11 and 251.14-2-3****APPLICANT: KATHLEEN DITTRICH****ADDRESS: 50 AMHERST AND 337- 365 CANADA ST (GIUSEPPE'S)****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION #1228**

PUBLIC PARKING LOT. 2 Signs. One sign will be located on Amherst Street, the other sign will be located on Canada St.

Amherst St. Freestanding sign. Backlit. Double sided. Green and yellow. 15 square feet. This will be installed on a pole in an garden area closest to the current liquor store. The board agreed the colors for both signs should be the same colors since it is the same parking lot.

Canada St. Sign will be located next to Giuseppe's freestanding sign. Colors will be the same as the Giuseppe's sign. 8 square feet. The board discussed the overall size of the Giuseppe's freestanding sign and whether or not it would exceed 50 square feet when the parking sign is added. It was determined the sign will not exceed 50 square feet when the parking sign is added.

**MOTION:** Patricia Dow made a motion to approve the 2 parking signs presented for the parking lot at 50 Amherst and 337 - 365 Canada St. The Canada St. sign will match the colors of Giuseppe's freestanding sign (purple), will be 2 feet by 4 feet and will be attached to the Giuseppe's freestanding sign. The sign on Amherst St. is 6 feet by 2 feet 6 inches, is a freestanding sign to be installed in the landscape area/planter box. The sign will be 8 feet high to the bottom of the sign. The colors will match Giuseppe's sign (purple).

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

**TAX MAP #251.18-3-41****APPLICANT: HEATH MUNSELL****ADDRESS: MAYARD CENTER – 175 CANADA ST. STORE #5****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION # 1230**

WOO HAA SHOP – retail to retail

Hanging dimensional sign using sign foam and paint. White background, black border, lettering red and black. 8 square feet. There is an existing light overhead.

**MOTION:** Patricia Dow made a motion to approve the Woo Haa Shop sign as presented for the shop located at the Mayard Center, 175 Canada St., Store #5, selling signs, Adirondack rustic furniture, and art.

**2<sup>ND</sup> MOTION:** Chuck Luke

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

Aye = 4 Nay = 0. Motion carried.

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JUNE 20, 2012  
PLANNING BOARD MINUTES**

**TAX MAP: 251.14-2-1**

**APPLICANT: LIZ PAPA FOR BILL MASSRY**

**ADDRESS: 325 CANADA ST**

**ZONE: COMMERCIAL MIXED USE**

**SIGN APPLICATION #1231**

DILLIGAF – Replacing Stormin’ Norman’s sign.

2 wall signs – business is located on a corner. 25 square ft. White background. Navy blue lettering and border. Navy blue and gold emblem.

The board discussed the use of the acronym and tabled the sign review pending an Attorney client privilege meeting with Attorney Mark Schachner.

**MOTION:** Robert Mastrantoni made a motion to table the review of this sign until the next Planning Board meeting after the Attorney client privilege meeting.

**2<sup>ND</sup> MOTION:** Patricia Dow

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

Aye = 4 Nay = 0. Motion carried.

**TAX MAP: 251.14-1-25.1**

**APPLICANT: JOHN FOX**

**ADDRESS: 22 WEST ST.**

**ZONE: RESIDENTIAL MIXED USE**

**SITE PLAN APPLICATION #1229**

- A variance has been granted for east side yard setback.
- Plans are to add a one-story addition to existing single family home. The size of the addition will be 30’ x 34’ 8”.
- Maximum lot coverage allowed is 60%. Existing and proposed coverage will = approx. 23.8%.
- John explained phase one is the addition. The deck and pool may be installed at a later date and the variance took into account the possibility of the pool and deck.
- The siding of the addition will match the house (white).
- The addition will sit on “piers” which stop just about at ground level. There will not be a cement foundation.
- The deck and the pool will be reviewed by the Planning Board at a later date.

**MOTION:** Patricia Dow made a motion to approve the one story addition (30’ x 34’ 8”) at 22 West St. as presented. The exterior of the addition will match the exterior of the existing home. The current inground pool will be removed. The variance as noted.

**2<sup>ND</sup> MOTION:** Chuck Luke

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

Aye = 4 Nay = 0. Motion carried.

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PLANNING BOARD MINUTES**

**TAX MAP: 264.06-2-20**

**APPLICANT: DENNIS QUIRK**

**ADDRESS: 31 DIEASKAU ST.**

**ZONE: RESIDENTIAL MIXED USE**

**SITE PLAN APPLICATION #1232**

- A variance has been granted for east side yard setback, setback will be 5 feet. Variance granted for front yard setback, setback will be 7.5 feet.
- Overall the new building will be 12' 6" from the road. The applicant is proposing to tear down two older structures which served as an apartment and garage.
- The plan is to construct a 4 car garage with two rental dwelling units above the garage.
- The new building will be 27' 1/8" tall; building footprint is 36' by 56' and will be built on a slab.
- Colors will match the existing house.
- The retention pond will remain in place and is part of the stormwater management.
- Shrubs will be planted on the west side of the new building.
- There will be one outside light located at the entrance for the dwelling units and maybe an additional light between the garage/dwelling units and the house. Both will be down lit.
- Parking will be provided for the dwelling units. The paving on the east side of the proposed building will be expanded to accommodate parking.

**MOTION:** Dan Wolfield made a motion to approve the 4 car garage with two dwelling units above the garage at 31 Dieskau St.. The size is 36' by 56'; plans as presented. The siding will match the current siding on the existing house on the property. Driveway and paving as presented. Stormwater management as presented. There will be landscaping on the street-side of the new building. The variance as noted.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried

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JUNE 20, 2012  
PLANNING BOARD MINUTES**

**TAX MAP: 251.11-2-1.4**

**OWNER/APPLICANT: SAM SALTANA**

**ADDRESS: LOT 3 - LOCHLEA**

**ZONE: SINGLE FAMILY RESIDENTIAL**

**SITE PLAN APPLICATION #1217**

- Applicant is building a single family residence in the recent subdivision of Lochlea.
- Sam's engineers Tom Hutchins and Jim Zalewski presented Sam's revised plans this evening.
- Previous plans included a carport which now has been eliminated and the garage previously shown at the rear of the property has been moved closer to the house and is now more than  $\pm$  50 feet away from the stream. From the driveway, the rear left corner of the garage is 50 feet from the stream and the rear right corner is 56 feet from the stream.
- The house has a 1,913 square foot footprint and is about 2,600 square feet of living area 1<sup>st</sup> and 2<sup>nd</sup> floor.
- The garage is 384 square feet.
- There is an 800 square foot deck.
- By reconfiguring the driveway and moving the garage there is approximately 3,789 square feet of impervious surface – house, deck, garage, driveway. This is a reduction from the previous plans which showed a little over 4,000 square feet of impervious area.
- The house and garage will be "hand-shaved" log and have a rustic appearance.
- A complete landscaping plan was provided. Pointing to the plan Tom showed one boundary that will be heavily screened. There will be groups of plantings in the area of the rain gardens which can be seen from the road. Hedges and shrubbery near the house.
- All the trees on the original survey are shown on the new plans. Most will be removed and the trees which will remain are shown on the new plans, as well. Jim commented that many of the trees shown on the original plan are dead trees and have to be removed.
- Robert asked about the size of the shrubs and trees that are being proposed; from the plans they do not look like they are as sizeable as what is being removed. Tom commented that the trees to be planted are white pine, white spruce and hemlock.
- 5 trees will be saved and pointing to the plan, Tom pointed out the clumps of trees which will be saved.
- There will be 3 rain gardens and a grassy detention area which can handle any over flow. The detention area provides for the required volume but does not have the amended soils that the rain gardens will have.
- Dan pointed out that rain gardens need to be maintained or they will eventually become non-functional. The grassy detention area will help in moving the water flow when necessary.
- At the rear of the property there is approximately 328 feet and Dan asked if there are any detention areas in this area of the property. Tom commented there will be a diversion swale in this area. The intent is for the stormwater from the house and driveway to be guttered and/or piped to the rain gardens.
- Patricia commented that it appears approximately 26 trees will be removed and only 5 trees will be saved. She pointed out the replacement trees are much smaller than the trees that are being removed. She added that it appears a lot of trees are being removed and replaced with a grassy area. The roots and the tree structure is what help in keeping the soil from washing through.
- Tom commented that he has not taken an inventory of the trees however, there are some that will have to go because they are either dead or not in good condition. He added the lot is wooded and small so the vast majority of it ends up being cleared.

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PLANNING BOARD MINUTES**

- Tom commented that the replacement trees have a 2 inch caliper and can be changed to a larger size. Sam suggested changing to a 4 inch caliper which is about an 8 – 10 foot tree and these can grow very large; the proposed trees are trees that grow quickly.
- Dan asked if there are any areas, particularly at the rear of the property that will be untouched – where whatever is in the area, trees, sapling, brush will not be removed or changed and left natural as it exists today. Tom commented the clearing limit is the grading limit.
- Jim suggested minimizing the grassy area using more natural ground cover.
- The board asked to see a revised plan showing more trees to be saved, areas left untouched – natural, plantings of larger trees, minimizing the grassy area and the rain gardens. Maybe reconstruct the driveway in order to save some of the trees. Tom commented they will have revised plans drawn up in plenty of time for the board to review them before the July 18, 2012 Planning Board meeting.
- The board agreed that the changes to the house, in particular moving the garage away from the stream, are acceptable and that they appreciated the effort that went into making the changes.

**MOTION:** Robert Mastrantoni made a motion to approve the May 16, 2012 minutes as presented.

**2<sup>ND</sup> MOTION:** Patricia Dow

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

Aye = 4 Nay = 0. Motion carried.

**MOTION:** Patricia Dow made a motion to adjourn the meeting at 9:10 PM.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

Respectfully submitted,

**Carol Sullivan**

June 27, 2012