

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
JUNE 11, 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), Salim Amersi, Dan Neary.

WORKSHOP MEETING

Robert opened the meeting at 6:00 PM.

TAX MAP: 251.14-3-26

OWNER/APPLICANT: SALIM AMERSI - WORKSHOP

ADDRESS: 400 CANADA ST

ZONE: COMMERCIAL RESORT

Salim and his architect, Dan Neary, presented plans for the demolition of the center isle building including the office and to rebuild a new office, meeting rooms, replace the existing 50 units with 50 new units and construct a new underground parking area.

Dan pointed out the parking and traffic flow in this particular area will be streamlined. Rather than two – way traffic the flow will be reduced to one way with the entrance on the south end of the site and the exit on the north end of the site. The fire lane will be wider than it currently is.

The enclosed parking garage will be under three levels of motel units.

There are two stair towers one on the east end and one on the north end.

The building meets the current Village zoning requirements for height limits – it is just under the 40 foot maximum at the highest point of the building. The mechanical equipment is on the roof, hidden from view in a recessed area and surrounded by a parapet.

The first two floors will be treated with a banding in the same/similar color of most of the buildings currently on the site. The upper color is off-white which matches the off-white on the restaurant building. The façade will be 5/16" fiber cement panels and an aluminum trim system that brings the panels together. The aluminum trim creates a grid system for the color panels. The aluminum trim will be used on the windows. The windows and façade will be tied together by the aluminum trim. The panels are 4 feet high and can be up to 6 feet wide.

The style of the building is somewhat art-deco and art-deco architecture has an emphasis on horizontal lines. The building has been designed with horizontal banding of the colors and horizontal muntins on the windows. The characteristics of this period emphasize horizontal lines. The windows are an art-deco pattern.

The top railing on the north side differs from the lower railing on the two floors below. The railings are stainless steel. The idea is to have the top floor to have a different "feel" than the lower two floors.

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There will be a public access area on the south-side third level. There will be trees and plantings on the top level.

There are ten rooms on the third floor and they have private balconies on the north side. Each of the 50 rooms has a private balcony.

The 3rd floor south side balcony is a public balcony.

Some of the colors used have been picked out of the colors on the sign and these colors will help guests navigate around the site – so they know where the main entrance is and where the north and south entrances are (red on the building).

The parking on the north side will not change.

The roof lines are treated differently. One roof line has a cornice around it and another roofline treated differently with raised beams. The beams are painted steel and 3 inches wide and 4 inches deep and will look like wood. The columns are 6 x 6.

There will be recessed lighting throughout the outdoor area on the building.

Comments from board members:

1. Art-deco is new and not sure if there are other buildings in the Village that it fits in with.
2. Doesn't match other buildings on the property.
3. Not pedestrian friendly particularly in the front.
4. Like the look of the project.
5. There are different looking buildings throughout the Village. Conform to what?
6. New building should blend in more with the structures on the property.
7. This building is completely different from other buildings on site.
8. Building does look a little too contemporary - Can it blend a little better with the surrounding buildings and the environment around it.
9. Can it be made to look a little bit more traditional and not quite so contemporary so it fits in.
10. Very flat across the top.
11. Is it possible to move some of the balconies in a little or out a little to create more dimension to the long side of balconies?
12. Can a roof line be stepped up or down to create more dimension?

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13. Can the front door be moved to the side to create a better traffic flow so that people checking in aren't trying to navigate the turn into the front of the building?
14. Would be helpful to see the actual color and material.
15. Seems like everything is very square except for the rounded edge on the front. The colored panels are very square, the windows are very square.
16. Can some of the current siding on the other buildings be used to blend with the materials proposed to the new building?
17. Can the line be broken up on the front of the building – different height or depth? Different materials?
18. The balcony areas on the both sides appear to be long and monotonous because the same building material, the same size balcony the same railing.
19. The maximum height of the building is 40 feet in this area. A pitched roof would only allow for two stories but if the owner wants 3 stories a flat design is the only way to accomplish having 3 stories .
20. Can some of the balconies be staggered? Can different materials be used in the balcony area?

After much discussion with the applicant the board felt they needed clarification on the new law and suggested a meeting with ELAN Planning and Design since ELAN was the Company that helped draft the new law. Dan Neary mentioned he did read the new law and believes he designed the building within the requirements of the law. Chuck Luke asked Dan and Salim to put together a document which indicates where and why the building complies with the new law.

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 7:45 PM.

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

Respectfully submitted,
Carol Sullivan
June 25, 2014