

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
JULY 18, 2012
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni - Chairperson, Patty Kirkpatrick, Chuck Luke, Dan Wolfeld

Board members absent: Patricia Dow

Others present: Liz Papa, Karl Brenneisen, Izzy Levy, Stephanie Bitter, Larry Clute, Peter Clarke, Sam Sultana, Alan Miller, Scott Staples, Tariq Tarar, Kitty Rooney, Clare Decker, Kris Johnston, Nancy Johnston, Tom Hutchins, Jim Zalewski

Robert opened the meeting at 7:00 PM.

REGULAR MEETING

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.

Robert, mentioned that the sign was reviewed at the last meeting however, it had not been voted on because the Board tabled the vote until such time as the Board could have an Attorney Client Privilege meeting with the Planning Board Attorney, Mark Schachner. That meeting has taken place and the Board is continuing its review tonight.

Robert polled the Board for additional comments. There were no additional comments.

MOTION: Robert Mastrantoni made the following motion:

As individuals we each object to the sign change at Stormin' Norman's. However, after looking into the current ordinances and codes and consulting with our Planning Board Attorney, Mark Schachner, and knowing that denying the application would result in costly litigation and further front page exposure for the store and the applicant's platform, we have no choice but to approve this application. Despite our personal objections to promoting this brand, I make the motion to approve the sign as presented.

2ND MOTION: Patty Kirkpatrick

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

Aye = 4 Nay = 0. Motion carried.

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PLANNING BOARD MINUTES****TAX MAP #251.18-3-38****APPLICANT: IZZY LEVY****ADDRESS: 139 CANADA ST. (ROMANCING THE LIGHT)****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION #1227**

ROMANCING THE LIGHT – retail to retail

New retail shop open in shop previously occupied by Boyds Bears

Sign is a window sign that has already been installed. 16.77 square feet. Sign takes up approximately 33% of the window.

MOTION: Patty Kirkpatrick made a motion to approve the Romancing the Light sign as it currently appears in the window of the store located at 139 Canada St.**2ND MOTION:** Dan Wolfeld

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

Aye = 4 Nay = 0. Motion carried.

TAX MAP: 251.18-3-44**APPLICANT: MARK RICHARD/SCOTT STAPLES WILL REPRESENT MARK****ADDRESS: 197 CANADA ST (HANDBAG HEAVEN)****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION #1226**

HANDBAG HEAVEN – retail to retail

Retail shop open in the shop previously occupied by The Gift Cottage.

Wall sign above doorway. 24 square feet.

- Chuck Luke asked about the lighting and Scott explained there are two existing gooseneck lights which will be used and there are no plans for any additional lighting.
- Colors are consistent with colors shown in rendition.

MOTION: Patty Kirkpatrick made a motion to approve the Handbag Heaven sign in the size and colors as presented. It will be located under the two gooseneck lights above the door.**2ND MOTION:** Chuck Luke

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

Aye = 4 Nay = 0. Motion carried.

OWNER/APPLICANT: TARIQ TARAR**ADDRESS: 2905 LAKE SHORE DRIVE/PINEBROOK MOTEL****ZONE: COMMERCIAL RESORT****SIGN APPLICATION #1237**

Applicant's freestanding sign was damaged by the hail storm on May 29, 2012. Proposal is for a new back lit freestanding sign and reader board. The size of the sign including the reader board is 6' by 8' – 48 square feet. Overall height is 11 feet. The sign will be located in the same place as the previous sign.

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- Sign contractor, Karl Brenneisen indicated the colors on the copy are representative however, the green is a dark green more like a hunter green. The lettering is burgundy and the background is ivory. The reader board will remain the changeable letters style. The reader board and sign have been incorporated in all one sign for a total of 48 square feet.
- Dan commented that there's a lot of information on the sign and Robert commented that all the lettering seems to blend together. If Pinebrook Motel was a little bigger it would be more noticeable from all the other lettering.
- Karl mentioned the reader board letters are 6 inches in height. Pinebrook Motel letters are approximately 7 - 8 inches in height. Carl suggested deleting a line of the changeable letter portion to three lines and he could also drop the top line down a little bit so the sign would not look cramped and the lettering would be a little more balanced.

MOTION: Dan Wolfeld made the motion to approve the sign for Pinebrook Motel on Canada St. with hunter green panels, burgundy lettering and ivory background colors. Also Karl's suggested changes will be incorporated to increase the space for the wording at the top and decreasing the reader board to three lines.

2ND MOTION: Patty Kirkpatrick

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

Aye = 4 Nay = 0. Motion carried.

OWNER/APPLICANT: RAY PADILLA

TAX MAP: 264.06-1-24

ADDRESS: 85 PHILIP ST.

ZONE: SINGLE FAMILY RESIDENTIAL

SITE PLAN APPLICATION #1233

Application is to construct a 12 foot by 20 foot one car carport on the west side of the existing one car garage and to build a 36 foot x 8 foot deck addition onto the front (north side) of the house.

Carport:

- Application has been made for a variance on the west side yard for a setback of 4 feet.
- If this project is approved by the Planning Board at tonight's meeting the approval should be contingent upon the approval of the variance.
- The roofline on the carport will be the same as the existing garage. The ground surface will be crushed slate which is already in place as the applicant has been using the space for parking.
- Pressure treated footings will support the carport. It will be open on three sides and attached to the garage.

Deck:

- Application has been made for a variance on the east side yard for a setback of 7.2 feet.
- If this project is approved by the Planning Board at tonight's meeting the approval should be contingent upon the approval of the variance.
- The staircase will be off the deck on the west side of the deck.
- The construction material may be Trex or pressure treated lumber. The color will match the house. The applicant is getting bids on a log rail for the deck. He prefers to use a log rail rather than using the conventional railing; he feels a conventional railing will not be in keeping with the log design of the home.
- Whether or not Trex is used or pressure treated lumber is used depends on the cost of the log rail.

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- The deck will be supported by cemented footings.

MOTION: Chuck Luke made a motion to approve the Site Plan application for a carport and a deck contingent upon approval by the Zoning Board of Appeals for the variance. The carport will be 12 feet by 20 feet. The carport roof line will be the same as the existing garage. Roof shingles for the carport will match the garage and house. The carport will be supported by footings. The deck will be 36 feet by 8 feet. Trex or pressure treated lumber will be used. The color will match the current color of the existing log home. The rail will be rounded or log construction.

2ND MOTION: Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

TAX MAP: 251.10-2-31.2

APPLICANT: LARRY CLUTE/LAPHATT HOLDING INC. (UNDER CONTRACT TO PURCHASE)

OWNER: SAVERIO RUFFOLO

ADDRESS: 511 CANADA ST.

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION #1234

SKETCH PLAN REVIEW

Applicant is proposing new construction of seven 4-plex 2 and 3 bedroom dwelling units. Four of the seven units will be located in the Village. The balance will be located in the town.

Attorney Stephanie Bitter presented Larry's proposed plan for an apartment complex (English Brook Village). Stephanie described the property as unique because it straddles the Village and Town property line. The Village parcel is vacant and is 1.5 acres. The town parcel does have a home located on it and it is 2.3 acres. The proposal is for 4 4-plex units in the Village and 3 4-plex units in the Town. The buildings have been laid out to meet the setback requirements and density requirements for both municipalities. The sketch plan process with the Town is coincides with this sketch plan process with the Village. The apartments that are proposed are high-end apartments; they will include air conditioning, enclosed laundry facilities in each unit, master suites, walk-in closets and garages. Some will have gas fireplaces. 14 units will be 2 bedroom apartments and 14 units will be 3 bedroom apartments. Each 4 unit building has approximately a 3,755 square foot footprint; each apartment will be approximately 900 – 1000 square feet with some bigger than others as some are two bedroom and others three bedroom. Parking is two spots per apartment. The complex will be owner managed. Pointing to the architectural rendering that the Board received, Stephanie pointed out the design, structure and color concepts proposed. The intent is to maintain a privacy buffer and to "tuck-in" the complex behind the wooded, treed buffer away from the road. The complex will use municipal water. There will be no dumpsters; private trash removal will be used.

Larry mentioned the rendering shows a color a little bit darker than what is intended however, what he is trying to show is the textures that will be used, light green siding, with some stone on the façade as well as metal roofing.

Chuck asked about the use of the facility whether it was going to be primarily a retirement facility, vacation use, second home, etc. Larry explained he expects it to be a mixture of uses and he may furnish one of the buildings and use it for seasonal rentals. They will all be rental apartments however,

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some may be used as seasonal – month to month, weekly, etc. Larry commented he would prefer to see one year rental agreements and avoid the maintenance of short term rentals however, how these units will be used is still in the discussion phase.

The townhouse design provides for an upstairs and a downstairs for each unit; garage and living quarters are on the first level and bedrooms on the second level.

Chuck pointed out the close proximity to English Brook and community sensitivity to stormwater management, water run-off, land clearing and landscaping. He added a big concern for this Board is stormwater management. Larry commented that he intends to develop a full scale engineered site plan which will include stormwater management plans.

The Board asked if there will be an inter-municipality SEQR review. Doug mentioned he wasn't sure however, this project is a little different from the Lochlea project in that there is no subdivision for lots. Also these buildings cannot straddle the Village/Town property line. There has to be a clear distinction of the buildings located in the Village and a clear distinction of the buildings located in the Town. Carol commented that she would check on whether or not separate SEQRs could be completed for each municipality.

Patty asked about green pace between the units. Larry indicated it will be green space and it will likely be grass because of the maintenance aspect of gardens.

The applicant will return to the Planning Board for further review with more detailed site plan development.

OWNER/APPLICANT: PETER CLARKE

TAX MAP: 251.14-1-23

ADDRESS: 34 WEST ST.

ZONE: RESIDENTIAL MIXED USE

SITE PLAN APPLICATION #1235

Application is to construct a one car garage (14 feet by 28 feet) at the rear of the property. Application has been made for a variance for a rear setback of 10 feet. If this project is approved by the Planning Board at tonight's meeting the approval should be contingent upon the approval of the variance. The garage will be vinyl sided to match the existing house. The new portion of the driveway will be paved. The roof will drain unto the grass; there will not be gutter installed. The foundation will be concrete slab.

MOTION: Chuck Luke made a motion to approve the Site Plan application for the garage construction at the rear of the house located at 34 West St. This approval is contingent upon the variance application approval for a 10 foot rear yard setback. The material used will be as described in the plans. The driveway extension will be paved. The foundation of the garage will be "Alaskan Slab". The roof and siding will match the existing house.

2ND MOTION: Dan Wolfeld

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

Aye = 4 Nay = 0. Motion carried.

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TAX MAP: 264.06-2-29

APPLICANT: KRIS JOHNSTON FOR NANCY JOHNSTON

OWNER: NANCY JOHNSTON

ADDRESS: 19 DIESKAU ST.

ZONE: RESIDENTIAL MIXED USE

SITE PLAN APPLICATION #1236

Owner is adding an attached garage onto the south side of the existing single family home. The garage will face east and will be 2 stories; the second story will be used for storage.

Chris explained an additional change to the site plan. There is an existing Bilco door entry however, currently there is a hole in the ground as the Bilco doors have rotted. The new plan Chris presenting tonight is to extend the new foundation along the rear of the house/garage which will allow for construction of a basement entrance under cover and above ground rather than through the old Bilco door entry.

The storage area above the garage will only be used for storage. There is no plan to use it as extra living space and there will not be access to the storage area from the house. There will be an egress to the storage area inside the garage.

The existing driveway will be reconstructed and a new driveway constructed to accommodate the new garage.

MOTION: Chuck Luke made a motion to approve the Site Plan application for the attached 2-car garage and storage area construction. The footprint is approximately 24 by 25 feet. Dormers will be located on both sides. The new foundation as explained to the Board this evening is approved, as well. The roof and siding will match the existing house, colors as presented. The color of the vinyl siding will be Tuscan Olive.

2ND MOTION: Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

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.

At the June Planning Board meeting the applicant submitted revised house plans. The carport has been eliminated and the garage has been moved so that the garage is at least 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 1st and 2nd 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

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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 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.

At a previous meeting the Board asked the applicant to provide a revised landscaping plan. They asked that the revised plan show more trees to be saved, areas which can be left untouched – natural, planting of larger trees, minimizing the grassy area and the rain gardens. The Board also asked the applicant to consider reconstructing the driveway in order to save some of the trees.

This evening Tom Huchins, Hutchins Engineering, explained to the Board the area of disturbance has been reduced. There is now a no-disturbance zone of approximately 2000 square feet toward the stream. There will additional tree plantings of larger trees. The tree inventory has been updated because some of the existing trees previously shown are dead or dying. The lawn area has been decreased by approximately 2000 square feet. Natural mulch has been added and the area next to the stream will be completely undisturbed.

Tom pointed out at the last meeting they had shown a reduced driveway, moved the garage so that is positioned approximately 50 feet away from the stream high-water mark.

Chuck mentioned that the deck surrounds much of the house and asked what construction material will be used – cedar.

Dan asked if any consideration has been given to adding windows to the garage on the side facing 9L (towards lot # 2). This is purely for aesthetic reasons. Robert commented that this isn't necessary however, it would strike a nice balance aesthetically. Sam indicated he would think about it. Robert commented that the Lake George Waterkeeper (LGWK) letter dated July 18, 2012 will become part of the minutes.

Sam referring to the LGWK letter pointed out that the pictures provided of the weed growth in the lake were not taken on the Village side of Lochlea. Carol mentioned that the lake is looked at as a whole with no distinction between Town and Village. Weeds and unfavorable changes to the lake should be something everyone is concerned about and not just thought of as an issue based on whether it's on the Town side or Village side.

MOTION: Chuck Luke made a motion to approve the construction of a single family residential home with a single car garage on Lochea-Lot 3. Approval is based on the detailed construction plan presented to the Board with all detail of construction, roof-line and colors. Landscape design is approved based on the plans presented to the Board this evening which include the landscape design, all the trees which will remain, the undisturbed area of approximately 2000 square feet facing English Brook and tree plantings and flower gardens.

2ND MOTION: Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

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June 20, 2012

(RM, PD, CL, DW)

MOTION: Chuck Luke made a motion to approve the June 20, 2012 minutes as presented.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Absent	Absent from the June 2012 meeting.	Aye	Aye

Aye = 3 Nay = 0. Motion carried.

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 8:10 PM.

2ND MOTION: Patty Kirkpatrick

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

Aye = 3 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

July 22, 2012