APPROVED

LAKE GEORGE VILLAGE
26 OLD POST ROAD
JULY 16, 2014
PLANNING BOARD MINUTES

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

Others present: Carol Sullivan (Secretary), Doug Frost (Code Enforcement Officer), Marvel MacDonald (Fort), Fred Austin (Fort)

REGULAR MEETING
Robert opened the meeting at 6:00 PM.

TAX MAP: 251.18-3-70
APPLICANT: FORT WILLIAM HENRY
ADDRESS: BEACH ROAD SHOPS
ZONE: COMMERCIAL MIXED USE
SIGN APPLICATION: # 1455

AMERICAN PRIDE – NEW YORK & AMERICAN MADE GOODS
Applicant is opening a new shop in the Beach Road shops. Sign is red, white and blue in color. Size = 18" height x 48" long = 6 square feet.

Marvel MacDonald represented the Ft. Wm. Henry this evening. This particular sign will be hung from the front of the building and will not be hung perpendicular under the walkway. The Board would like to see a consistent template for signs to be hung facing the lake. These signs cannot have a height wider than 18 inches because of the head-clearance needed for the walkway.

MOTION: Patricia Dow made a motion to approve the American Pride sign. The sign will be 18 inches by 48 inches using red, white and blue as the color scheme. The applicant has agreed to include a scallop edge (as the other signs have) and the scallop edge cannot increase the size of the sign beyond what is allowed by Village Code. In addition, as new signs for the Ft. Wm. Henry Beach Road shops come before the Planning Board for approval the Board encourages the use of a consistent shape for all the signs.
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

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TAX MAP: 251.18-3-70
APPLICANT: FORT WILLIAM HENRY
ADDRESS: BEACH ROAD SHOPS
ZONE: COMMERCIAL MIXED USE
SITE PLAN APPLICATION: # 1453

FROSTY CREATIONS FAÇADE CHANGE

Applicant is proposing a change to the deck floor color, the pillars, floorline and roofline at the top. The deck floor will be bright green. The pillars, floorline and roofline will be the same green, outlines in red and yellow. Applicant will brought color samples to the meeting.

Marvel mentioned the goal is to identify the store as a separate entity; there are issues with people using the deck when they are not customers of the shop. The Fort selected the color scheme based on the colors on the sign. After much discussion the Board agreed the color scheme presented doesn't work with the overall color scheme of the entire building; the new color scheme should complement what is already used on the rest of the building. After providing several suggestions the Board recommended that the applicant return to the Board in August with a revised color scheme.

TAX MAP: 251.14-4-41
APPLICANT: MEYER & FULLER
ADDRESS: BEACH ROAD SHOPS
ZONE: COMMERCIAL MIXED USE
SITE PLAN APPLICATION: # 1456

MEYER & FULLER (Law Office) – SIGN

The new sign is replacing Howard Krantz's (Law Office) freestanding sign. Existing lighting and posts will be used. The sign is 9.24 square feet. Hanging sign underneath is 2.06 square feet. Matt Fuller represented the law firm of Meyer & Fuller tonight. Matt, mentioned the sign is on the same posts as the previous sign. It's a "carved" PVC board.

MOTION: Dean Howland made a motion to approve the sign as presented.
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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TAX MAP: 251.18-3-62
APPLICANT: EMRACH ATICI
ADDRESS: 176 CANADA ST.
ZONE: COMMERCIAL RESORT
SIGN APPLICATION #1457 FOR - LAKE GEORGE MARINA MEDITERRANEAN GRILL
New sign is blue background with white lettering and made from PVC board. The sign is 8 feet x 3 feet = 24 square feet. Two existing gooseneck lights will be used. The Board discussed alternative colors because of the building façade.

MOTION: Patricia Dow made a motion to approve the sign which will include for the following changes – the background will be "sea green" as depicted in the chip provided. A black stripe will appear on the top and bottom of the sign. White lettering as presented.
2ND MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 264.06-1-1 - BUILDING
OWNER/APPLICANT: JOHN CARR
ADDRESS: 1 CANADA ST
ZONE: COMMERCIAL MIXED USE
SITE PLAN APPLICATION: # 1441

POLE BARN BUILDING @ THE REAR OF THE MAIN BUILDING @ 1 CANADA ST – SITE PLAN
Applicant is proposing to enclose the existing pole barn. There are no structural changes, the building will be enclosed and used for storage.

John explained he is not moving the building however, he would like to enclose it. He may move it at a later date. There is no change in the footprint; it's about 2,000 square feet. It will be used for storage. There will not be any windows and there will be a 10 foot wide "barn" door on the front. It will be painted dark brown. John explained the idea is to use it for storage, paint it dark brown and have it blend in with the surrounding landscape.

John explained he does plan on lowering the grade around the building. Over the years either from run-off or mulch being applied for landscaping the grade has built up to the level of the floor. When it rains the interior of the building floods so his intention is to lower the grade around the building to eliminate the flooding and create some stormwater management at the same time.

MOTION: Dan Wolfield made a motion to approve the enclosure of the existing pole barn building, including the addition of a 10 foot barn door at the front. The building will be painted dark brown as presented.
2ND MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

LAKE GEORGE VILLAGE
26 OLD POST ROAD
JULY 16, 2014
PLANNING BOARD MINUTES

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

This is a follow-up from a previous Planning Board meeting where John presented changes to the current OTB building. At that time the Planning Board wanted to see more detail regarding the front of the building.

John presented a more detailed look for the front of the building facing Canada St. He added the footprint at the front will not be changed.

He also presented his landscaping plan for the new deck area which is being added on the North side of the building.

The Board previously questioned the stormwater management between the existing building at the front and West Brook.

First John addressed the stormwater issue in the parking lot. He provided a picture of a retention basin that is near the pavilion/pole barn. The recent rain storms provided John the opportunity to see how the stormwater flows on the property. The property is fairly flat with subtle grades. Stormwater for the rear half of the parking lot flows towards the pavilion/pole barn and much of it goes into West Brook. They have diverted the water so that it now flows into a retention pond that John has created. John mentioned that he is only working with the existing impervious space and he has not added any new impervious space. The retention basin has been added to divert the stormwater run-off in this area and it can handle about 800 gallons of run-off.

John brought the Board's attention to the area behind the building (south side) – the area between the building and West Brook. He provided a photo of this area. He mentioned there is a current swale in this area. The water running off the building goes directly into this area and does not go off the property. The stormwater in this area perks very well into the soil in this area. There is a berm that is built up in this back section.

John pointed out he is not changing the footprint of any building and is not creating any new impervious surface; he is trying to create stormwater management on the property which never existed before. The stormwater problems that exist today were preexisting.

John explained, the biggest stormwater problem on the property is the preexisting parking lot run-off and the run-off from the roof of the 2,000 square foot pavilion/pole barn. The trench around the pavilion/pole barn and the diversion to the retention pond will take care of this area. The space between West Brook and the existing building (at the rear) currently has a berm. There's no run-off leaving the area between the brook and the building.

Dean suggested adding cobble stones and grass around the retention pond. If this isn't added the soil eventually will wash out.

This plan does not affect the previously approved stormwater management for the roadway/parking, etc.

On the south side of the building (brook side) National Grid will be doing some tree clearing. There are several dead trees that are right next to the electrical lines. John added there will be some clearing of overgrown vegetation but most of the vegetation will stay.

Addressing the stormwater for the front of the building John pointed out the flat roof does have a pitch. Half of the pitch goes toward the front and the other half to the rear. All of this water stays onsite. With the change to the front of the building 100% of the stromwater will end up on the roof at the rear of the change. Currently some stormwater runs off the front of the building into the lawn area.

Dean asked John to confirm - when the new front of the building is built the amount of the pitched roof to the flat section will add more water in one direction or the other. John indicated he would be adding about 12 feet by 40 to the pitched roof. Currently water flows off the roof over the solarium windows to the ground below. Dean suggested adding a retention pond at the end of the building on the south side.

Dean suggested at the outlet side of the swale John could install stones so during heavy rains the outlet remains intact. This will dissipate the energy of the flow as it goes through the outlet.

Dean suggested the re-grading and all the work that has been done and will be done should be shown on a plan. There should be a plan on file of what he has done to manage the stormwater.

John suggested he would draw up a plan and bring it back next month and Dean suggested including pictures.

Doug asked the Board to include in their motion a statement indicating that he can review the stormwater management on site during a storm and he will review what has been done and if he feels there is a need for more stormwater management John can come back before the Board for a discussion of Doug's findings. The Board agreed this would be the simplest way to proceed.

Patricia asked about the type of lighting that will be used on the front of the building once the front is reconstructed. John indicated there is ground lighting at the front of the building on the solarium side. That lighting will be repaired and will stay in place however, the fixture will be changed. This lighting points up on an angle towards the building. There will be inside lighting which will be seen through the new windows. The Board asked John to return next month with more definitive information regarding the light fixture, wattage, etc.

MOTION: Dan Wolfield made a motion to approve the front façade (facing Canada St.) with the higher roof and dimensions as presented and the landscaping around the deck. The two items which John is asked to return to the Board for discussion and subsequent approval are the stormwater plan – providing more detail with a written plan and the lighting on the front of the building (Canada St.).
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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TAX MAP: 251.14-3-26
OWNER/APPLICANT: SALIM AMERSI
ADDRESS: 400 CANADA ST
ZONE: COMMERCIAL RESORT

WORKSHOP 2 – SURFSIDE CENTER AISLE NEW BUILDING WITH PARKING GARAGE
This is a Planning Board workshop to review Salim's plans to demolish the center aisle building including the office and to rebuild a new office, rooms, suites and underground parking area.

Salim provided samples of the materials which will be used in the desired color. He is using colors which are within the color scheme of the entire site. He mentioned that he is in the process of hiring a site Civil Engineer who will deal with landscaping and stormwater management. The exterior is a panel system/fiber cement. The trim around the panels and window trim will be anodized aluminum which can be painted. The stair towers will use the same panel system for their façade. Stone veneer at the bottom of the building has been added. As previously shown a steel railing system will be used on the patios. The color of the railing system will match the color of the blue-ish/gray panels. The landscaped area around the sign has been enlarged and will have a border using the same stone that will be used on the building. The area in front of the building will be concrete and the concrete walk will be extended to the side doors. The front door has been recessed.

Some of the Board members felt the changes presented tonight did not address all of the points discussed in the previous workshop. Others like the design and feel the changes have enhanced it further.

Dan Brown talked about the human scale factor and that the building appears to be over powering when looked at from the human scale factor. He also mentioned the monotonous side elevations. Vertical components in the middle would help break-up that appearance.

The Board continued to offer suggestions that would break up the straight lines structurally and visually. Dan Neary made many of the changes using the computer program so the Board could see the changes this evening.

At this point Robert polled the Board members and the Board agreed to another workshop on August 6, 2014.

MINUTES:
November 28, 2012 (PD, CL, WA)
January 16, 2013 (CL, DH, WA)

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June 11, 2014 (RM, PD, DH, CL, DW)

MOTION: Dan Wolfield made a motion to approve the June 11 minutes with the changes as presented.
2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0 Motion carried

June 18, 2014 (RM, PD, DH, CL, DW)

MOTION: Dan Wolfield made a motion to approve the June 18 minutes as presented.
2ND MOTION: Dean Howland

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

Aye = 5 Nay = 0 Motion carried

MOTION: Chuck Luke made a motion to adjourn the meeting at 9:45 PM.
2ND MOTION: Dean Howland

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
July 19, 2014