

APPROVED

LAKE GEORGE VILLAGE 26 OLD POST ROAD AUGUST 15, 2012 PLANNING BOARD MINUTES

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

Board members absent:

Others present: Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Ashish A. Tari, Carla Christopher, Lou Giardino, Dan Minnery, Curt Dybas, Ron Mogren, Bill Dow, Anamaria Hladik, Brian Grainger.

Robert opened the meeting at 7:00 PM.

REGULAR MEETING

TAX MAP #: 251.14-3-27

APPLICANT: THE GEORGIAN LAKESIDE RESORT

ADDRESS: 384 CANADA ST.

ZONE: COMMERCIAL RESORT

SITE PLAN APPLICATION 1239

New site improvements:

Pool area

- Replacing pool deck tiles with concrete pavers .
- Replacement of existing pool fencing with aluminum picket fencing.
- Replacing existing lighting.
- New stormwater management facilities in site improvement area.
- New architectural columns, planters and landscaping
- Replacing wood deck with composite.

Outdoor bar (Boca Bar)

- New construction of the bar. Relocating it away from the Terrace Room to the pool area.

Room renovations – 191-198 and S201-S203.

- New roofing and front exterior walls.

Lou Giardino introduced the project of improvements and renovations on behalf of the Georgian. He commented that the Georgian is in need of some repairs in the pool area and the rooms in the back of the pool area. Since repairs are necessary they feel it is a good time to do some upgrades as well. At this point Lou introduced Ron Mogren – Saratoga Associates.

- Ron explained the pool deck will be renovated by removing the existing tiles and replacing them with concrete unit pavers. The larger areas will be sand color and then the banding which will give the area some dimension will be dark brown. The band around the exterior of the pool area will be an accent design in red.
- The white vinyl fencing will be replaced with anodized aluminum picket fencing in a bronze color.
- Ron explained the room renovations are necessary because there are roof leaks in them. A new roof structure will be installed for the rooms and the interior of the rooms will be remodeled. There will be unit pavers on top of the new roof as this area is actually part of the pool decking area.

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- Ron explained the new lighting to the Board; lighting will be LED however, it will be down lighting and where there will be pole lighting the poles will be 8 feet high but the pole lighting will not illuminate outwards. The lighting will be contained to the rear area of the Georgian.
- The Boca Bar will be removed from the area of the Terrace Room. The area where the Terrace Room is located will be defined by planters placed around it so as to section it off from the pool area. The Terrace Room is used primarily for functions and these changes will provide a segregated area for the functions.
- The Boca Bar will be moved to the pool area and the three gazebos will be removed entirely. The Boca Bar will have a dark green/hunter green metal roof.
- Ron addressed storm water management. The water from the deck will be collected into the current drywell systems. Storm water at the front of the pool will be directed to a gutter system which will be directed to a drywell. The storm water from the roof is currently conveyed to downspouts which flow into the lake; there are no drywells in this area however, shallow drywells will be installed in this area and the roof storm water will be directed to these dry wells.
- The rooms under the pool decking will have new doors and windows in the same current style. The columns will be new for these rooms and there will be soft lighting installed on the columns.
- The patio in the area of the Terrace Room will not be covered; there may be umbrellas used but there are no plans to permanently cover this patio area.
- The lower restrooms which face toward the beach area will be renovated.
- Robert asked if there are any drywells located in the driveway between the Lake Motel and the Georgian. He commented that there is a lot of storm water which runs down the driveway and into the lake. Ron mentioned there is not a drywell in this area. Robert asked if it would be possible to install something to catch the storm water in this area. Lou indicated they would look at this area and determine what could be done to catch the storm water in this area and install storm water management in this area as part of this project.

MOTION: Patricia Dow made a motion to approve the Georgian application for improvements which include:

Replacing the current pool deck tiles with pavers and colors as indicated in the plans.

New fencing will replace the white vinyl fencing; it will be aluminum bronze colored picket fencing.

New lighting fixtures will be installed as presented.

New storm water management facilities in the site improvement area as well as a new storm water management facility to be installed to collect the water which runs down the driveway between the Lake Motel and the Georgian.

The architectural columns for the rooms underneath the pool area; these columns will have very low up-lighting so as to keep the lighting discreet from the lake view.

Moving and rebuilding the Boca Bar in the pool area. The Boca Bar will have a hunter (dark) green roof.

Removing the existing gazebos in the pool area.

New roofing on the rooms located underneath the pool area. Pool deck pavers will be installed above the new roofing.

New stucco exterior to the rooms underneath the pool deck.

2ND MOTION: Robert Mastrantoni

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

- Aye = 5 Nay = 0. Motion carried.

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As this point Patricia Dow recused herself from the Board discussion.

TAX MAP #: 251.14-3-47

APPLICANT: BILL DOW/BOARDWALK RESTAURANT

ADDRESS: 2 AMHERST ST.

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION 1240

Installing a new roof on the second floor deck. An Adirondack style will be used for the new roof and interior design of the roof. The peak of the current roof will be converted to a flat roof with windows. This design will be open on the interior of the deck and provide natural lighting for the deck. The deck and stair railings and balusters will be changed to an Adirondack style.

Curt Dybas presented the project plans to the Board. The intent is to create a design similar to a boathouse.

- The existing peaked roof will be removed and a raised flat roof installed with windows all around. The flat roof will be no higher than the existing peaked roof. The flat roof will be open to the deck below and will provide natural lighting for the deck.
- The current area of covered dining will be the same; there is no increase or decrease in the existing area now covered for dining.
- There will be a 14" raised floor in the middle of the dining area and this area corresponds with the flat roof area letting in the natural light.
- Construction will be post and beam natural wood creating an Adirondack style look.
- New natural wood Adirondack style railings will be installed.
- The current wall sign on the south side of the building will be removed and not reinstalled. Any new sign will have to be approved by the Planning Board.

MOTION: Patty Kirkpatrick made a motion to approve the renovations for the Boardwalk Restaurant with changes as shown:

New deck railings will be installed as shown.

New raised interior platform flooring.

New clear story level on top.

2ND MOTION: Dan Wolfeld

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

Aye = 4 Nay = 0. Motion carried.

At this point Patricia Dow return to the Board meeting

TAX MAP: 251.14-1-55.2

APPLICANT: JOHN AND ANA HLADIK

ADDRESS: 25 PARROTT'S POND DRIVE

ZONE: RESIDENTIAL

SITE PLAN APPLICATION: 1241

Installing a new 30 ft. x 17 ft. attached deck to the rear of the house. Setback requirements have been met and are shown on the map attached to the application.

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Brian Grainger presented to plans for the deck addition.

- He described the deck as 17 feet by 30 feet.
- It will be attached to the rear of the house.
- The deck will not completely reach the sides of the home so as to provide for some privacy.
- The deck and trim will be brown/mahogany.
- Composite material will be used.
- No lighting.
- Sonnet tubing will be used for the foundation.
- Railings and balusters will be constructed according to NYS Code.

MOTION: Chuck Luke made a motion to approve the new deck at 25 Parrotts Pond Drive with building and material as presented for a 17 foot by 30 foot deck. Proper tubing will be used for the foundation and railings will be constructed to meet code.

2ND MOTION: Patty Kirkpatrick

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

Aye = 5 Nay = 0. Motion carried.

MINUTES

MOTION: Patty Kirkpatrick made a motion to approve the July 18th, 2012 minutes as presented.

2ND MOTION: Dan Wolfeld

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

Aye = 4 Nay = 0. Motion carried.

The Board agreed to begin working on the sign law at the next meeting or to schedule a meeting if necessary.

The Board discussed the noise coming from Legends' outdoor music.

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 8:00 PM.

2ND MOTION: Patty Kirkpatrick

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

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

August 21, 2012