

APPROVED

LAKE GEORGE VILLAGE 26 OLD POST ROAD SEPTEMBER 19, 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), Bob & Monica Proctor, Tom Jarrett, Ellen Breslin, Kitty Rooney

REGULAR MEETING

Robert opened the meeting at 7:00 PM.

TAX MAP: 251.11-2-1.3

OWNER/APPLICANT: BOB & MONICA PROCTOR

ADDRESS: LOT 2 - LOCHLEA

ZONE: SINGLE FAMILY RESIDENTIAL

SITE PLAN APPLICATION #1201

A variance was granted on Sept 5, 2012 for Variance application V09-2012:

- The proposed construction of the garage has the closest point at the northwest corner 38 feet from the ordinary high level mark of the stream; relief granted is 12 feet.
- The proposed construction for the northwest portion of the single family residence has the closest point 42 feet from the ordinary high level mark of the stream; relief granted is 8 feet.

At tonight's meeting the board reviewed the following. Bob went over the new and modified material with Tom Jarrett's help.

1. MODIFIED – the site and stormwater management plans were modified to reflect the variance. The house and garage were moved 42' and 38' from mean high water mark of English Brook. Grading has been updated. The house is 2,330 square feet. The garage is 728 square feet. The house is positioned so that it slopes towards English Brook Road and nothing slopes towards the brook. There will be a 10 foot perimeter around the foundation.

2. NEW – A new stream buffer analysis was provided showing the pros and cons of the proposed stream buffer improvements. Bob indicated there is a natural slope away from the brook.

3. MODIFIED – The tree and landscape plans were modified to improve the stream buffer based on recommendations from LGA and Cornell Coop. More native species and more ground cover will be included as advised by LGA.

4. NEW - Lot 2 Contour Diagram. This diagram shows 3D grading of the landscape and stormwater management plans. Bob indicated 1,100 cubic feet of water will be captured and retained on the property. All the stormwater that comes onto the lot will be captured and held on the lot. Tom mentioned the stormwater management plan consists of 4 rain gardens. The rain garden on the west side of the property is designed to capture stormwater from the west side as well as roof runoff from the garage. Driveway runoff will be intercepted by the rain garden next to the driveway. Two rain gardens on the east will capture roof runoff from the east side. The rain gardens are sized for a 25 year storm as required for minor projects as addressed in the Village Code and Park Commission standards. Any overflow would be along English Brook Road to a new infiltration system.

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5. NEW - Laurel Gailor from the Cornell Cooperative Extension provided a letter wherein she reviewed the landscape and tree plan for lot #2. Laurel conducted an on-site review of Lot #2 in August. Bob mentioned that Laurel identified trees that contained rot and others that have died. She recommended that these trees be removed. She also recommended that the tree stumps be left intact to in order to secure the root structure and stream buffer; Bob indicated they will be leaving the tree stumps intact.

6. NEW - Emily DeBolt and Randy Rath of the LGA sent an email to Bob and Monica commenting on the landscaping plan. Bob mentioned the LGA is concerned about the number of mature trees within the stream buffer. These mature trees prevent undergrowth as well as the potential hazard of falling.

7. The design of the house has not changed from the time it was originally submitted in the spring 2012.

MOTION: Dan Wolfied made a motion to approve the construction of a single family home on Lot 2 in the Lochlea subdivision as presented which includes the plans submitted for this meeting and the house design plans which were submitted in the Spring 2012.

Also approved are:

The landscaping and the protected areas in the rear with landscaping.

The tree plan as presented.

The rain gardens and stormwater management plan as presented.

The position of the house as presented which includes the variance as granted.

The design of the house and garage as presented with siding, colors and texture as presented.

2ND MOTION: Patty Kirkpatrick

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

Aye = 5 Nay = 0. Motion carried.

MINUTES

MOTION: Patty Kirkpatrick made a motion to approve the August 15th 2012 minutes as presented.

2ND MOTION: Robert Mastrantoni

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

Aye = 4 Nay = 0. Motion carried.

Discussion:

Mayor's 8/21/2012 memo proposing a change to §186-10 regarding the Village Mall as a one-of-a-kind structure. The proposal is to allow the use of a kiosk as a means of displaying merchandise inside of the mall however, the kiosk must be located no closer than 40 feet from the public right-of-way.

- The Board questioned if the Mayor's memo was with regard to allowing the existing stores to have merchandise in the mall hallway or to add kiosks to the mall. The mall currently has a couple of kiosks which hold business licenses.
- Carol and Doug explained they were not involved in the discussions where this idea came about however, they believe it is to allow the existing stores to have merchandise outside of the store – the proposed language refers to “display of merchandise from a kiosk” and this would be different from the separate businesses that operate out of a kiosk and hold a business license. The mall creates a unique circumstance because the “hallways” are enclosed. They also mentioned there may be a fire prevention consideration as regulated by the County because there should be a clear path to get through the mall in the event of a fire.

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- The board, though not entirely in favor of this idea, believe “kiosk” should be defined and the size and height should be stipulated as well if this idea moves forward.
- Dan suggested limiting the size to the space around the kiosk. For instance each kiosk has to have ten feet of clearance around the kiosk. This would allow for passage around the kiosk and limit the size of the kiosk by limited the space around it. He added the space around the kiosk could be limited to the space required by the county for clear passage.
- The board questioned if this was just another way of getting around the outside display of merchandise ordinance. A kiosk could be considered a display rack. They are not in favor of outside display of merchandise.
- The board questioned how many stores would be able to utilize this idea if it is limited to 40 feet from the public right-of-way. If there are 10 stores on the upper level not all stores will be able to have a kiosk because of the 40 foot rule.
- The board asked if these kiosks would be manned and therefore are they an extension of the existing businesses in the mall? How do they differ from the kiosks already in the mall which hold separate business licenses? Will there be an additional business license charge? Will these be an addition to the current store fronts or will anyone be able to “rent” a kiosk to sell merchandise?
- The board agreed the fire prevention requirements should be determined before this section is finalized.
- The board questioned how many other one-of-a-kind structures are there in the Village and is a door being opened for this idea or any other idea to be pursued by another one-of-a-kind structure. The board discussed the Montcalm St. stores - these stores have landings and have difficulty attracting business – why not allow them to put something outside?

The board discussed developing a new sign ordinance based on the comments Dan made in his email. The board discussed the idea of making signs proportional to the building.

Respectfully submitted,
Carol Sullivan
October 3, 2012