

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
SEPTEMBER 18, 2013, 2013  
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 (Enforcement Officer), Thom Randall, Gordon Woodworth, Dave Kenny, Jon Lapper, Jamie Munks, Sue Millington, Derek Shepanzyk, Mohammed Tariq.

***REGULAR MEETING***

Robert opened the meeting at 7 PM.

**TAX MAP: 251.14-2-24**

**LOCATION: 410 CANADA ST – O’SULLIVANS MOTEL**

**APPLICANT: DEREK SHEPANZYK**

**ZONE: COMMERCIAL RESORT**

**SITE PLAN APPLICATION – #1325 – FIRST REVIEWED APRIL 17, 2013**

Applicant is returning to the Board for review of the railings above the office portico. These railings will match the new railings to be installed throughout the motel.

Derek explained the new vinyl railing will be for decorative purposes only and about 30 inches high. Plantings will be installed behind the railing. New railings will be installed throughout the motel complex which will match this railing however, they will meet the current state building code. The portico posts will be white as well.

**MOTION:** Dan Wolfield made a motion to approve the portico railing and posts as proposed. The portico posts will be six by six; they will be white to match the 30 inch high white vinyl railing above. There will be flower boxes installed around the upper railing.

**2<sup>ND</sup> MOTION:** Chuck Luke

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

Aye = 5 Nay = 0. Motion carried

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**TAX MAP: 251.14-2-3  
LOCATION: 365 CANADA ST.  
ZONE: COMMERCIAL MIXED USE  
NEW MARRIOTT COURTYARD – WORKSHOP**

Developer & Planning board workshop. No applications have been submitted. No public input at this time.

Robert opened the discussion for the workshop and advised the public no public comment would be taken this evening.

The Board began reviewing the plans with Dave Kenny and Jon Lapper. The discussion focused on the design of the exterior of the building.

Jon opened the discussion regarding the design and mentioned it was created with the new Code requirements in mind. Revisions have been made since the press conference and what the Board is seeing tonight is the second rendering. There will be six foot balconies on each room. There will be a wooden Adirondack theme throughout the exterior. There will be a step-back at the banquet level and another step-back on the room balcony level. Dave pointed out where flower boxes will be installed with cascading flowers. Dave mentioned the design of the front of the building has been designed to have a lot of greenery installed. Dave also mentioned each store will have a 3-dimensional hand carved wood sign.

The bottom floor of the building will be commercial (retail and a restaurant for general public). The second floor will be banquet and conference rooms. The third floor and above will be residential (hotel rooms).

Dave explained the grade of the restaurant to the Board. The restaurant will be open all year and open to the public. The main door of the hotel will be on Canada St. and will be used primarily for pedestrian traffic. Each retail shop and the restaurant will have separate street entrances and there will be separate signage for each. The signs will be above the awnings.

Chuck pointed out the new Code requires 4 primary building materials. The first floor will be concrete vertical cement board, second story is stone, signage will be all hand carved wood and the third floor and above is the siding. There will be wood trim and the balcony railings will be wood or metal.

Dean asked about the windows and how they will look in relationship to what is required by the new Code. There will be a doorway for the decks because the decks are functional and windows will be single pane.

Chuck asked about similarities between this proposed building and the Lake Placid building. The stone treatment is similar. The entrance is similar. Dave mentioned he will be using natural stone.

Dean mentioned that the new Code also requires another 10 foot step back after 4 stories. The Board reviewed the code and questioned the section of the code which refers to “changes in plane” – for buildings over three stories in height the 4<sup>th</sup> and upper stories should be stepped back a minimum of 10 feet. The Board questioned where the minimum of 10 feet is measured from. Jon mentioned that the design of the building has three step-back levels. The ground level is closest to the sidewalk, the 2<sup>nd</sup>

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story has a step back and stories 3 and above have an additional step-back. Doug will check with Lisa/Elan regarding the intent of this section of the Code.

The roof will be rubber with a slate texture look. Dean pointed out that this type of roof will not hold snow. This texture is for the design of the building and what can be seen - behind it is a flat rubber roof.

There will be a driveway entrance on Canada St. on the south side of the building. There will not be an exit out to Canada/Route 9. The parking lot at the rear of the existing buildings currently has an entrances and exits on Amherst and Ottawa.

Chuck expressed concern over the traffic both at the front of the building and rear where the High School (HS) is located. The HS (Ottawa St and Canada St.) generates a traffic flow specific to the HS at specific times of the day. The Board discussed the time of the day when Ottawa St. is closed for the school busses. Dave reminded the Board that in the summer time school is not in session. Even in the off season hotel traffic could be 100 cars a day. He also added he can add a sign regarding a left turn onto Ottawa at certain times. Doug added that limiting the flow of traffic onto a Village street has to be addressed at the Village Board level.

The Board also questioned the location of trash dumpsters, loading zones for deliveries and whether or not there will be ample room for the traffic those items generate. Deliveries will come in through Amherst St. There is no loading dock; deliveries will come through the main door at the rear of the property.

Patricia, mentioned that the new revision of the exterior of the hotel still has a limited Adirondack texture and she would like to see more Adirondack texture. She feels signage for the retail shops and restaurant will not break-up the large expanse of wall behind them. She feels there needs to be more depth to the building. She added that this building is the first big building in the Village and justice should be done to the design to make sure that it is an interesting design and it does not appear to be flat. Chuck added all sides of the building have to be as interesting as the front because all sides can be seen from Canada St. and Ottawa St.

The Board agreed - this building is the 1<sup>st</sup> of its kind in the Village and it will be the building that people look to when considering future development.

Dave Kenny, Jon Lapper and the Board discussed various options which can be looked into to make the building more exciting by using different architectural features, colors that are compatible with the surrounding scenery, and patterns.

Parking will be provided for hotel guests/room rentals but not for public restaurant guests, banquets, and the like. Dave indicated group business is likely to be in the off season because in the summer time the hotel rooms will be taken up with vacationers. In the off season there will be adequate parking. In the summer there will be adequate parking for hotel guests/room rentals.

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**TAX MAP: 251.18-3-71**

**LOCATION: 110 CANADA ST.**

**ZONE: COMMERCIAL RESORT**

**SIGN APPLICATION – SWEET CREATIONS ( WAS GOURMET SUBS)**

Wall sign with pink lettering, green background, oval sign over door. Size = 17.15 square feet.

Mohammed Tariq represented Sweet Creations this evening. Mohammed indicated the sign is the same as the Gourmet Subs sign and only the name and lettering has changed.

The Board expressed concern about the sign being installed prior to being approved and that it took the property owner most of the summer to get it approved. Doug indicated if there is a repeat offense the business operator will be ticketed. This particular business is not a repeat offender.

**MOTION:** Chuck Luke made a motion to approve the sign as presented.

**2<sup>ND</sup> MOTION:** Patricia Dow.

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

The Board questioned Doug about the window at Sweet Creations which is entirely covered with advertising. Doug explained the way the Code is written it refers to a specific percentage of the window space – not a particular window but window space as a whole. Not including the window above the door the window space taken up at this point is 50%. If a measurement is taken of the window above the door it may meet the specified requirement.

**MINUTES**

August 21, 2013 (RM, PD, DH, CL, DW)

**MOTION:** Patricia Dow made a motion to approve the August 21, 2013 minutes as presented.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

**MOTION:** Robert Mastrantoni made a motion to adjourn the meeting at 9:00 PM.

**2<sup>ND</sup> MOTION:** Patricia Dow

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

***Carol Sullivan***

October 2, 2013