

**LAKE GEORGE VILLAGE
PLANNING BOARD**

**MINUTES
JANUARY 16, 2008
APPROVED**

Board Members:

Robert Mastrantoni Chairman	Dan Courtney	Patricia Dow	Dan Garay Alternate	Margy Mannix	Dolores Marinelli
Present	Present	Present	Not Needed	Present	Present

Others present:

Carol Sullivan (Secretary), Doug Frost (Code Enforcer), Dan Brown (Architectural Consultant to the Board), Kathy Bozony, P. Mcmilnam, Dan Ryan, Joel Collier, Rajiv Sharma, Thomas Stiglianese, Mitch Lezi, Mike Phinney, Tim Wade, Patty Moore, Craig Pixley

Chairperson Mastrantoni opened the meeting at 7:00 PM

SKETCH PLAN

TAX MAP: 251.18-3-71

8 BEACH ROAD – REDEVELOPMENT

ZONE: COMMERCIAL RESORT – OVERLAY

OWNER: HOLLY RAJ INC

APPLICANT: DAN RYAN – VISION ENGINEERING

- Remove miniature golf and create a park-like atmosphere with various planting and small amusement rides for children.
 - Would like to utilize the existing fence with new openings, keeping it in place, removing the golf course and landscape the area.
- Dan Ryan presented the plan for the above changes.
 - The Arcade will remain and will be upgraded. A new roof will be installed and windows will be installed.
 - Water and sewer will have to be accessed from Beach Road.
 - New water lines will be installed to service the tavern and amusement park.
 - Each tenant should have separate utilities.
 - Remove golf course and construct an amusement park.
 - The existing lower level retail shops will remain as currently constructed.
 - The new 2nd level will be over the current retail shops including Sweet Creations.
 - Robert Mastrantoni asked if any consideration was given to moving Sweet Creations back to allow more room for a sidewalk in the area. Currently the area is very narrow and people are often seen walking in the street to get around Sweet Creations. Dan indicated the current plan does not address the width of the sidewalk, however, he will discuss the possibility with the owner.
 - Everything on ground level but for the buildings that are remaining will be removed.
 - The amusement park will have kiddie rides which will be housed on a concrete pad. Each pad will have 2 to 3 coin operated rides.
 - The goal for the amusement park is to allow for pedestrian traffic with seating and benches scattered throughout the park area.
 - Pervious surfaces will be increased (green on rendering). Currently the pervious surface is at 9.6%. Current code requires 15% of impervious surface. Landscaping will be used throughout. Crushed stone will be used as the base surface for tables. Patricia Dow mentioned the goal should be 15% and Dan indicated they are trying to achieve 15%.

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- Restrooms will be constructed for park patrons. The area behind the restroom will be the service area for trash; this area will be fenced and concealed.
 - A small retaining wall will be constructed at the embankment; the wall will be approximately 4 to 5 feet. The existing retaining wall will be removed and a new concrete wall installed. Patricia Dow asked if the hill would be cut into and Dan replied the hill would not be cut into at all. Some soil will be removed, about a foot.
 - There will be a covered food court and an exposed food court at the ground level.
- Dan pointed out in 1965 the state took possession of a portion of the land from the then property owner. There's a triangle that DOT took possession of for roadwork and realignment. Dan is working on different options with the state to either acquire the land back or have a maintenance agreement with the state. There will be no permanent structures on the state property; it will be landscaped and perhaps there will be a sidewalk.
- Stormwater – Test pits are completed. The goal of having less runoff post construction should be attainable since currently the site is mostly impervious surface. The water table is either 8 feet below grade or 5 ½ feet below grade depending on the test location on the site. Each test hole produced medium to coarse sands. Most of the roof runoff from the second floor addition should be collected on site. Dry wells will be installed allowing for infiltration before the water heads back out to the street. Currently all the runoff goes to an onsite catch basin. The catch basin has a 12 inch culvert that ties into a 60 inch culvert that is in the DOT and Warren County right-of-way. Run-off flows from south to north.
- Second floor addition shown by the dotted line on the rendering. Using his drawing Dan showed what the second floor addition will look like and indicated there will be a metal roof structure with a parapet to house mechanical necessities. The Beach Road side will have some gables to provide for a more interesting detailed façade. Colors will mimic existing colors.
 - Dan Courtney asked for the distance from the roof to the sidewalk. Dan Ryan mentioned there will be an open area deck of 12 feet on the Beach Road side which will be flush with the existing buildings. On Canada St. the building is approx. 24 -30 feet from the front. The power lines are the indicating force for the recession.
 - Robert expressed concern about a metal roof and sliding snow in the off season. Snow will land on the second story floor. The business will not be open in the winter.
- The second floor business will be a one tenant tavern.
 - The entire upper level is approx. 11,000 square feet including the decks.
 - The decks will be 24 feet and 12 feet covered (36 feet total).
- Trash removal – Curbside service is the only means for trash removal; DOT will not allow a curb cut for emptying of a dumpster.
 - Dumpsters will be stored behind the proposed restroom.
 - Patricia Dow expressed concern regarding the amount of garbage which will be generated from an 11,000 square foot tavern compared to what is generated by the current tenants.
 - Dan Ryan indicated that they are looking into the amount which could be generated as well as the amount of space needed to store it prior to pickup.
- Dolores expressed concern of the design of the tavern. It appears to look like a pavilion rather than an actual building with design and interest. Dolores indicated since it's opposite the new Information Center the buildings should tie in together as this is the "first" corner of the Village and it's an important corner for all kinds of traffic.
 - The view from the Ft. William Henry property should be considered and should be aesthetically pleasing.

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- Dolores pointed out that the existing buildings should be taken into consideration for the design of the second floor. Upon completion the design of second floor should be incorporated into the design of the first floor or modifications should be made to the first floor to incorporate it into the second floor.
- The line of trees behind the property facing Ft. Wm. Henry will remain in place and continue to act as a buffer. Patricia pointed out that care should be given to preserve the root systems of the trees.
- The Board agreed to move this to Site Plan review.

MOTION: Margy Mannix made a motion to adjourn the Sketch Plan meeting at 7:15 PM.

2ND: Dolores Marinelli.

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Aye	Aye	Aye	Aye	Not needed.

Chairman Mastrantoni opened the Planning Board meeting at 7:15 PM.

NEW BUSINESS

TAX MAP 251.14-4-45

FIREHOUSE

APPLICANT/OWNER: VILLAGE

ADDRESS: 179 OTTAWA ST

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION: 07-71

- Sketch Plan 11/28 – minutes attached.
- 12/19/08 – Planning Board site Plan review.
- Phinney Group will present revised plans addressing side setback.
- Robert reminded the board members they are reviewing the plans as a courtesy and that a vote is not needed since this a municipality structure.
- Mike Phinney advised the Board that in an effort to address the concern of the neighbor, Grace MacDonald, they were able to make some slight modifications to come within the 10 foot side yard setback. The face of the building will be right on the property line on Amherst St. The 2 ½ foot difference has been divided up throughout the entire plan of the firehouse. There is no major impact to the functionality to any individual space. Everything will look exactly the same as previously presented.
- The Board thanked Mike Phinney for making the effort to realign the building and for taking Grace MacDonald's comments into consideration.

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TAX MAP 251.10 – 4 -31

ECONOLOGDE

OWNER: STUART MOORE – MOOREFUN ENTERPRISES

APPLICANT: CRAIG PIXLEY – MARSHALL SIGN CORP.

439 CANADA ST

ZONE: COMMERCIAL RESORT

SIGN APPLICATION 0801 – SIGN OVER OFFICE DOOR

SIGN APPLICATION 0802 – FREESTANDING SIGN

VARIANCE APPLICATION 0803 – FOR FREESTANDING SIGN SIZE

- Sign over office door = 13.5 square feet.
- Freestanding sign = 58.33 square feet. 6 ft 3 in x 9 ft 4 in. §224-24 B (3) allows for 50 sq ft with a maximum dimension of 10 feet on one side, height or width.
- The Board discussed the freestanding sign first.
- Dan Courtney questioned the size of the reader board. The size of the reader board is 3' x 5' 5" wide (16.5 square feet). Dan pointed out including the reader board, the size of the sign is actually 74.5 square feet which is a 50% increase over what is currently allowed.
- The height is 20 feet to the top.
- Craig Pixley (Marshall signs) indicated the franchise, Econolodge, is changing the logo. The background will be a bright red background. The swirl will be a blend of yellow into a cream. The sign is internally lit and will remain internally lit.
- The Board agreed the size of the sign should conform to the Code and questioned if conforming was considered. Craig indicated changing the structure which holds the sign would be a major project both physically and financially.

MOTION: Dolores Marinelli made a motion to approve the design and color scheme of the freestanding Econolodge sign as presented.

2ND: Margy Mannix.

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Aye	Aye	Aye	Aye	Absent

- The Board began reviewed the rendering and discussed the design and color scheme for the sign over the office door.

MOTION: Dolores Marinelli made a motion to approve the design and color scheme of the office sign as presented.

2ND: Dan Courtney

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Aye	Aye	Aye	Aye	Absent

- Patricia Dow expressed concern over the size of the sign and stated one of the goals of the new zoning was to move toward smaller signs throughout the Village. A variance for a larger sign, she feels, is contrary to the Code and what is trying to be achieved. Dan Courtney expressed concern over setting precedence and undermining the intention of the Code requirements for sign size.

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CAROLEE LABRUZZO

SUNGLASS SHOP – MOVING AND CHANGING NAME.

- Store name change. Would like to know if the name – Shady Business – is acceptable prior to having a rendering made. New sign application will be submitted.
- Moving to – 255 Canada St previously Rompa Room.
- At Carolee LaBruzo's request Carol Sullivan represented Carolee in her absence.
- Carol Sullivan explained Carolee is moving her store and would like to have a new name. Carolee is considering "Shady Business" as the new name. She wanted to get any feedback the Board may have before she submits a rendering and application.
- Board agreed the the name shady business is acceptable.

OLD BUSINESS

Georgian - timeshare

- Phase 1 – indoor pool, restrooms, restaurant renovation – waiting for letter of credit.
- When actual unit construction begins a landscape plan must be submitted.
- All phases will require a letter of credit for that particular phase.
- 1/16/08 – received a couple of phone calls from contractors. Accepting bids for Phase 1 – indoor pool, restaurant renovation and new bathrooms.

TAX MAP 251.18-4-3

APPLICANT/OWNER: MOHAMMAD BARRAT

BUSINESS: THE VILLAGER

ADDRESS: 99 CANADA ST

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION: 0760

- The Owner is proposing a pizza shop in the front of the building which was previously occupied as a coffee shop but vacant for more than 1 year. The owner is also proposing using the existing 1st and 2nd floor deck for seating for the pizza shop.
- 1/16/08 – Doug has been speaking with developer.

TAX MAP 251.14-3-30

APPLICANT: SUNG (JAMES) KIM

ADDRESS: 366 CANADA ST

ZONE: COMMERCIAL RESORT – PARTIAL OVERLAY

SITE PLAN APPLICATION: 0768

- The Owner is proposing adding a deck to an existing restaurant
- 1/16/08 – no activity.

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Planning Board meeting November 21, 2007

MOTION: Patricia Dow made a motion to approve the November 21, 2007 minutes.

2ND: Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent from 11/21 meeting.	Aye	Absent from 11/21 meeting	Aye	Absent

Sketch Plan – LG firehouse – November 28, 2007

MOTION: Patricia Dow made a motion to approve the November 28, 2007 minutes.

2ND: Dolores Marinelli

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent from 11/28 meeting.	Aye	Aye	Aye	Absent

FOR DISCUSSION

- Working with Lisa Nagle re Overlay District and Sign ordinance.
- Board agreed to meet February 6 @ 4PM.

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

2ND: Dan Courtney

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Aye	Aye	Aye	Aye	Absent

Meeting adjourned.

Respectfully submitted, January 23, 2007
Carol Sullivan