

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD**

**PLANNING BOARD MEETING  
OCTOBER 16, 2019  
6:00 PM**

**Board members present:** Carol Sullivan (Chair Person), Patricia Dow, Dean Howland,

**Board members absent:** Dan Wolfeld, Walt Adams, Dan Barusch (Director of Planning & Zoning)

**Others present:** Stephanie Fregoe (Clerk), Carol Miele, Con Burke, Dave Mentor, Michael Menter, Ethan Hall

Meeting began at 6:00pm. Nordick's Motel was reviewed first as applicant had another meeting to attend at 7pm.

**TAX MAP: 251.10-3-48**

**APPLICANT: DAVE MENTOR, NORDICK'S MOTEL**

**ADDRESS: 2895 LAKESHORE DRIVE**

**ZONE: COMMERCIAL**

**APPLICATION: SPR6-2019**

Applicant is proposing to redevelop non-permeable area in front of existing office building to provide a terraced outdoor gathering area with fire pit, approximately 32'8" x 40'. New area will have permeable pavers and stormwater control. Also proposed is a new "L" shaped deck on the second floor of the exiting office building, approximately 10' x 30' along the front and 4' x 21' along the side.

Carol Sullivan noted on the application that Short Form SEQR was checked off, but this is a Type II and SEQR is not required. Application was updated. Dave Mentor stated that he is adding permeable area. Most of the area is paved and that the patio he is adding will be permeable. The retaining wall will have storm water control. The water run-off will be piped down to the grass area by Route 9. Dean Howland asked if doors will be put where windows currently are. Mr. Mentor said yes, there will eventually be an access from the front windows out onto the new deck. Ethan Hall said he will provide an update with the new doors. Ms. Sullivan asked if they would be sliders and Mr. Mentor said yes, probably a five-footer. He will bring in a revised plan for Dan Barusch to review. Ms. Sullivan noted that any changes in the plan would need to be brought to Dan's attention and may require the applicant to come back before the Board for approvals. Mr. Mentor agreed.

Mr. Howland asked about the railings. Mr. Mentor said that there are currently three different railing types on the property and the deck will have railings to match one of those types. Most likely a black metal railing. New stone work will match the existing stone work.

Patricia Dow made a motion to approve the proposed changes at Nordick's, 2895 Lake Shore Drive. The patio in front of the current office and addition of the wrap around deck on the second story, accessed by existing stairs to that level, and the permeable pavers making up the patio with a storm water management device as shown in C1. If there is a change in the access from the deck, then the applicant will need to come back to the Planning and Zoning Office for review.

**2<sup>nd</sup> MOTION:** Carol Sullivan  
Planning Board

Minutes - APPROVED

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Carol Sullivan	Patricia Dow	Dean Howland
AYE	AYE	AYE

Aye = 3 Nay = 0 Motion carried

**TAX MAP: 264.06-1-57**

**APPLICANT: CAROL AND JOSEPH MIELE, PROSPECT AIRE MOTEL**

**ADDRESS: 75 MOHICAN STREET**

**ZONE: RESIDENTIAL MIXED USE**

**APPLICATION: SUB1-2019 and SUP2-2019**

Applicant is requesting approval of a minor subdivision. Size of subdivision is .423 acres. No new development. Lot #1 will contain a house and cottage. Lot #2 will contain a motel building, converted to apartments.

Applicant is also proposing a change of use to convert existing nine-unit motel building into four or five apartments.

Carol Sullivan explained that the Board would decide tonight if a public hearing was needed for the subdivision. A public hearing would need to be set for the Special Use Permit. She noted that the application should be updated to “yes” where it asks if a variance application is required. Ms. Miele has already gone before the Zoning Board for a variance to subdivide her lots. They will be smaller than what is allowed by code. Ms. Sullivan explained that the Board would go over the answers that the applicant provided, discuss then and then determine if a public hearing is necessary.

1. Is the project compatible with the principles of the zoning district and the comprehensive plan? Carol Miele has indicated that it is. There are apartment houses all around. Ms. Sullivan noted that as in the comprehensive plan, you are always looking for more year-round residents.
2. Is the project compatible with the surrounding properties and natural and built environment? Yes, Ms. Sullivan agreed with Ms. Miele’s answer, that there are apartments everywhere on that street.
3. Does the project provide adequate parking, vehicular circulation and infrastructure for the proposed use, and accessibility for fire, police, and emergency vehicles? Ms. Sullivan noted that there is a huge driveway and parking lot. Patricia Dow asked how wide the drive is? Ms. Miele noted that it should show in the survey the measurements. Ms. Dow asked if the driveway needs to be at least 15 feet wide to accommodate a fire truck. Ms. Sullivan was not sure if the Code specifies that measurement. The question will be referred back to Dan Barusch for verification. She noted that if the driveway is not adequate, it may affect the subdivision. Ms. Miele stated that firetrucks have been able to access the motel in the past without issues. The fire department responded to a small fire about one year ago. Ms. Dow asked if parking spaces would be assigned to the tenants. Ms. Miele responded that she could and that there are plenty of parking spaces. There are at least 10 spaces.
4. Does the proposed use have no greater overall impact on the site and its surroundings than would full development uses of the property permitted by right, considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances? Ms. Miele reported no impact on her application. The Board agreed. Ms. Dow asked if it there will be year-round occupancy verses just summer. Ms.

Miele replied that she would be renting May to October. She is not sure if the motel will require additional insulation to rent in the winter months.

5. Has the design of structures or operation of the use, ensured compatibility with the surrounding uses or protected the natural or scenic resources of the village? There will be no hours of operation.
6. Is the location of the proposed use consistent with the goal of creating a healthy mix of uses that enhance the commercial viability of the village of Lake George? Ms. Sullivan agreed. Mohican Street already has residential properties including apartments.
7. Is the project compatible with the historic character and use of the structure or structures and the historic character on site and in the surrounding area? Ms. Sullivan replied that there are a lot of different types of housing so there isn't a historic character.

Ms. Sullivan stated that the Board agrees with all the answers that the applicant has provided. She noted that Ms. Miele would need to go to Warren County with her plans as she is changing from an R1 to R2 property. An inspector will let her know what she needs to do in order to change the motel units over to apartments. Ms. Miele was upset and thought that everything was in order to switch over to apartments. Ms. Sullivan explained that everything is in order and that there are certain steps to follow. She also asked if the apartments will be a living area of a minimum of 500 square feet. Ms. Miele wasn't sure but she will verify with Dan Barusch. Ms. Sullivan asked how the water and septic is set up. Ms. Miele replied that those utilities will be included in the tenant's rent. The motel has one meter which is separate from the house. The Board continued to discuss fire and safety criteria that the County and State may require.

Ms. Sullivan addressed the subdivision. Dean Howland did not have any issues. Ms. Dow asked about the answer provided for #9. The answer is N/A and the box is also checked yes. Ms. Miele stated that Dan may have filled that out. Mr. Howland stated that energy requirements will be addressed when she goes to the County. If windows or insulation need to be changed, the County will oversee that. Ms. Sullivan noted that #2 should be updated to yes, Warren County permits will be required. They will be the one to issue a Certificate of Occupancy.

Ms. Sullivan addressed Part 2 of the SEQR. The Board answered no to all the questions. The Board did not have any issues with the subdivision. Carol Sullivan made a motion to approve the application for the subdivision as presented and dated 9-10-2019. The subdivision does not require a public hearing. The Board is waiving the requirement for a formal public hearing.

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

Carol Sullivan	Patricia Dow	Dean Howland
AYE	AYE	AYE

Aye = 3 Nay = 0 Motion carried

Carol Sullivan asked for a motion on the Negative Declaration on the SEQR. Patricia Dow stated that there is a negative declaration on the SEQR in terms of impact on the environment for this project.

**2<sup>nd</sup> MOTION:** Carol Sullivan

Carol Sullivan	Patricia Dow	Dean Howland
AYE	AYE	AYE

Aye = 3 Nay = 0 Motion carried

Ms. Sullivan noted that the subdivision is done and that the Board needs to set a public hearing date. Ms. Miele was confused because she was under the impression that she was already approved when she went before the Zoning Board and had a public hearing. Ms. Sullivan explained that was just to be granted a variance for the size of the lots. The Planning Board will approve or disapprove the change of use, special use and the actual subdivision of the lot. Now that Ms. Miele is in front of this Board, the members know that she is approved by the ZBA to subdivide into smaller lots, than what would normally be allowed by the Code. Ms. Dow suggested that it go into the motion that the subdivision does not require a public hearing, but the special use does. Ms. Sullivan asked that Stephanie add into the motion that the subdivision does not require a public hearing. Special Use permits do require a public hearing and one will have to be scheduled for November. Ms. Sullivan explained that it is a way of letting the neighbors know what is happening in their area. Ms. Miele said neighbor notifications were already sent out for the ZBA and she didn't know why she had to do this all over again. There was more discussion between the Board and Ms. Miele regarding the required procedures. Mr. Howland said that Ms. Miele can still start the process with Warren County. He noted that she would have 18 months to complete the project once the special use permit is issued. She is gaining an additional month. Stephanie and Dan can work with Ms. Miele on the date of the public hearing if the next Planning Board meeting date is not convenient for her. The next meeting is November 20<sup>th</sup>.

**TAX MAP: 264.06-1-49**

**APPLICANT: JAN STRACHAN**

**ADDRESS: 20 PHILLIP STREET**

**ZONE: RESIDENTIAL MIXED USE**

**APPLICATION: SPR13-2019**

Applicant is proposing a detached, 14' x 20' single car garage.

Ms. Sullivan addressed a few concerns on the application. Where sketch plan review is required, application is marked "yes". It should be marked "no". Ms. Sullivan asked Stephanie to update application. Application states garage will be 14x20 feet which equals 280 square feet. The application states 286 square feet. Mr. Burke said it is an error in math, it is 280 square feet.

Ms. Sullivan noted that the garage is an accessory structure and should be set back at least 10 feet. It is not noted on the plans, however it appears to meet that criteria. Mr. Burke stated it is set back approximately 30 feet. Ms. Sullivan asked that it be noted for the record that the garage, which is an accessory structure, will be set back more than 10 feet from the primary structure, which is the house. Ms. Sullivan noted that accessory structure has a side yard set-back of 14 ½ feet and it should be 15 feet. She asked Mr. Burke if the garage can be moved back to meet the required setbacks and he replied yes, absolutely. Otherwise, Mr. Burke would need to get a variance. Mr. Burke stated that he has plenty of room to move the garage. Mr. Burke will submit an updated plan to Dan Barusch showing the change.

Ms. Dow asked what the height of the garage will be. Mr. Burke answered that it will be 15 ½ from the ridge. There will be no living space, just a simple garage. Ms. Dow asked about the siding options. T-111 and vinyl are listed. Mr. Burke said that the applicant will most likely use T-111 in the same color to match the existing house. He asked if she changes her mind to use vinyl if that will make a difference. Ms. Sullivan replied that he would need to let Dan Barusch know if there are any changes. The color is a pale white.

Carol Sullivan made a motion to approve the garage proposal at 20 Phillip Street as presented, and the builder will present a new plan to Dan Barusch, Director of Planning and Zoning, showing that the garage will be moved to make the set back of 15 feet. The siding is T-111 and the color will match the outside color of the house. This is a Type II and SEQR is not required.

**2<sup>nd</sup> MOTION:** Dean Howland

Carol Sullivan	Patricia Dow	Dean Howland
AYE	AYE	AYE

Aye = 3 Nay = 0 Motion carried

**MINUTES – June 26, 2019 (CS, PD, DH, WA)**

Carol Sullivan made a motion to approve the minutes from June 26, 2019 with the correction of one spelling error.

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

Carol Sullivan	Patricia Dow	Dean Howland
AYE	AYE	AYE

Aye = 3 Nay = 0 Motion carried

The Board discussed changes in Tom McKinney's building. It appears he may be adding a second story living space instead of a storage area as previously approved. Stephanie will have Dan Barusch notify the Board if there have been any changes in that project.

Meeting was adjourned at 7:30pm.