

## DRAFT

Minutes of Lake George Planning Board Meeting, held **OCTOBER 17, 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

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### **Board Members present:**

Robert Mastrantoni, Dan Courtney, Margi Mannix, Dolores Marinelli, Dan Garay

### **Board Members absent:** Patricia Dow

### **Others present:**

Carol Sullivan (Secretary), Dan Brown (Architectural Consultant), James Kim, Salim Amersi, Stu Sutcliffe, Ray Perry.

Chairperson Mastrantoni at 7:00 PM

### **TAX MAP 251.14-3-26**

**APPLICANT/OWNER: SALIM AMERSI**

**BUSINESS: SURFSIDE**

**ADDRESS: 400 CANADA ST, LAKE GEORGE**

**CODE: COMMERCIAL RESORT**

**SITE PLAN APPLICATION: 0759**

**SEQR - LONG**

- The Owner is proposing demolition of 16 lakeside cabins and construction of two motel units which will total 26 new rooms.
- Stu Sutcliffe provided a detailed explanation of how the utilities are brought into the property and how they will be extended to the new units.
- Stu addressed where the 35 foot (height line) grade will be in relation to the existing grade. Referring to a topographical site profile, Stu explained how he calculated the 35 foot height line to the existing grade.
- Sewer lines: Stu met with Reggie Burlingame (Sanitation Supt.) regarding the sewer line. Pointing to the plan Stu pointed out where the existing clay sewer line will be replaced with ductile iron pipe and a new manhole added.
- Water: A new 6 inch waterline will be installed.
- Fire: Bruce Kilburn (Fire Chief) met with Stu and agreed fire access is adequate. Each building will have a sprinkler system and an additional hydrant will be installed in the area of the new buildings.
- Lighting: Low level lighting will be installed to safely light the buildings with no bleeding off of the property. Lighting on the roof terrace will be built into the side of the planters and will wash to the floor of the terrace. There will be no visual high lighting structures. The shade pavilion may have some lighting on a post and the lighting will be cast downward.
- Greenspace: An evergreen hedge will be added to separate the parking from the lawn. Existing full maples will remain. The roof terrace will have planting areas all around and these will aid in stormwater management. Shrubbery will be included around building A. Building B will also have additional plantings. The lawn area will be extended because the playground and BBQ area will be relocated to a corner of the beach. Low maintenance and drought resistant plantings will be used. A detailed planting schedule will be developed and submitted to the Board.
- APA: A response has been prepared to a jurisdictional inquiry form and mailed to the APA. Stu is waiting for a nonjurisdictional letter and will provide it to the Board when received.
- Stormwater:
  - Stu is pursuing proposals from engineers and will provide a detailed stormwater management plan once an engineer is hired.
  - Referring the 1992 stormwater management plan Stu pointed to the diagram of the 3 basic drainage patterns. One runs down the south driveway through the existing parking lot, over the existing retaining wall and seeps into the sand. The second runs down the lawn and is

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absorbed within the lawn area. The water that comes from the poolside units runs down a pathway to a grate that leads to a pipe that empties about 5 feet from the shore of the lake. The third drainage pattern goes along the north side and down the fire lane. Much of this stormwater is absorbed into the beach but with erosion it does get closer to the lake.

- Again referring to the older plan Stu pointed out that soil testing produced sandy and gravel soils.
  - Pointing to the plan, from the existing restaurant building to the existing retaining wall the water table is approximately 19 to 20 feet below grade. The water table in the beach area is approximately 3 to 4 feet below grade.
  - The goal is to maintain stormwater on the property and deter any water from going into the lake.
  - Roof drainage: The roof will be tilted towards a drain approximately every 28 feet. There will be three rows of drains which will drain between the walls. A discussion ensued regarding maintenance and winter freeze and this should be addressed in the stormwater plan.
  - The Board agreed, due to the size of the project, a “major” stormwater plan should be developed and submitted to the Board for review.
- During construction site containment will be used to prevent runoff into the lake.
  - Stu presented the color scheme and the view from the lake. Concrete block will be tan-ish-brown, a soft color. Clapboards will be slate gray. Windows and deck edging will be white. Second building (built into the slope) will have minimum slate gray and will appear as a “sea wall – lake wall”. The back building will have more clapboard, less block and some dividers. The same color scheme will be used throughout.
  - The Board agreed the concept of the plan appears to be acceptable, however, detailed information regarding stormwater management and maintenance plans, landscaping, lighting, construction materials, etc. must be submitted prior to granting Site Plan approval. SEQR review will be done with Site Plan review.

### **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 1<sup>st</sup> and 2<sup>nd</sup> floor deck for seating for the pizza shop.
- **NOTE** – the first floor deck will have to be constructed – it's currently a garden surrounded by a fence. Owner did not submit construction plans. Because it is larger than 100 square feet it will have to go through Warren County for a building permit and certificate of occupancy. Handicap access will have to be addressed.
- **Owner did not attend this meeting. Application not discussed.**

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### TAX MAP 251.10-2-5

**APPLICANT/OWNER: SARAH LAUSTRUP**

**ADDRESS: 493 CANADA ST**

**ZONE: COMMERCIAL MIXED USE**

**SITE PLAN APPLICATION: 0761**

- The owner is proposing a second floor deck and reconstruction of an existing stairway to second floor (residential living quarters).
- **Owner did not attend this meeting. Application not discussed.**

### TAX MAP 251.18-4-54

**APPLICANT/OWNER: RAY PERRY**

**ADDRESS: 106 MOHICAN**

**ZONE: RESIDENTIAL MIXED USE**

**SITE PLAN APPLICATION: 0762**

- The owner is proposing a 12' x 26' sunroom addition to the single family residence. The sunroom will be constructed at the rear of the single family residence on an existing slab.
- Ray presented his plans to the Board and explained the sunroom/3 season room will be built on a portion of an existing slab which was installed by a previous owner. Burgundy metal roof. Vinyl siding on outside.

**MOTION:** Margi Mannix made a motion to approve the 12' x 26' three season sunroom as presented.

**2ND:** Dan Garay

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

## MINUTES

**MOTION:** Margi Mannix made a motion to approve the September 19, 2007 minutes.

**2ND:** Robert Mastrantoni

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

**MOTION:** Margi Mannix made a motion to adjourn the Planning Board meeting at 9:00 PM.

**2ND:** Robert Mastrantoni

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

Respectfully submitted, October 23, 2007  
Carol Sullivan