

**APPROVED - MINUTES  
LAKE GEORGE VILLAGE ZONING BOARD MEETING  
OCTOBER 2, 2013- 7:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY**

**BOARD MEMBERS PRESENT:** Ron Mogren - Chairman, Dennis Barden, Kevin Merry, Mike Ravalli, Tom Sullivan

**BOARD MEMBERS ABSENT:**

**OTHERS PRESENT:** Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Janet Loonan, Barbara Neubauer, Todd Fellegly, Pamela Parrott, Kathy Redpath, Patricia Dow, Ravi Khare, John Ferrone, Kitty Rooney, Bonnie Colomb, David Colomb, Jamie Munks, Keith Manning, Karen Manning, Rob Gregor, Matthew Hayes, Benjamin Sahler, Joanne Gavin, Dan Neary, Salim Amersi, Jeff Rougeau, Phyllis Meader,

Ron Mogren opened the ZBA meeting and the Public Hearing at 7:00 PM.

**TAX MAP 251.14-3-26  
OWNER/APPLICANT: SALIM AMERSI  
SURFSIDE ON THE LAKE  
ADDRESS: 400 CANADA ST.  
VARIANCE APPLICATION: 1360V – PUBLIC HEARING  
ZONE: COMMERCIAL RESORT**

The applicant has applied for an area variance for new construction of hotel units plus a carport/garage below the new units. The applicant is seeking relief from the 40 foot/3 story maximum height allowed in the commercial resort zone. The proposed new construction consists of an overall height of 72 feet which will be 4 stories of new hotel units plus 1.5 stories allowed for the carport/garage. Relief sought 32 feet.

Salim and his architect, Dan Neary presented his plans to the Board. Salim described the current rooms in the center isle as old and small and he is proposing to teardown those (50) rooms and replace them with 60 new rooms which will be larger and more modern. In addition, Salim mentioned he has issues with his current parking at the facility as the spaces are small and the isle is narrow which creates problems for his guests. He is proposing a parking area which will be slightly below grade and will be similar in design to a carport; it will serve as parking for the guests of the new rooms. This parking facility will allow him to create a wider isle through the parking lot. In addition, there will be a brand new office space constructed. The new office will be in the same location of the current office.

Ron asked for public comment:

Barbara Neubauer – Moncalm St. LGV – opposed. Barbara mentioned that a structure such as the one being proposed would completely change the character of the East side of Canada St.

Todd Fellegly – 207 Beach Rd. LG Todd asked Salim if the new project is the same size as the space currently occupied by the office and hotel rooms. Salim described the new footprint as being slightly larger than the existing footprint.

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Bonnie Colomb – 38 Sagamore LG – opposed. Bonnie expressed her opposition to higher buildings on the East side of Canada St. She also is not in favor of a carport because she believes nothing can be done to make them look attractive.

Jeff Rougeau – Sundowner Motel, Canada St. LGV - in favor. Jeff indicated he had spoken to some of his neighbors on the East side of Canada St. He and they are in favor of having the variance granted because in the future they would like to be able to pursue taller buildings. If taller buildings are allowed on the West side of Canada St. they should be allowed on the East side of Canada St.

Joanne Gavin – Halada Dr. LG – opposed. Joanne feels this subject was already reviewed and the new revised Code reflects what the steering committee determined – there's a very good reason why it was determined not to allow higher buildings on the East side of Canada St.

Pam Parrott – 3 Mohawk Rd. LG - opposed. Pam expressed concern over allowing taller buildings on Canada St. This is the first for the East side of Canada street but if others are allowed Canada St. will take on the appearance of just one tall building after another and the character of the small village and its beautiful surroundings will be lost. .

Janet Loonan – 76 Caldwell Ave. LGV – opposed. Janet expressed many of the same concerns as others had. Tall buildings should not be allowed on the East side of Canada St.

Ben Zolar – LG Alumni – opposed.

Matt Hayes – LG Alumni – opposed.

As the Board started to discuss the project Salim Amersi asked if his application could be tabled; he would like to meet with his architect and consider some of the comments that were made this evening.

The Board agreed to table this project and leave the Public Hearing open.

**MOTION:** Ron Mogren made a motion to adjourn at 8 PM.

**MOTION 2<sup>ND</sup>:** Tom Sullivan

|            |               |             |              |              |
|------------|---------------|-------------|--------------|--------------|
| Ron Mogren | Dennis Barden | Kevin Merry | Mike Ravalli | Tom Sullivan |
| Aye        | Aye           | Aye         | Aye          | Aye          |

Ayes = 5 Nays = 0 Motion carried.

Respectfully submitted,  
Carol Sullivan  
October 9, 2013