

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
OCTOBER 15, 2014  
PLANNING BOARD MINUTES**

**Board members present:** Robert Mastrantoni – Chairperson, Walt Adams (Alternate) Patricia Dow, Dean Howland, Chuck Luke.

**Board members absent:** Dan Wolfeld

**Others present:** Carol Sullivan (Secretary), Doug Frost (Code Enforcement Officer), Dan Brown (Architectural Consultant to the Planning Board), Salim Amersi, Moech Amersi, Dan Neary (Surfside Architect), Tom Hutchins (Hutchins Engineering – engineer to the Surfside), Hugh Myrtle.

**TAX MAP: 264.07-1-2**

**APPLICANT: HUGH MYRTLE (CONTRACTOR FOR OWNER RUGNRUDEE HORN)**

**ADDRESS: 53 WESTBROOK RD.**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION – SITE PLAN #1468**

Hugh Myrtle explained his proposal for enclosing a portion of the current deck to accommodate an office. This is not an office which will be used by the public but rather within the home to be used as office space for the business (Around the World Golf and The Pink Roof).

The deck will not be torn down but a portion of it will be framed to accommodate this new room which is 10 feet by 14 feet. The current beams will be replaced with microlam beams. The roofline will be the same. There will be a total of 3 windows.

**MOTION:** Dean Howland made a motion to approve the plans for the partial deck enclosure to create a 10' x 14' room at 53 Westbrook Rd. as presented. The roofline will match the existing roofline and the roof shingles will be the same as the existing shingles. Building colors will match the existing colors.

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

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Walt Adams
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.14-3-26**

**OWNER/APPLICANT: SALIM AMERSI**

**ADDRESS: 400 CANADA ST**

**ZONE: COMMERCIAL RESORT**

**APPLICATION – SITE PLAN #1465 AND SHORT FORM SEQR**

Applicant is proposing demolition of the center isle building including the office and rebuilding a new office, rooms, suites, meeting rooms and an underground parking area.

Dan Neary addressed the change to the building stating that the red awning has been wrapped around onto the North side and two windows have been added.

The names and samples of the colors to be used were provided. Colors are custom colors so there is not an actual name. Warm gray will be used on the divider panels. Red stripe = colonial redwood. Off white = top half of building. Taupe = window and door trim. Light blue/gray = lower half of building. Blue = railing.

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The lighting on the South side is 2-20 watt bulbs which will provide low lighting. The covering is opaque.

The Board discussed the additional planter that was proposed by them at the last meeting. Salim explained that this additional planter cuts down on the parking space allowed for lobby visitors and impedes the traffic flow. Dean stated that plantings and a tree in this area would soften the look of the building when looking at it from the North. Dean, pointing to the plans showed Salim where the tree/plantings should be placed. Salim indicated he would put a tree in front of the pillar and it will come out further North of the pillar. This tree will be the same as the Juniper variety used elsewhere.

The roof plan was provided this evening confirming there are no public access stairs to the roof.

**MOTION:** Chuck Luke made a motion to approve the Site Plan application for a three story/50 room hotel addition. The current center isle building including the office will be demolished. A new 3 story/50 room unit with underground parking will be constructed in this area. Colors will be as presented to the Board this evening - off white and gray-blue are the primary building colors, light gray panels will be used for dividers between the rooms, blue railings, the color of red stripe at the top of the building is redwood, window and door frames will be taupe. The stonework will be from Southbay Quartz as displayed and presented to the Board.

This motion for approval includes plans reviewed and presented to the Board as follows:

A101 - Basement plan as presented.

A301 – Basement/garage plan as presented with the garage having 31 parking spaces plus 2 handicapped access parking spaces.

A102 – First floor diagram as presented.

A102 – Second floor diagram as presented.

A103 – Third floor diagram as presented. There will be 7 large pot plantings consisting of 5 – 6' tall trees having a 1 – 1 ½ caliper.

A104 – Third floor plan as presented.

A105 – Roof plan as presented. There will be no public access to the roof.

A301 – Roof plan, side view as presented.

A201 – Proposed East elevation as presented.

A201 – Proposed West elevation as presented.

A202 - Proposed North elevation as presented.

A202 - Proposed South elevation as presented.

S1 – Property layout plan as presented.

S2 – Existing to proposed plan which includes the addition of a one way sign as discussed.

S2 - Parking plan as presented with 53 above ground parking spaces plus 33 below ground parking spaces totaling 86 parking spaces.

S3 – Layout and utility plan as presented.

S4 – Detailed grading plan as presented.

S5 – Landscape and lighting plan as presented. Trees will have a 2 to 2 ½ caliper each.

Per tonight's meeting there will be an additional Juniper tree planted which will have a 2 – 2 ½ caliper at the time of planting and will grow to approximately 15 feet high. This tree will be located as marked on the plans by L4 (just north of the northern front pillar).

Stormwater plan as presented and as reflected in the Detailed Stormwater Management Report prepared by Hutchins Engineering, Queensbury New York. This plan is sized to 100 year event with no discharge.

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

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Walt Adams
Aye	Nay	Aye	Aye	Aye

Aye = 4 Nay = 1 Motion carried

Patricia added the following comment:

"I find it discouraging that you had these plans already as per the roof plan by June of 2012 – the third roof plan says 6/2012". Dan Neary interjected that the date was a remnant from an old drawing and the date was not accurate. Patricia went on to say – "the new guidelines were implemented in July 2013 and as I've stated before I don't find that this building complies with those new guidelines. You've not changed it that much. You've added a stripe here and a thing there. You state that you are renovating a building and I think that's admirable however, to design a building around your sign and not to the rest of the Village kind of goes against the guidelines as far as I'm concerned. So I think that there hasn't been that much variation on it. It's not just 50 rooms, it's also a conference center. All along the way there have been decisions that have been made that I feel are your decisions, properly, but you should not be saying to us I'm trying to do this good thing and here it is. You've made decisions along the way and they're your decisions as rightly they should be but there hasn't been that much change or attempt to comply with the design guidelines which were implemented quite some time ago. I feel that it's not pedestrian friendly and the mass, it says shall be reduced in the guidelines, and it's not. So I'm discouraged by that and I hope that people who come next will pay more attention to the legal guidelines and perhaps we can as a Board determine what our understanding of the guidelines is since there's not that much guidance from the Village Board."

Salim thanked the members who have been supportive of the project. He added that many good points were made and although he does not agree with everything he understands it is a process and one he can respect.

**MINUTES:**

November 28, 2012 (PD, CL, WA)

**MOTION:** Patricia Dow made a motion to approve the minutes.

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

Robert Mastrantoni	Patricia Dow	Chuck Luke	Walt Adams
Absent	Aye	Aye	Aye

Aye = 3 Nay = 0 Motion carried

January 16, 2013 (CL, DH, WA)

**MOTION:** Dean Howland made a motion to approve the minutes.

**2<sup>ND</sup> MOTION:** Walt Adams

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Walt Adams
Absent	Absent	Aye	Aye	Aye

Aye = 3 Nay = 0 Motion carried

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September 17, 2014 (RM, PD, DH, DW)

**MOTION:** Patricia Dow made a motion to approve the minutes.

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

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Absent

Aye = 4 Nay = 0 Motion carried

Dan Brown provided the Board with a suggestion for Sketch Plan review components that he thinks may be helpful to the Board in the future.

The Board discussed the possibility of getting together to establish guidelines for Sketch Plan review of larger projects as well as establishing review guidelines based on their interpretation of Local Law 4-2013 and the corresponding architectural guidelines. They agreed to start meeting in January 2015 to accomplish this. Carol encouraged Walt to attend these meetings as well.

**MOTION:** Chuck Luke made a motion to adjourn the meeting at 7:05 PM.

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

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Walt Adams
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

Respectfully submitted,

***Carol Sullivan***

October 1, 2014