

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
OCTOBER 16, 2013
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni – Chairperson, Patricia Dow, Dean Howland, Chuck Luke, Dan Wolfeld.

Board members absent:

Others present: Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Dave Kenny, Jon Lapper, Elizabeth Kenny, Roz Wallace, Laura Kohls, Gordon Woodworth, Jamie Munks

REGULAR MEETING

Robert opened the meeting at 7 PM.

TAX MAP: 251.14-3-36

LOCATION: 320 CANADA ST.

APPLICANT: DOUG AUSTIN – REPRESENTED BY PROPERTY OWNER LINDA DUFFY

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION - #1365

Sign application for two wall signs. One, King George Jewels will face Canada St. 10 inches by 10 feet. Two, All Jewelry ***, facing Amherst St. 10 inches by 20 feet.

Linda Duffy did not attend this meeting.

TAX MAP: 251.14-2-3

LOCATION: 365 CANADA ST.

ZONE: COMMERCIAL MIXED USE

NEW MARRIOTT COURTYARD

Developer & Planning Board workshop. No applications have been submitted. No public input at this time.

Dave presented the Board with many changes including a change to the floor plan which allowed for changes that were suggested by the Board at the previous meeting.

- The new rendition shows how the floors step back from the street level.
- By moving the steel beams so they are positioned east/west, the banquet hall is now above the restaurant; this allowed for some adjustments to the exterior.
- The banquet hall on the second floor and the restaurant at street level will be at the south end of the building. The new banquet space is smaller. There is still about 8,000 square feet of banquet space however, now it's stacked.
- The south end of the building will be 5 stories – restaurant – 2 floors of banquet facilities and 2 floors of rooms.
- On the north end of the building there will be retail shops at the street level and 5 stories of rooms.

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- The actual height of the building will be 60 feet not including the façade on the roof. Because the property is sloped the height at the north end is 63 feet and then there is a staircase up to the roof – north end height including the staircase is 72 feet and south end is 68 feet. The stair structure is in the back of the building and will not be seen from Canada St.
- Dave mentioned because the building will be lower he would like to have LEED service on the rooftop so people can go onto the roof and enjoy the green space. There will be plantings on the roof top.

Secretary's note added: (http://www.greenrooftechology.com/leed/leed_Greenroofs

Green Roofs and LEED Certification

Leadership in Energy and Environmental Design:

Leadership in Energy and Environmental Design (LEED®) is the green building rating system developed by the United States Green Building Council (USGBC). The intent is to provide a standard certification process that registers buildings constructed with environmental performance, efficiency, and occupant health and well-being as primary goals. Buildings receive points towards varying levels of certification based on the set of categories established by the USGBC.

How Green Roofs can Contribute to LEED® Certification

The wide variety of benefits associated with green roofs is captured to varying degrees in the U.S. Green Building Council's LEED rating system. While every green roof project is unique, and the extent to which a green roof on any building can help earn credits varies, this guide offers basic direction in maximizing the Green Roof design to help achieve LEED-certification.)

- There will be an elevator to the roof. The elevator cannot be seen from the street.
- The rooms have been reconfigured however, the number of rooms has not changed. The reconfiguration has allowed for more “bump-outs” on Canada St.
- The roof design has changed to a design similar to the Lake Placid Marriott.
- The gables are now part of the façade.
- Metal roof, cedar façade and the granite façade at the street level.
- On Canada St some of the rooms will have balconies and some will not – this provides a visual break-up.
- There are no balconies on the side facing Ottawa St. The rear façade does bump in and out similar to the front.
- Dave mentioned the doors will be clad wood.
- All the signs for the retail shops and restaurant will be wood. Each sign will be approximately a foot away from the building and will be hung from chains.
- The doors for the retail shops and restaurant as well as the main hotel door will be recessed.

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- Dean mentioned he thought the overall look of the building would be enhanced if the top half of the windows had a grid. Dave agreed.
- Dan W. mentioned the north and south ends – the side view – should have more bump-outs. He also commented – the granite is very smooth and feels more texture should be provided at the street level. Dan Brown agreed adding polished stone joined together looks like one singular mass. The board discussed alternatives with Dave.
- Patricia feels the bottom of the building (the granite) is not pulled into the top of the building – it looks like two different buildings. The bottom appears to be a pedestal; the top has a lot of elements and styles and the top doesn't appear to integrate up to the style of the top.
 - The Board and Dave discussed possibilities of integrating the bottom with the top.
- Dan W. mentioned the need for a loading dock. Consideration should be given for a loading and unloading space. Dave mentioned hotels bigger than this one generally have loading docks and smaller hotels do not.
- Dan W. expressed concern about whether or not the school should be approached with regard to any concerns they may have. He feels it's best to approach the school sooner rather than later.
- Everyone agreed to another "workshop" and the Board asked to see a rendition showing all sides of the building. The Board also asked to see some samples of the exterior materials.

MINUTES

September 18, 2013

MOTION: Chuck Luke made a motion to approve the September 18, 2013 minutes as presented.

2ND MOTION: Dan Wolfield

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

MOTION: Chuck Luke made a motion to adjourn the meeting at 8:25 PM.

2ND MOTION: Dan Wolfield

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

October 28, 2013