

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
OCTOBER 29, 2013  
SPECIAL 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, Dave Kenny Jr.

***SPECIAL MEETING***

Robert opened the meeting at 7 PM.

**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.

- Dave presented the various views of the hotel that were provided to the Board yesterday. He added that for tonight's presentation he also has a color rendition of the back of the building which was not provided in their packets (b/w rendition of the back was included).
- A sample of the granite, which is no longer polished granite, was provided. The color is a light tan which ties into the overall brown color of the building. A sample of the field stone which will be used was also provided; it's varying brown tones.
- Reviewing the front of the building it was pointed out the wood shakes now come down the entire front to tie the wood into the entire building.
- More gables have been added to the lower part of the building so visually there is more of the green color used in the roofing on the lower part of the building which ties the top and the bottom together.
- The top half of all windows will have grids. Dave mentioned there will be green trim on the windows on the upper floors, bronze on the lower part of the building.
- Using the rendition Dave went over the design of the back view. He pointed out that the area which will house the pool will have windows all along the sides. The rear of the building is very similar to the front.
- Pointing to the renditions, Jon mentioned that what appears in gray will be the natural granite and it will not be gray as shown but actually the light tan shown in the sample provided. This will be used on the storefronts. It's a flat surface but will not be polished; at the last meeting the polished version was presented in the rendition.

## **APPROVED**

## **LAKE GEORGE VILLAGE 26 OLD POST ROAD OCTOBER 29, 2013 SPECIAL PLANNING BOARD MINUTES**

- Dan W. pointed out if someone is standing on the sidewalk closest to the building the rustic character of the building – on top of the building – is lost and all one will see is the expanse of the light granite and stonework. Jon and Dave agreed that the entire building can be seen from across the street but not from the sidewalk in front of it.
- Dan W. suggested adding more timber to the lower part of the building; visually this would further break-up the stone and granite. Something that would add more character to the flat façade between the columns that have been added.
- Patricia commented that she finds the colors on the bottom to be light and feels this sets off the bottom of the building more distinctly from the top of the building.
- The Board discussed how light the granite is and how much of it will be on the building. Even though the stonework is in varying shades of brown the light shade of the granite appeared to be too light. The Board offered suggestions to Dave - there needs to be “something” that breaks up the mass of granite. The Board suggested either framing the lower windows in green and adding a stone façade around the windows.
- Chuck asked about lighting and signs because each will break up the front a little more and provide more character. Dave indicated outdoor lighting will be done by a lighting engineer.
- The Board continued their review by looking at the design for the floors above the street level.
  - Dan W. mentioned he believes there should be additional roof lines added. Referring to the new Code, Dan W. feels more character should be added. Planes and step backs could be added to break up the view. He added the south side should be broken up, as well. Dan and Patricia discussed some of his ideas with Dave and Jon.
- Dan B. pointed out some discrepancies between the pictures and the plans.
- The Board continued their review by looking at the design for the back of the building.
  - Dean mentioned the same window trim should be used on the back that will be used on the front.
  - Dave indicated there will be 20 feet of pavement in front of the building and there will be some landscaping.

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
OCTOBER 29, 2013  
SPECIAL PLANNING BOARD MINUTES**

- The Board continued their review by looking at the design for the north side of the building.
  - Dan W. asked about the tree line and Dave indicated that most of the trees are on the school property. The Board discussed what can be seen from the tree line.
  - The windows will be trimmed in the same manner as all other windows.
- The Board continued their review by looking at the design for the South side of the building.
  - This side is recessed down because of the slope of the land.
  - The south side will have windows which are not currently shown in the design.

The Board agreed to move this project to Site Plan/Special Use review. Jon indicated the plan is to submit the required paperwork to the Village office by Nov. 13<sup>th</sup> so this project can be on the Dec. Planning Board agenda.

**MOTION:** Chuck Luke made a motion to adjourn the meeting at 8:50 PM.

**2<sup>ND</sup> MOTION:** Dan Wolfeld

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

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

*Carol Sullivan*

October 31, 2013