

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
NOVEMBER 15, 2017
PLANNING BOARD MINUTES**

Board members present: Carol Sullivan – Chair Person, Patricia Dow, Chuck Luke, Dan Wolfeld, Dean Howland

Board members absent: n/a

Others present: Shah Nawaz Chattha, Kristine Dawson

Carol Sullivan called the meeting to order at 6:00pm.

**TAX MAP: 264.10-2-30
OWNER/APPLICANT: SHAH NAWAZ CHATTHA
ADDRESS: 507 CANAD STREET
ZONE: COMMERCIAL MIXED USE
APPLICATION – SITE PLAN 1721**

Applicant is proposing to build a single story personal residence on vacant land located in back of Barberry Court Motel.

Mr. Chattha addressed the board and explained that the driveway leading into the proposed townhouse community is his preference. He is working with the owner of the proposed townhome for a right of way agreement. The townhome property owner wants to use some of Mr. Chattha's land for storm water management of the townhomes so they are trying to reach an agreement.

If there is a delay with the townhouse project, Mr. Chattha has submitted a plan for an alternate drive way which would run through the Barberry Court property. He would like the board to approve both plans. The proposed house would be a simple, 1 story structure.

Dan explained that he is uncomfortable approving the driveway to the townhomes until they are built. There may be changes in the townhomes or driveway due to drainage or other issues. He is ok with the 2nd proposed driveway that is on Mr. Chattha's property and the house plans. Dan asked for the colors that would be used on the house. Mr. Chattha explained that he would use lighter colors to match the existing color scheme that is on the existing the buildings. Vinyl siding and cultured stone would be used as noted in the plans. Dan asked if any plantings would be added. Mr. Chattha will add some plantings but does not have the types or locations determined at this point.

Carol asked about the maximum lot coverage as those numbers were not on the plans. The applicant did check off on the site plan application that they are not exceeded. Based on the zone the property is in, only 90% of the lot can be covered. Barberry Court is pretty well covered now. If the property is already non-conforming, without the new house being built, he cannot add to the non-conforming property. His engineer can prepare those numbers. Mr. Chattha had marked on the application that no other permits would be needed, however, Carol advised that a Lake George Village Certificate of Compliance and a Warren County Building Permit would be required. Color samples will also be need for the house.

Carol addressed storm water. Doug stated that Mr. Chattha is a minor storm water management project because he is disturbing less than 15,000 square feet. The board discussed the amount of square footage that would be disturbed based on the proposed plans. Carol asked Doug if he is comfortable with the storm water management that has been proposed and Doug indicated that he is.

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Carol agreed with Dan that she is not comfortable approving the driveway going to the proposed townhomes. Any agreements between both property owners should be put on record. If Mr. Chattha is comfortable that an agreement will be reached regarding the driveway through the townhomes, then two calculations should be done showing the amount of impervious surface, one for each driveway proposal. This way Mr. Chattha will not be delayed if/when the agreement is made.

Chuck is ok with the driveway going through Barberry's property. Approval would be contingent on the amount of permeable space. He has concerns about what the siding will look like and if any shrubs will be added.

Patricia has concerns about the amount of green space and the colors of the house. She is concerned about the amount of impervious surface being exceeded as well. Samples of the stone are needed.

Mr. Chattha would like to start building in the spring. The board agreed that since it would not be a hardship, they have requested that Mr. Chattha come back before the board in December, providing specific color samples, landscaping and impervious surface calculations. The impervious surface calculations should be provided by an engineer.

**TAX MAP: 251.14-3-26
APPLICANT: SALIM AMERSI
ADDRESS: 400 CANADA STREET
ZONE: COMMERCIAL RESORT
APPLICATION – SITE PLAN 1723**

Applicant is proposing to enclose 12 patios and 14 balconies to accommodate interior sunrooms and also install a deck at Surfside Motel. The deck will be located at the west side of the pool, between the pool and the beach area.

Salim Amersi was unable to attend. Kristine Dawson, Administrative Manager, represented Mr. Amersi.

Kristine presented the board with an additional plan showing the location of lights that will be outside of the new enclosures.

Patricia asked if there are any changes being made to the North side of the building. Kristine replied no. Patricia is ok with the enclosures on the building, however the deck plans around the pool are unclear and additional information is needed.

The board decided to approve the application as 2 parts: enclosures of the patios/balconies and then the pool deck.

Chuck stated that he had made a site visit with Doug Frost to review the plans. He is ok with the enclosures. Carol agreed. Dan asked if another set of windows were being installed or if the current ones were being moved out to the new wall. Kristine said when the patios/balconies are enclosed, there will only be one large window. The current windows will be moved forward.

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Doug asked the board if non-reflective windows should be considered to reduce the glare. Patricia said this would be good as the buildings face East and get direct sunlight. Dean suggested low E glass. Patricia asked if the footprint and roof line of the building will remain the same. Kristine replied that they will remain the same.

MOTION: Patricia made a motion to approve the proposed changes on the building on the North-East end of Surfside’s property as presented, with the closing in of the balconies, moving of the windows, colors as presented by the applicant’s representative, blue siding with dark blue trim, and lights to be positioned over the center, as shown in drawing, and non-reflective low E glass to be used in all windows on this building on the South and East sides.

2ND MOTION: Dan Wolfield

Patricia Dow	Carol Sullivan	Dean Howland	Chuck Luke	Dan Wolfield
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

The board discussed the pool deck plans. Kristine explained that there will be a 2-tier deck, however she did not have exact measurements showing how low to the ground it will be. She will need to get that information from Mr. Amersi.

Carol asked about the impermeable space, and where the water will go. Doug stated that he has spoken with DEC about what is and is not a permeable deck. If the water runs down through the deck, it is permeable. Doug suggested that the grass under the deck should be removed and stone put in to help absorb the water and prevent run off into the lake. The board discussed the size of the stone that should be used.

Patricia asked for the percentage of permeable space. Kristine provided the figures from the 2014 site plan project that was presented to the planning board. 79.4% of the lot area was considered impermeable. Permeable grass was 20.6%. No other changes have been made to the property since this plan was approved.

Dan stated that the board should not recommend the amount or type of stone to be used under the deck in case they don’t make the right recommendation. Dean recommended that the existing grass be scraped down and a filter fabric be put down underneath the stone. This will let water through but will not allow dirt to come back up through any stone. Some shrubs should also be installed.

The board agreed that Mr. Amersi needs to provide additional information for approval of the pool deck. A 3D plan showing elevation, any landscaping or shrubs, how much land will be scrapped off, exact drainage and storm water management is needed. He can start on the enclosures of the building.

The pool deck proposal is tabled at this time.

The Board discussed the Mayor’s memo regarding diagonal parking on Canada Street. It may open up more parking spaces on one side, while eliminating parking on the other side of Canada Street. All 4 lanes would need to be shifted over to one side. Delivery trucks would have difficulty parking. Dan said he doesn’t see where this will be beneficial along Canada Street, perhaps it would work on one of the back streets, possibly Montcalm Street or Ottawa Street by the high school. A lot of people don’t like to parallel park and this may be appealing. It may bring more side street business. Carol feels that

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parallel parking only eliminates the safety concern of people getting out of parked cars directly into traffic on Canada Street. If all 4 lanes were moved over to one side we wouldn't gain more parking spaces. If 1 lane of traffic was omitted it would add to the existing traffic congestion.

The board discussed the Brew Cycle proposal. There was discussion that the open container law should not be changed to accommodate the Brew Cycle. Patrons should only be drinking at specific establishments and not taking drinks with them. There is additional liability involved for establishments. Our village is a walking village as many establishments are very close together. There are concerns about the Brew Cycle crossing over Canada Street. Dan said this could be a be a good tourist attraction if they could find a different use, such as a taxi service. Carol agreed. Doug said that the pedal cars were very popular, however the insurance cost kept the owner from continuing his business. Dean feels that this may be a step backwards as the board has worked very hard to take away the rowdiness from the Village and attract a more serious tourist. Overall the board is concerned with safety and liability.

MINUTES: April 19, 2017

The review of April 19, 2017 minutes will be carried over to the next Planning Board meeting.

MINUTES: October 18, 2017

Patricia asked that the following change be made:

Page 2: *"Side of the house would be sloped from the back of the house to front of house."* Change to: *"grade on the side of the house would be sloped from the back of the house to front of house."*

In the motion: #2. *"The height of the retaining wall at the rear of the property is changed from 340' to 342'."* Change to: *"The elevation of the retaining wall at the rear of the property is changed from 340' to 342'."*

MOTION: Dean Howland made a motion to approve the minutes of October 18, 2017 with the 2 minor changes as presented.

2nd MOTION: Carol Sullivan

Patricia Dow	Carol Sullivan	Dean Howland	Chuck Luke	Dan Wolfield
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

MOTION: Carol made a motion to adjourn the meeting.

2nd MOTION: Dan Wolfield

Patricia Dow	Carol Sullivan	Dean Howland	Chuck Luke	Dan Wolfield
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Respectfully submitted,
Stephanie Fregoe
Zoning Clerk
November 17, 2017