

DRAFT

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
NOVEMBER 16, 2016
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni, Chairperson, Patricia Dow, Chuck Luke, Dean Howland, Dan Wolfield

Others present: Doug Frost-Code Enforcement Officer, Ruben Ellsworth, Danna Ellsworth, Collin Fuller

TAX MAP: 264.06-2-32

APPLICANT: DANNA & RUBEN ELLSWORTH

ADDRESS: 35 DIESKAU STREET

ZONE: RESIDENTIAL MIXED USE

APPLICATION: SITE PLAN REVIEW

Applicant addressed the board to explain the changes they are making to an already approved site plan for townhomes at 35 Dieskau Street. The buildings will have full basements and a retaining wall in the back which will be stepped, if possible, depending on soil. There will be less stone in the front than previously approved cultured stone on the lower front façade. The entrances will be adjacent to get the most efficient layout in the town homes. There will be storm water mitigation. The buildings will be slightly lower and the driveways will not have as much of a pitch as previously approved. They will be sided in cypress green.

MOTION: Dan Wolfield made a motion to approve the change in the property as presented with green cypress siding and stonework on the lower façade with drainage as presented, a center swale in middle allowing for a catch basin as well as north drainage basin which will be moved to the north side of the driveway; rear retaining wall will be stepped, if possible, based on soil conditions; shake shingle detail will be added to the north side of the unit; a fence and landscaping will be added at the property line, the footprint will remain the same as approved on 5/20/15 and the height of the buildings will be lower than previously approved.

2nd MOTION: Patricia Dow

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

Aye = 5 Nay = 0 - **Motion carried**

MOTION: Robert Mastrantoni made a motion to approve the minutes from the October 19, 2016 meeting.

2ND MOTION: Patricia Dow

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

Aye = 4 Nay = 0 - **Motion carried**

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MOTION: Robert Mastrantoni made a motion to adjourn

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

Aye = 5 Nay = 0 - **Motion carried**

Respectfully submitted,
November 17, 2016
Katharine Erceg