

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
NOVEMBER 28, 2012
PLANNING BOARD MINUTES**

Board members present: Patricia Dow (Chairperson this evening) Chuck Luke, Walt Adams

Board members absent: Robert Mastrantoni, Dan Wolfeld

Others present: Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), G. Peter Jensen

Patricia opened the meeting at 7 PM.

REGULAR MEETING

TAX MAP: 251.18-3-62

OWNER/APPLICANT: DAVID BENHAM

REPRESENTED BY ARCHITECT G. PETER JENSEN

ADDRESS: 176 CANADA ST

ZONE: COMMERCIAL RESORT - OVERLAY

SITE PLAN APPLICATION #1258

Applicant is repairing and redesigning the rear second story porch of the stone building on the corner of Canada St. and Kurosaka Lane. The current porch consists of an exterior railing and is enclosed with screening. Proposal is to increase the pitch of the roof, install a new exterior wall and windows (instead of screening). Current use is a porch; architect states use will remain the same.

G. Peter Jensen represented Dave Benham this evening. Peter explained the second floor porch is in need of repair and probably won't survive another winter. The proposal is to enclose the porch to keep the elements out and increase the longevity of the repair.

- The railing and columns will remain in appearance only so as to maintain the integrity of the building.
- The roof increase is a maximum of a foot. Peter explained the roof is almost flat now and he would like to increase the pitch to improve snow run-off. The new pitch will be just under the second floor windows.
- The vent for the first floor kitchen will remain in its current location at the second floor.
- No new lighting will be added.
- The porch will not be heated.

MOTION: Chuck Luke made a motion to approve the repair of the second floor porch at 176 Canada St. The porch will be enclosed, the pitch of the roof will be changed as discussed, the columns and railings will be maintained. All other construction, design and materials will be according to the plan presented this evening.

2ND MOTION: Walt Adams

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

Aye = 3 Nay = 0. Motion carried

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MOTION: Chuck Luke made a motion to adjourn at 7:15 PM.

2ND MOTION: Patricia Dow

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

Aye = 3 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

December 5, 2012