

## **APPROVED**

## **LAKE GEORGE VILLAGE 26 OLD POST ROAD NOVEMBER 19, 2014 PLANNING BOARD MINUTES**

**Board members present:** Robert Mastrantoni – Chairperson, Walt Adams (Alternate), Dean Howland, Chuck Luke, Dan Wolfeld.

**Board members absent:** Patricia Dow

**Others present:** Carol Sullivan (Secretary), Doug Frost (Code Enforcement Officer), Michael Rynn, Devon Dickinson

**TAX MAP: 264.06-2-31 & 32**

**OWNER/APPLICANT: MICHAEL RYNN/LAKESIDE HOSPITALITY**

**ADDRESS: DIESKAU ST**

**ZONE: RESIDENTIAL MIXED USE**

**APPLICATION – SITE PLAN #1459 AND SHORT FORM SEQR**

Applicant is proposing construction of two, two-unit townhome buildings totaling 4 units in all. Changes have been made based on the Planning Board's discussion at the September 2014 Planning Board meeting.

Devon addressed the Board this evening. In the previous meeting there was a discussion regarding rear "access". Devon mentioned that the Zoning Office conducted research regarding exactly what a rear access has to be, i.e. door, window. He mentioned they also spoke with the County regarding State Code requirements and it was determined that rear access can be a window appropriately sized for egress. Devon also mentioned this was an issue because of the two southerly units (units 3 and 4) and because of the grading of the property which would not accommodate a rear doorway. These two units will have an egress-rated window which will serve as access on the first floor. Units 1 and 2 will be graded to allow for a slider-door.

Sheet 5 shows the landscaping plan. Devon mentioned that planting grass on the back slopes will stabilize the slopes more quickly than planting trees, etc. Grass is low maintenance and controls erosion well too. There will be some small shrubs and trees planted in the front by the walkway.

Walt mentioned the property has a steep slope and once the trees are removed he's concerned about the runoff. Devon pointed out there will be a drywell for each unit and this satisfies the minor stormwater requirement. The grading will be 2:1 slope.

Chuck asked about the colors of buildings. There will be stone facings. Dean specified that the Board will need to know the specific colors; samples of the colors with their names should be submitted.

Previously Dan had asked if the gables on the North side of the building could be extended to offset the height of the building. The current plans call for a 12 inch over hang on the gable ends. The Board agreed 12 inches is sufficient. The gable ends will be two toned in color.

Dan asked if shrubs could be installed on the left and right sides – something that would help with drainage and runoff. Devon and Mike agreed to plant 2 small trees and/or shrubs on the sides (north and south).

Because of the slope of the driveway the drywells have to be placed high on the driveway rather than in the slope to the road. Devon explained there will be gutters placed with piping to the drywell. Dean suggested a shallow drain on the left or right of the driveway in order to curb the water from going directly into the street.

Dan asked if the Village would allow the owner to do something at the bottom of the driveway where the driveway meets the street. Doug indicated that would be up to Dave Harrington and the owner should talk with Dave.

**MOTION:** Dan Wolfeld made a motion to approve the townhomes on Dieskau St. as presented. Egress-rated rear windows on building 3 and 4. Sliding rear doors on buildings 1 and 2. Two extra shrubs to be planted on the north and south end in addition to the landscape plan as presented. A discussion with the Village must take place regarding the area where the driveway meets the Village street as to the best approach to handle the water flow

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from the driveway and keep it from flowing into the street. All colors, samples of stone work and roofing colors will be submitted at a later date for Planning Board review. The north and south gable sides will be two-toned.

Carol added to the motion, the approval is contingent upon resolving whether or not this property can be subdivided to accommodate townhomes.

**2<sup>ND</sup> MOTION:** Chuck Luke

Robert Mastrantoni	Walt Adams	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**MINUTES**

October 15, 2014 (RM, WA, PD, DH, CL)

**MOTION:** Robert Mastrantoni made a motion to approve the minutes.

**2<sup>ND</sup> MOTION:** Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Walt Adams
Aye	Aye	Aye	Aye	Aye

Aye = 3 Nay = 0 Motion carried

**OTHER**

The Board again discussed having meetings to discuss the new design guideline and Local Law regarding new construction and standards.

Dan W. brought provided an overview to the Board of a Stormwater Management class he recently took which was presented by the APA.

Chuck Luke conveyed his thoughts on the new design guidelines, the Local Law regarding new construction and the role these played in the recent review for the Surfside. He feels the Board serves as a group and the final decision is a group decision. Every member gets to vote and the members may not vote the same however, the end result is a group decision for or against a project. He feels the Board is a legal entity. A lawsuit could be pursued afterwards and Chuck feels individual comments after the Board has voted should be limited; the vote should be the mitigating factor and should stand alone.

At this point Robert asked if there were any other items to be discussed.

**MOTION:** Chuck Luke made a motion to adjourn the meeting at 7:00 PM.

**2<sup>ND</sup> MOTION:** Dean Howland

Robert Mastrantoni	Walt Adams	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

Respectfully submitted,

**Carol Sullivan**

November 26, 2014