

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
NOVEMBER 20, 2013
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), Bob and Monica Proctor, Kitty Rooney, Claire Decker, Michael Consuelo, Jephson Hilary

REGULAR MEETING

Robert opened the meeting at 7 PM.

TAX MAP: 251.11-2-1.3

OWNER/APPLICANT: BOB & MONICA PROCTOR

ADDRESS: LOT 2 - LOCHLEA

ZONE: SINGLE FAMILY RESIDENTIAL

The house design at this location was originally approved with Site Plan 1201. The house has been redesigned and will have a smaller footprint. Due to the smaller footprint stormwater management has been redesigned as well as the landscaping plans.

Bob and Monica explained to the Board that the house has been redesigned because the cost estimates exceeded their budget. They have designed a smaller log home.

The previous design required deep rain gardens all around the house. The new design which is a smaller footprint will require less rain gardens, will allow for a larger front yard – the house will be set further back from the road and there will be more pervious surface.

The house will be two stories with 2 bedrooms upstairs. The previous design was over 2,433 square feet; the square footage for the new design is 1,503 square feet. The new garage will be smaller as well and will be 672 square feet. The new impervious cover calculation has decreased to 3269 square feet. The stormwater retention volume has decreased to 656 cubic feet. Rain gardens have decreased to 2.

Bob and Monica went over the tree removal plan and the replanting of some additional trees.

The new house will be located at the same distance from the brook as the previous design.

The driveway will be 16" x 12" pavers. The slope of the driveway has been designed so any stormwater runoff will go into a rain garden.

The house will be guttered and the captured water will flow to the rain gardens.

Two retaining walls have been added at the rear of the house.

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
NOVEMBER 20, 2013
PLANNING BOARD MINUTES**

MOTION: Chuck Luke made a motion to approve the plans for the house as presented. Landscape plan as presented. Gutters will be added to the house. The setback at the rear will not exceed the previously approved setback. The presented stormwater management plan must be "signed-off" by the engineer of record when the house is completed.

2ND MOTION: Robert Mastrantoni

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

Aye = 5 Nay = 0. Motion carried

TAX MAP: 251.14-3-36

LOCATION: 320 CANADA ST.

APPLICANT: DOUG AUSTIN – REPRESENTED BY PROPERTY OWNER LINDA DUFFY

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION - #1365

Sign application for two wall signs. One, King George Jewels will face Canada St. 10 inches by 10 feet. Two, All Jewelry ***, facing Amherst St. 10 inches by 20 feet.

Linda Duffy had asked if the Board would review this sign application in her absence. The Board discussed this request and agreed Linda or the store operator should be present when the sign is reviewed.

MINUTES

November 28, 2012 (PD, CL, WA)

January 16, 2013 (CL, DH, WA)

October 16, 2013 (RM, PD, DH, CL, DW)

MOTION: Dan Wolfield made a motion to approve the minutes with the corrections as stated.

2ND MOTION: Dean Howland

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

Aye = 5 Nay = 0. Motion carried

October 29, 2013 (RM, PD, DH, CL, DW)

MOTION: Dan Wolfield made a motion to approve the minutes as presented.

2ND MOTION: Patricia Dow

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

Aye = 5 Nay = 0. Motion carried

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
NOVEMBER 20, 2013
PLANNING BOARD MINUTES**

MOTION: Chuck Luke made a motion to adjourn the meeting at 8:05PM.

2ND MOTION: Dan Wolfield

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

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

November 23, 2013