

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
DECEMBER 18, 2019 – 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

Board members present: Carol Sullivan (Chair Person), Patricia Dow, Dean Howland, Dan Wolfeld
Walt Adams

Board members absent: n/a

Others present: Dan Barusch (Director of Planning & Zoning), Stephanie Fregoe (Clerk), David Kenny,
Frank Dittrich, Kathleen Dittrich

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

**TAX MAP: 251.14-3-31
APPLICANT: KENNY & DITTRICH, LLC
ADDRESS: MARINE VILLAGE, 370 CANADA STREET
ZONE: COMMERCIAL
APPLICATION: SPR14-2019**

Applicant is proposing the removal of a portion of an existing one-story building to replace it with a two-story addition that will include six new guest suites, three on each floor. All setbacks, building heights and design requirements will be met by code. A small amount of impervious area will be replaced with landscape stone, walkways and a small sports court. Existing site permeability is 31.99% and the proposed site permeability will be 32.21%. There will also be rearrangement of 100+ parking spaces.

Carol Sullivan asked about parking and the size of each space. Dave Kenny and Kathleen Dittrich explained that the parking spaces by the beach area will be eliminated. They were small and unsafe for guests walking in that area. More green space will be added in place of those parking spaces. The Board discussed the total number and size of the spaces. The new spaces will no longer be angled and will be 9 feet x 18 feet. Mr. Kenny explained that the parking lot will also be widened. The Board discussed the amount of space required for one-way traffic and two-way traffic. 24' is required to allow two-way traffic.

Mr. Kenny confirmed that in addition to the demo of part of a building, there is a small cabin that holds two units that will be removed as well.

Walt Adams asked how many additional parking spaces will be added. Mr. Kenny replied that there are about 107 or 108 total. By straightening out the parking he has added 24 spaces. The paving by the pool is being removed and the parking by the beach area. Mr. Adams asked if there is adequate parking for the number of rooms available. Mr. Kenny replied that there will be more. There will now be designated parking spaces, labeled for each room. Some parking spaces in the middle of the property will be longer to accommodate a trailer or boat. There is a center line shown on the site plan that appears to divide parking spaces, which is not correct. It is showing the length of space of the parking lot.

The Board continued to discuss the amount of space needed to back a car out of a parking space and the required amount of feet for two-way traffic flow. Carol Sullivan asked the Board if they were all satisfied with the amount of space designated for parking and traffic flow. Dan Barusch read the numbers off the site plan and all members agreed.

Walt Adams asked in regards to the green space being taken away next to the building, if there is any concern for runoff from the roof that once went onto the green space, would it now go onto the pavement. Mr. Kenny stated that the water would go into gutters. Mr. Kenny also noted that now fire trucks will be able to access the buildings better. Before, you would not be able to get a firetruck in close to the buildings by the waterfront.

Dan Wolfield asked about the green space and pavers. Mr. Kenny replied that there will be permeable bricks or pavers by the waterfront.

Ms. Sullivan addressed the building itself. Mr. Wolfield asked about the colors and materials. Ms. Dittrich replied that it will all be the same siding, a beige/green color. Ms. Sullivan asked if they would be able to match the new siding with the existing color. Ms. Dittrich responded that they had recently resided and painted some of the property, and they should be able to still get the same color. Mr. Wolfield asked if the railings and decks would all match. Mr. Kenny said they had replaced some railings last year and they are now all black. Ms. Dittrich said there are multiple color greens on some of the older buildings. Mr. Wolfield asked about lighting and if there will be light poles. Mr. Kenny replied that there will not be light poles, the lights will be down facing. Mr. Barusch noted that those lights will need to be shown on the final set of plans.

Ms. Sullivan asked about landscaping. Ms. Dittrich said that guests will walk right out onto the beach. Mr. Wolfield addressed the sports court shown in yellow on the plans. Mr. Kenny stated that the yellow areas are permeable areas and beach. There will be picnic tables and grills in part of that area. Mr. Dittrich said there is a building with a restaurant at the far end of the property, where guests will be able to eat outside at tables, instead of just indoors. He wants to give the feeling of a bigger, more expansive beach. Right now, there are 18 parking spaces with pavement.

Patricia Dow inquired about storm water runoff. Mr. Kenny has discussed the runoff with D.E.C. and Dave Wick. A lot of it comes from the high school and tennis courts. An old, disintegrated galvanized pipe that runs out into the lake has recently been replaced, approximately 220 feet. Mr. Kenny described in detail the replacing of the pipe on his property.

Mr. Wolfield inquired about landscaping where some trees have recently been removed, near Canada Street. Mr. Kenny said he is going to clean that corner up. He has not finished that north, west area by the stairs. Mr. Wolfield suggested planting Arborvitae and suggested adding additional shrubs or small trees in the new green space area, by the pool and sports court. Mr. Dittrich asked if there would be any issues running a fence east to west along the side of the building? Mr. Kenny noted that he paints the wall and railing along Canada Street, even though it is owned by the Village. The fence is rusting and in need of repair and replacement in some places. Ms. Sullivan asked Dan Barusch to make a note of this and discuss with Keith Lanfear.

Ms. Sullivan addressed Part II SEQR. She read questions one through eleven and the Board answered “no, or small impact may occur”, to each question.

Patricia Dow made a motion to accept a negative declaration on the SERQ for the project at 320 Canada Street, Marine Village.

2nd MOTION: Dean Howland

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Dan Wolfield made a motion to approve the application for 320 Canada Street to add the new building, as well as removal of the other building as purposed, parking will be addressed with 9' x 18' spaces that meet our code, 24' passage for two-way traffic, 20' passage for one-way, which they have the space for, which is a minor change to the design. The building will be as proposed with matching colors for decks, railings, stairs, siding and roofs as shown. There will be downward lights on the building. There will be a permeable paver with a new court added, with permeable pavement all around that area with some allowance for outside tables and seating, and additional green space. The green space changed due to the parking. The green space will have some added shrubbery as discussed as well as adding some type of greenery to clean up the northwest corner of the property.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Mr. Kenny asked about permits. Mr. Barusch explained that he would need to get permits for the demolitions of the two buildings and a building permit. Before Mr. Kenny can start anything, Mr. Barusch needs to see the final plans from Ethan Hall. Mr. Barusch said he would email Ethan with the updates needed.

MINUTES:

October 16, 2019 (CS, PD, DH)

June 19, 2019 (CS, PD, DH, WA)

Carol Sullivan made a motion to approve the minutes for October 16, 2019 with a few minor spelling corrections.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Dean Howland
AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Carol Sullivan made a motion to approve the minutes for June 19, 2019 with a few minor spelling corrections.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

The Board and Dan Barusch discussed the road that washed out next to the Tahoe Resort and federal funding from the October storm. They also discussed changes in projects that may occur after the Board has made a motion for approval. They discussed what may be considered major or minor and whether certain changes would require an applicant to come back before the Board for additional approvals.

Meeting was adjourned at 7:30pm.