

## APPROVED

Minutes of Lake George Planning Board Meeting, held **DECEMBER 19, 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

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### Board Members present:

Robert Mastrantoni, Patricia Dow, Dan Garay, Margy Mannix, Dolores Marinelli

**Absent:** Dan Courtney

### Others present:

Carol Sullivan (Secretary), Doug Frost (Code Enforcer), Dan Brown (Architectural Consultant to the Board), Stewart Sutcliffe (Representing Surfside), Philip Kozial, Bruce Mowery, Jane Schmidt, Michael White, Linda Duffy, Dan Ryan, Mitch Lezi,.

Chairperson Mastrantoni opened the meeting at 7:00 PM

## **NEW BUSINESS**

### **TAX MAP: 251.14-3-35**

#### **BANK CAFE**

#### **326 CANADA ST**

#### **ZONE: COMMERCIAL MIXED USE**

#### **SIGN APPLICATION 0774**

- A-frame.
- Jane Schmidt presented a rendition of the A-frame sign she intends to use.

**MOTION:** Dolores Marinelli made a motion to approve the A-frame sign for Bank Café as presented; conditional upon the addition of a border and the addition of a chalk menu board as soon as possible.

**2ND:** Patricia Dow

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

### **TAX MAP: 251.14-3-26**

#### **SURFSIDE/SALIM AMERSI**

#### **400 CANADA ST**

#### **ZONE: COMMERCIAL RESORT**

#### **SITE PLAN APPLICATION 0759**

- Demolish 16 lakeside cabins. Construct 2 buildings totaling 26 motel units.
- Stu Sutcliffe presented the additional information previously requested – stormwater management, elevations, landscaping and lighting.
- Stormwater - Using the diagrams provided, Phil Kozial presented the stormwater management plan. Phil indicated the stormwater management plan was developed based on information required by the Village Code.
  - Stu pointed out that the current impervious areas are being reduced to pervious areas by the installation of porous pavement, installation of various gardens/planters, replacing the existing playground with a lawn area and dry wells to be installed.
  - Currently there is a drain pipe which juts out on the sandy beach with water runoff going into beach area and lake. That pipe will be eliminated with stormwater diverted to the other new infiltration systems.
  - The middle rooftop drains will now be exterior. The roof will slope towards the exterior drains and to an additional set of planters.

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- The Board addressed the letter (Exhibit 1) submitted by David Wick, District Manager, Warren County Soil & Water Conservation District. In his letter Dave recommends replacing infiltration pipe with infiltration chambers. Stu Sutcliffe agreed this would be done.
- Patricia pointed out a discrepancy in the calculation on Exhibit 5 - A, B and C, the numbers do not add up. Phil Kozial agreed with the discrepancy. He was able to present to correct conditions this evening and will also send document revisions to the Village Office to be included in the Stormwater Manual submitted. (**Received 12/27/07**). Phil stated the corrections as 10 yr existing condition is 16 CSF, proposed 5.6 CSF. 25 year existing condition is 18 CFS and proposed is 6.4 CSF.
- Dan Brown made recommendation that upon approval a condition be noted regarding the design involving the exterior roof drains. Using scuffers and/or exposed gutters is problematic. If unattended or unobserved during the winter problems can result in the drainage when there is a melt/refreeze going on throughout the winter. If this system fails or the design is changed it could have an impact on the stormwater plan that has been submitted. Dan recommended a condition; If the owner is going to proceed with this design then it should be conditioned that he is going to maintain the design and any change in the design would require review of the stormwater management plan and changes made if necessary. Stu indicated, speaking for the owner, he didn't believe this would present a problem.
- Landscape – Stu pointed out the current playground will be turned into a lawn area. This is a change from what was presented at a previous meeting. Stu provided a detail presentation of the various plantings which will be used throughout the new area.
  - The Board addressed the concerns stated in a letter (Exhibit 2) written by Ms. Kathleen Bozony, Land Use Management Coordinator, Lake George Association dated December 13, 2007 delivered to the Board on December 19, 2007.
  - While reviewing the landscape plan the board suggested planting native plants thus creating a gardenscape as a buffer zone rather than absorbing the beach with a lawn (where the current playground is). The Board suggested to Stu that he work with Kathy Bozony to address her concerns and perhaps create a gardenscape that would work as a buffer and alleviate some of the concerns Kathy mentioned in her letter. Stu agreed that he would contact Kathy.
- Depths and Elevations - Stu submitted, as requested, a plan showing the depths of the buildings and the elevations.
- Façade - Stu submitted samples of materials which will be used for the façade. 2 types of split face block will be used, chisel face and rock face. The bolder textures will be used on the lower areas and may also be used as an accent on some of the façade. Different sizes will be used to create an interesting, eye pleasing, pattern. Clapboard will also be integrated with the split face block. The façade materials shown tonight will be used on both buildings. The clapboard will be painted the same blue as used on the existing Surfside buildings.
- Lighting – Parking lot lighting will have 4 pole mounted fixtures approximately 14 feet high. Lighting will match or coordinate with other lighting on the site. All new fixtures will not allow light pollution to adjacent properties. All entry ways and corridors will have wall mounted fixtures with lighting facing downward. The exterior courtyard will have fixtures and some lighting will be underneath the deck to light the plantings and walkways. The roof terrace will have lighting built into the walls of the planters. These lights will light the terrace floor and there is no upward drift of light. The planters will contain low voltage site lighting. All stairwells will be lit as will the alley between the existing building and the two new buildings. This will be low level lighting.
- Long form SEQR - reviewed by Dan Brown with recommendations to the Board.
  - Significant issues that could arise could be surface water and ground water issues. Part 2 asks if there will be surface and groundwater issues. The answer is no because the

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applicant is actually improving the surface and groundwater control. Otherwise Part 2 as completed appears to be accurate.

- Appendix A recommendation – Parts one and two have been completed. Part three is not required to be completed because there isn't a significant impact and therefore Dan recommends that the Board make a motion for a negative declaration for the SEQR.

**MOTION:** Robert Mastrantoni made a motion for a negative declaration for the SEQR.

**2ND:** Patricia Dow

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

**MOTION:** Patricia Dow made a motion to accept the Site Plan application for the Surfside to demolish 16 existing cabins and construct two motel units totaling 26 rooms in the lakeshore area of the existing cabins. Approval is conditional upon:

- An amendment will be filed at the Village Office amending Exhibit 5, A, B, and C of the Stormwater plan as stated in these minutes (Received 12/27/07).
- Surfside will work with the Lake George Association (Kathleen Bozony) regarding creating a buffer zone between the current beach and building "A" rather than developing a grassy area. Surfside will seek input from the Lake George Association regarding some of the species used for plantings in order to achieve maximum water infiltration.
- Replace the infiltration pipe with infiltration chambers as per the suggestion of Dave Wick of the Warren County Soil and Water Conservation District.
- Regarding the roof drainage system, Surfside agrees to maintain the system as it is designed and any change in the design would require the Planning Board's review and approval of a revised Stormwater plan.
- A bond or letter of credit in a form acceptable to the Village Attorney will be filed at the Village office prior to any demolition or construction.
- Lighting design/fixtures and façade material are approved as presented.
- **2ND:** Dolores Marinelli

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

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### TAX MAP:

#### DUFFY'S CONVENIENCE STORE

#### ZONE: COMMERCIAL MIXED USE

#### SIGN APPLICATION

- Remove existing sign, Change the white background to green and the green lettering to white. No other change will be made – same size, same design, same location.
- Carol Sullivan represented Linda Duffy and stated Linda's intentions.

**MOTION:** Patricia Dow made a motion to accept the sign change as presented by Carol Sullivan on behalf of Linda Duffy. Background color will be green. Lettering will be white. The size, design and location will not change. .

**2ND:** Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

### TAX MAP 251.14-4-45

#### FIREHOUSE

#### APPLICANT/OWNER: VILLAGE

#### ADDRESS: 179 OTTAWA ST

#### ZONE: COMMERCIAL MIXED USE

#### SITE PLAN APPLICATION: 07-71

- 14,800 square foot building to be built on the site of the existing firehouse. Currently there are no stormwater devices to retain stormwater on site.
- Sketch Plan 11/28.
- Mike Phinney discussed the remaining "open" items. One is the stormwater management plan and the other final grading and draining plan.
- Shaun Rivers, presented the stormwater management plan. Most of the water, because of the site and size of the building will be coming off the roof. All the roof water on the flat portion of the roof will be collected via roof drains and will exit on the Hendricks St. side. This water goes to a catch basin and then exits to a bed of infiltrators that will be in the driveway leading to the apparatus bay. Any out flow will go to a catch basin collecting water from the Hendrick St. side and the parking on the Hendrick St. side. This water exits to a dry well. Any leftover excess will exit to the Village storm system. Ottawa St. – A little bit of water collected in the driveway will exit off site as will a little bit of water off the mansards on the Amherst St. side and Ottawa St. side. That water cannot be practically captured.
- Michael White representing Grace MacDonald (mother-in-law) read a letter into the record (Exhibit 3) composed by Grace. Grace resides at 177 Ottawa St (the house south of the firehouse on the west side of Ottawa St.). She is not opposed to the new firehouse but is concerned about the location and the high wall (only a few feet from her house) which will be constructed near the property line closest to her house. Grace is asking the Village to find an alternative to the wall which will block air and light to her home. In addition, Mike expressed concern over the stormwater management and the current requirements.
- Mike Phinney addressed the property line issue. The current Village survey shows the house being about 2 ½ feet on Village property. The lot was recently resurveyed.
- There is an existing wall and the design stays within the same plane of that wall, however, the wall now in the redesign is slightly longer than the existing wall. Mike Phinney indicated it's 18 to 20 feet longer in the new design. Mike indicated they did try to take all the surrounding conditions into

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consideration throughout the design process. There will be no lighting on this side of the building and there is no stormwater runoff on this side of the building.

- Doug Frost (speaking as a former Village Trustee) mentioned there have been many prior public meetings and Village Trustee meetings regarding the new construction of the firehouse prior to this meeting and the issues raised by Grace Macdonald were not brought up prior to this meeting.
- Patricia Dow pointed out since there is a single family dwelling next to this building (zone: CMU) the setback requirement is 10 feet. Mike indicated the building is not 10 feet from the line; the building is 7.5 feet from the property line and closer to that portion of the house which sits over the property line.
- The Board agreed, since Mike has presented the issues on behalf of his mother-in-law, these issues should be reviewed to determine if there are any alternatives.

**MOTION:** Margy Mannix made a motion to table the review of the firehouse until it is determined if there are any design alternatives and whether or not the 10 foot setback requirement can be met.

**2ND:** Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

### TAX MAP 251.18-2-11

**OWNER: JOSEPH DEPACE**

**APPLICANT: BRUCE MOWERY**

**ADDRESS: 70 COOPER ST**

**ZONE: SINGLE FAMILY RESIDENTIAL**

**SITE PLAN APPLICATION: 0772**

- The Owner is proposing a second floor deck and reconstruction of an existing stairway to second floor (residential living quarters).
- The addition will be at the rear of the existing house. Total height of the structure is less than 26 feet.
- Setbacks meet current requirements.
- Log siding will be used to match the existing house. The objective is to make the addition look like a part of the existing house and not like an addition.

**MOTION:** Dolores Marinelli made a motion to accept the Site Plan for the proposed rear addition at 70 Cooper St. with the materials and color scheme to match the existing house (log bottom and clapboard top).

**2ND:** Dan Garay.

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

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### **TAX MAP: 251.18-3-71**

### **8 BEACH ROAD – REDEVELOPMENT**

### **ZONE: COMMERCIAL RESORT – OVERLAY**

### **OWNER: HOLLY RAJ INC**

### **APPLICANT: DAN RYAN – VISION ENGINEERING**

- Pre- Sketch Plan review to advise Board of plans and see if there are any obvious problems.
- Add a 2<sup>nd</sup> level to the existing one story complex which consists of an arcade, gift shop, pizza shop and sub shop.
- Existing site is basically impervious with little or no stormwater management on site. Current impervious surface is 92%. Goal is to increase permeability to 15% to meet code and to also to include some stormwater mitigation and infiltration.
- DOT previously refused a curb cut on this property due to the heavy traffic and traffic flow around this parcel.
- Lower level will remain intact including the arcade. A 2<sup>nd</sup> story will be added to this section of the property. Upper level will be used for food and beverages. The Board encouraged a more permanent covering over the “open air” food area rather than a removable “awning”.
- Remove miniature golf and create a pedestrian friendly park-like atmosphere with various plantings and small coin operated amusement rides for children.
- Add a food court at ground level.
- Existing storefronts will not change – the look will remain the same.
- The upper story should relate to the lower portion of the building so as to appear as a whole rather than two separate structures.
- Board advised: There will need to be a survey completed. Also advised of the material they would like to see regarding construction, depths and elevations, landscaping, stormwater management, lighting, etc.

### **MINUTES**

- Planning Board meeting November 21, 2007 – deferred to January 16, 2008
- Sketch Plan – LG firehouse – November 28, 2007 – deferred to January 16, 2008

**MOTION:** Margy Mannix made a motion to adjourn the meeting at 10:45 PM.

**2ND:** Dan Garay.

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Aye	Aye	Aye	Aye

Meeting adjourned.

Respectfully submitted January 4, 2008  
Carol Sullivan