

APPROVED

Minutes of Lake George Planning Board Meeting, held **FEBRUARY 20, 2008 @ 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, Dan Courtney, Patricia Dow, Margy Mannix

Absent:

Dolores Marinelli

Others present:

Doug Frost (Code Enforcer), Carol Sullivan (Secretary), Dan Brown (Architectural Consultant), James Kim, Carl Alberino, Mitch Lezi, Bill Wilson, John Mayan (?), Mohammad Barat, Mike Menden (?), Curtis Dybas, P McMenamin, Thomas Stiglianese, Sean Quirk, Dave Stanton, Dan Ryan, Joel Collier, Rajiv Sharma

Chairman Mastrantoni called the meeting to order @ 7:05 PM.

SIGN – NEW BUSINESS

TAX MAP 251.14-3-9

LAKE GEORGE BAKING COMPANY – QUEEN OF AMERICAN CAKES

LOCATION: SHEPARD SQUARE (WEST SIDE – ACROSS FROM PRICE CHOPPER)

OWNER/APPLICANT: CARL ALBERINO

SIGN APPLICATION: 0807

- Carl's sign designer presented a rendering different than what had previously been submitted. This rendering showed truer colors and a slightly modified design.
- The Board agreed the sign had to be placed within the spot allotted on the building and must be kept flat with no projection.
- There will be two signs, one on each side of the building.
- The sign will be PCV board.

MOTION: Patricia Dow made a motion to approve the sign as presented. The colors will be as shown and the sign will fit in the designated area with no overlapping and no projection.

2ND: Dan Courtney

Robert Mastrantoni	Dan Courtney	Patricia Dow	Margy Mannix
Aye	Aye	Aye	Aye

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VILLAGER – PIZZA SHOP WHERE COFFEE SHOP WAS ONCE LOCATED

TAX MAP 251.18-4-3

LOCATION: 99 CANADA ST.

ZONE: COMMERCIAL MIXED USE

OWNER/APPLICANT: MOHAMMAD BARAT

SITE PLAN APPLICATION: 0760

- The Owner is proposing a pizza shop in the front of the building which was previously occupied as a coffee shop but has been vacant for more than 1 year. There will be no outdoor dining.
- A grease trap will be installed as shown on the plans.
- The Board questioned where the counter space would be located for the cash register, take out orders, etc. Mohammad was able to show them on the plans he presented.

MOTION: Margy Mannix made a motion to approve the Pizza Shop site plan, with no outdoor dining. Counter space must be added to the plans and exhaust fans will be installed on the roof.

2ND: Patricia Dow.

Robert Mastrantoni	Dan Courtney	Patricia Dow	Margy Mannix
Aye	Aye	Aye	Aye

LAKECREST – DECK ON RESTAURANT

TAX MAP 251.14-3-30

LOCATION: 366 CANADA ST.

ZONE: COMMERCIAL RESORT – PARTIAL OVERLAY

OWNER/APPLICANT: SUNG (JAMES) KIM

SITE PLAN APPLICATION: 0768

- James Kim presented his proposal for a deck to be located on the front of the existing restaurant. The deck will face Canada St.
- The Board discussed James' presentations for the awning, lighting and tables/chairs.

MOTION: Patricia Dow made a motion to approve the deck and handicap ramp as presented. Flower boxes will be installed along the railing. She also moved to approve the table and chairs as presented. The awning and lighting will be tabled until the applicant can provide a final design for each.

2ND: Margy Mannix

Robert Mastrantoni	Dan Courtney	Patricia Dow	Margy Mannix
Aye	Aye	Aye	Aye

Patricia Dow recused herself from the meeting @ 8 PM.

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BOARDWALK RESTAURANT – RENOVATION TO KITCHEN AND BATHROOM ADDITION

TAX MAP 251.14-3-47

LOCATION: LOWER AMHERST.

ZONE: COMMERCIAL MIXED USE.

OWNER/APPLICANT: BILL DOW

SITE PLAN APPLICATION: 0804

- Bill explained that he will be adding new restrooms to the restaurant and expanding the kitchen area. In addition he will be installing a new fence and gate to the area where the walk-in freezer and cooler are located.
- A discussion ensued regarding Bill's proposal and whether or not the staircase should be covered. The Board agreed the staircase should be covered for protection from weather.

MOTION: Robert Mastrantoni made a motion to approve the restroom addition, kitchen expansion and new fence as presented. The staircase must be covered.

2ND: Margy Mannix

Robert Mastrantoni	Dan Courtney	Patricia Dow	Margy Mannix
Aye	Aye	Recused	Aye

Patricia Dow rejoined the meeting @ 8:10 PM.

VILLAGE MALL – DECK ON SECOND LEVEL OVERLOOKING THE SHORELINE

TAX MAP 251.18 -3-57

LOCATION: CANADA ST AND LAKE WALK

ZONE: COMMERCIAL RESORT - OVERLAY

OWNER/APPLICANT: SEAN QUIRK

SITE PLAN APPLICATION: 0805

- Doug and Sean measured the location of the proposed deck from the shoreline. Doug pointed out the location of the proposed deck is over 50 feet from the shoreline.
- Sean presented his proposal for an 840 square foot deck on the lakeside of the Village Mall.
- The Board expressed concern over noise. Sean mentioned there would not be bands on the deck but perhaps a soloist during hours allowed.
- Egress is through the Mall, at the end where the Lookout Lounge is located. There are no doors at this location. There will also be a staircase at the southern side of the deck.
- The Board discussed the overall design of the deck and the need to create a design that is more integrated with the building design.
- The Board agreed to table this project pending submission of additional information.
 - A survey. Showing 50 foot setback.
 - A detailed plan showing side details and front and side elevations.
 - A design showing covering the metal eye beams and surrounds on metal posts.
 - Design to contain deck flooring so people walking underneath are not in harms way of falling debris.
 - A design showing the actual railing, 40 inches high with rungs 4 inches apart.
 - A minimal down lighting plan.
 - Flowers.
 - Samples of the actual color of the deck and repainting of the building.
 - Samples of deck furniture and umbrellas.

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MOTION: Margy Mannix made a motion to table this Site Plan application pending submission of additional information as discussed.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Margy Mannix
Aye	Aye	Aye	Aye

4 BEACH ROAD – REDEVELOPMENT – CORNER OF CANADA AND BEACH (MINI GOLF ETC.)

TAX MAP 251.18-3-71

LOCATION: CANADA ST AND BEACH

ZONE: COMMERCIAL RESORT - OVERLAY

OWNER: HOLLY RAJ INC.

APPLICANT: DAN RYAN – VISION ENGINEERING

SITE PLAN APPLICATION:

- Dan Ryan presented the site plan review on behalf of the owner. Dan pointed out the project manual contains every aspect of the proposed project and the drawings he is using this evening are in the manual as well.
- Demolition Plan: The current tenant space will remain in service. The miniature golf course will be demolished. The current 2 story food court and small clubhouse related to the golf course will be removed. The concrete cave structure at the south end of the property will be removed. Sweet Creations will be demolished.
- Fort Wm. Henry: After discussing the current encroachment with the owner of the FWH it was decided an encroachment would no longer be allowed. Therefore the entire east wall of the arcade must be removed and relocated within the true property boundaries.
- Sweet Creations will be demolished and the sidewalk will be enlarged to approx. 10 feet wide in that area. The arcade door-way will be located in its current location but recessed further back.
- All walls will be 1 foot from the property line.
- Proposed Site Plan: Amusement park on the ground level along with current retail shops. 2nd floor addition to house a tavern.
 - Amusement park: To create a pedestrian friendly area, there will be landscaping, lighting and small rides (coin operated) throughout the park. The walking surface will be stamped concrete for the walkways. The base for the rides will be pervious pavement. There will be some stone bedding in some areas to reduce run-off.
 - Second story addition will be a steel/concrete structure. This structure will be over the existing buildings.
 - Underneath on the Canada Street side there will be a couple of rides which must be protected from the weather, a food court and food kiosk. The lift to get to the second floor will also be located in this area.
- At the south portion of the site there will be an exterior accessory structure which will be a bathroom. People in the amusement park area will be able to access these bathrooms.
- Behind the restrooms there will be a “stockade style” fenced service area (6 feet in height) which will house the trash.
- A retaining wall will be located on the backside of the property (FWH). Dan Ryan mentioned that in the 1st meeting there was some concern expressed regarding some trees in the area “up slope” of the area. Pointing to the rendering he was using tonight, Dan pointed to circles on the rendering which reflect trees which are adjacent to the property owner’s parcel. The retaining wall (4 feet high in the corner against the building and tapers down) will be constructed 4 feet into the property in order to preserve the trees and help prevent disturbance of the trees. There are three trees represented by circles on the rendering and these circles represent the trees that are over 4 inches in diameter. Pointing to some photos he brought tonight Dan pointed to the trees he was actually

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referring to. Patricia Dow questioned the number of trees because she feels there are more than 3. Dan indicated there is a lot of vegetation in this area, particularly up the slope and the trees he is referring to are the trees they measured and they are within 6 – 8 feet of the property line. Margi Mannix mentioned they could not take down trees not on the owner's property; Dan Ryan agreed and mentioned that's why they moved the retaining wall in as a measure to protect them.

- Landscaping on Beach Road which is in front of the retail shops will remain.
- Stormwater: Pointing to the rendering Dan Ryan directed the Board to a shaded area. Stormwater from this area will be captured through a gutter system and floor drain system on the upper deck and upper roof and will be discharged to a dry well bank of 4 dry wells. Again, pointing to the rendering Dan indicated that the area he was pointing to (the area of the 4 dry wells) is the best area of the site for infiltration because it has the greatest separation to ground water. Field testing showed ground water depths of 8 feet below grade at this end of the site and 4 to 5 feet at the opposite end. The 4 dry wells will be surrounded by coarse stone and they will be completely covered and underground. Dan pointed to another area on the rendering indicating an acceptable portion of stormwater is being collected because of the grade and this stormwater will also infiltrate the dry wells. Everything else follows the natural topography of the site (because they are limited in changing the grade of the site) which generally follows a ???? (tape inaudible) direction. This stormwater will be collected in a series of catch basins and discharged at an overflow to the existing system that is in place. Each catch basin will have a "T" baffle on the outlet. The "T" baffle will allow for oils, grease, sediment and the like to be captured in the catch basins preventing it from going downstream into the lake. A discussion ensued on how the dry wells will work when they are located under the area where the train amusement ride will be located. Dan mentioned they are compacted similar to a parking lot scenario. There is a manhole access. Stormwater maintenance was discussed and Dan pointed out the manual contains a maintenance agreement.
- A sanitary line will have to be added for the new restrooms. On Beach Road a new sanitary line will be added and a new manhole outside of the building.
- Pointing to the rendering Dan Ryan indicated a grease trap will be installed.
- New water service: Proposed are two service lines. A 1" line will service the amusement park and retail shops. A secondary line is proposed to service the upper story.
- Landscaping: A hedge will be installed on the south property line as a buffer. Trees 1 ½ to 2 inches in diameter will be planted but away from utility lines. Perennial and annual flowering beds will be included. A landscaper or garden supplier will be able to provide more detail on the actual landscaping.
- Fencing: The existing fence (black wrought iron) along Canada St. will remain. Dan indicated they may propose having sections of the fence made up so the area can be gated and closed at night. The Board expressed concern regarding an egress on Canada St. and the potential for children running into traffic. A lengthy discussion ensued on how to control the flow of traffic and risk potential for accidents.
- DOT right of way. DOT has agreed to allow the owner of the adjacent property to use the DOT right of way property. This area will be landscaped.
- Lighting: Sternberg lights similar to the Village lights will be used. Wall mounted lights will be used on the building. 3 interior pole lights along with a 3 lantern style (where the light is arched over) are proposed. These poles will provide the primary lighting in the amusement area. As residual lighting there will be wall mounted lights on the side of building. These will have the same look as the pole lights. To prevent light pollution and spillage the Board agreed the poles should be lower than 12 feet and the voltage decreased. The lights will be on only during operating hours.

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- Floor plan of second floor: This will house a seasonal tavern. There will be one stairway off Beach Rd. and another off of the Service area in the rear. The enclosed tavern will be the center most portion of the second floor. Around it will be a covered deck and around the covered deck will be an uncovered deck. The entire floor will be 6 inches of concrete over steel beam.
- A discussion ensued as to whether or not the building should be constructed to provide for year 'round occupancy should there be a desire for year 'round use in the future.
- There will be an outside bar, depicted on the corner of the upper deck. This bar will be visible from the Canada St. corner.
- Additional roof lines have been added to the building to create a more interesting architectural design.
- The stairway next to Quizno's will remain but will be improved.
- Roof: Standing seam metal and asphalt shingles. Red in color.
- A discussion ensued regarding the design of the second floor and that it doesn't appear to be integrated with the shops below. It doesn't meld with the shops but rather appears to be laid on top of the shops. Two story buildings should show a consistent look throughout the stories. It was stressed that this corner is the "gateway" to the Village. Dan Ryan pointed out leaving the existing structures presents a challenge in designing a second floor.
- Colors/Siding: Dan indicated the colors (reds and beiges) used will be those that will blend the two structures (1st floor retail and 2nd floor tavern) together and also will provide dimension to the building. The Board indicated they would like to see the actual colors. Clapboard siding will be used on the 2nd floor. The Board suggested using the clapboard on the first floor to tie the two structures together.
- A discussion ensued regarding the multiple uses being designed into this corner, the size of the tavern and deck (11,000 square feet of which 5,000 square feet is deck).
 - The Board expressed concern over coupling an amusement park with a huge tavern above it; the deck overlooks the amusement park and kiddie rides.
 - The Board is apprehensive over having an adult use, a tavern, overlooking an amusement park via open decks. The amusement park is designed to attract families and children yet right above it is a huge tavern with open decks overlooking the park.
 - Concern was expressed over the size of the deck and that it appears the deck concept was maximized; after taking into consideration, storage, the kitchen area, restrooms, etc., over 50% of this tavern is deck.
 - Dan Ryan pointed out that both of these uses are allowable uses in this zone.
 - The owner suggested closing the deck until the amusement park closes. Once the amusement park is closed the deck can be opened to the public.
 - Dan Ryan expressed concern over the focus on this project when there was another project before the Board this evening for a deck addition. He expressed concern over disallowing this project because there are "too many" bars in Lake George.
 - The owner expressed concern over hearing for the 1st time at this meeting that "the Village" is concerned about having another bar and questioned why this wasn't brought up at the previous meetings.
 - Doug Frost asked if there is a better way to separate the two uses and yet still have them on the property.
 - A discussion ensued regarding enclosing the deck which overlooks the park.

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- Trash: Garbage will be stored in the “service area” near the restrooms. Currently 7 receptacles are used; this space will be increased to house 17 receptacles. Garbage pickup will be curbside on Canada St. The service provider will pull out the refuse bins, dump them and return them to the service area. Currently, with 7 receptacles, there are 2 pickups a week and during prime weeks there are 4 pickups a week. This schedule will be maintained with the new facility, however, the number of receptacles will be increased. More pickups can be added as needed. A lengthy discussion ensued regarding the amount of trash which will be generated, the need for curbside pick-up on Canada St at one of the busiest corners in the Village.
- Deliveries: Deliveries will be off of Beach Rd. There will be “temporary standing” on Beach Rd. while deliveries are being made. This is how deliveries are currently made to all businesses on Beach Rd.
- Patricia Dow suggested generating a list of outstanding items which need to be addressed. Dan Ryan indicated this would be acceptable as long as the list was provided on a timely basis. The Board agreed to provide lists to Dan by Monday, February 25, 2008.
- The review for this project will continue at the March 19, 2008 Planning Board meeting.

MINUTES

- December 19, 2007 – deferred to the next meeting.

MOTION: Margy Mannix made a motion to adjourn the meeting at 11:15 PM.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Margy Mannix
Aye	Aye	Aye	Aye

Respectfully submitted.

Carol Sullivan

February 29, 2008