

**LAKE GEORGE VILLAGE
SPECIAL PLANNING BOARD MEETING**

**MINUTES - APPROVED
FEBRUARY 6, SPECIAL PLANNING BOARD MEETING
VILLAGE ADMINISTRATION BUILDING – OLD POST ROAD**

Board Members:

Robert Mastrantoni Chairman	Dan Courtney	Patricia Dow	Dan Garay Alternate	Margy Mannix	Dolores Marinelli
PRESENT	ABSENT	ABSENT	PRESENT	PRESENT	ABSENT

Others present:

Carol Sullivan (Secretary), Doug Frost (Code Enforcer), Lisa Nagle (ELAN), Attny. Howard Lawrence (Tige)

Carol Sullivan opened the meeting @ 4:15.

SIGN ORDINANCE

- Review sign ordinance to clarify intent. Add new sections as determined.
- Lisa suggested reviewing the sign ordinance at future meetings and suggested focusing on the Overlay district today and the Board agreed.

OVERLAY DISTRICT

- Clarify the intent of the Overlay District and its boundaries.
- Lisa and Tige suggested incorporating the entire lot in the Overlay District to avoid the problem of having a building partially in the Overlay Dist. Lisa and Tige also suggested that while the Overlay will include an entire lot the conditions of the Overlay dist. Will only apply to the structures facing Canada St. the Board, Doug and Carol (the group) agreed with these two suggestions.
- Looking at the Village map the Board suggested adding Beach Road to the Overlay District but didn't feel it should extend any further north on Canada St. than currently applied; it currently ends at the northern boundary of the Georgian Resort on the east side of Canada St and the northern boundary of the High School on the west side of Canada St. The group feels any structures north of these boundaries are motels/hotels and not in need of additional retail space on the street level; there isn't a lot of foot traffic in this area and the retail vacancy rate in core district of Canada St. is high.
- Tige suggested reviewing the Use Table to determine what uses in the Commercial Resort and Commercial Mixed Use Districts the Overlay District footnote should apply. He also pointed out they, in prior review, had changed the language of the footnote to incorporate Beach Road. The new footnote reads – In the Downtown Overlay District, when located on Canada St and Beach Rd. this use shall be prohibited from locating on the ground floor level.
- The group agreed the following uses in the Commercial Mixed Use district should contain the footnote (some of the uses already contain the footnote and are noted again for clarity): Bed-and-Breakfast, level one - Boardinghouse, level two - Boardinghouse, Day-care center, Day-care - family, Day-care - family group, Dwelling Unit, Dwelling - apartment house, Dwelling – multifamily, Dwelling – single-family, Dwelling – timeshare, Dwelling – two family, Dwelling – townhouse – level one, Dwelling – townhouse – level two, Funeral Home, home occupation – level one, Home occupation – level two, Professional Office, Professional Offices – neighborhood.

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- The group agreed the following uses in the Commercial Resort district should contain the footnote (some of the uses already contain the footnote and are noted again for clarity): Dwelling – timeshare, Funeral Home, Light Industry, Professional Office, Professional offices – neighborhood.
- A discussion ensued regarding the change to structures facing Canada St. This change eliminates the Lakewalk from the conditions of the Overlay district. The current zoning, as written for the Overlay district, includes the Lakewalk and the revision to apply the Overlay district conditions to just structures facing Canada St. eliminates the Lakewalk from the conditions of the Overlay district.
- The group agreed the Lakewalk should be included in the Overlay Dist. and Tige indicated they will revise the footnote to include the Lakewalk.
- A discussion ensued regarding whether or not timeshares should be footnoted to prohibit residences on the street level. Lisa pointed out that timeshares tend to be a bit different than hotels and motel; they tend to be more private and more quiet and therefore, there isn't the same amount of activity going in and out that one typically sees with a hotel/motel. The group agreed timeshares should be footnoted and hotel/motel should not.
- A discussion ensued regarding current hotel/motels converting to timeshares and prohibiting timeshare residential at the street level. Tige pointed out the current zoning, as written, prohibits a timeshare residential unit at the street level fronting Canada St.
- Lisa and Tige pointed out the front setbacks in Commercial Resort and Commercial Mixed Use may be reversed. Maximum in CR should be 20 and CMU should be 10.
- At what point, in distance, can a time-share be located on the ground level? Anything beyond the setback?

MOTION: Margy Mannix made a motion to adjourn the meeting at 5:30 PM.

2ND: Dan Garay.

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

Motion to adjourn – 5:30 PM.

Respectfully submitted

Carol Sullivan

February 8, 2008