

APPROVED 6/20/07

Minutes of Lake George Planning Board **SKETCH PLAN REVIEW** held **MAY 16, 2007 @ 6:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

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SKETCH PLAN REVIEW FOR THE GEORGIAN CONVERSION TO TIMESHARE UNITS.

BOARD MEMBERS PRESENT: Robert Mastrantoni, Dan Courtney, Margi Mannix, Patricia Dow, Dan Garay

OTHERS ORESENT: Attorney John Lapper, Chris Round – Chazen, Jim Miller – Northfield Design, Peter – Georgian, Jerry Devoe – LGV Code Enforcement Officer, Carol Sullivan – Secretary, Dan Brown – Architectural Consultant.

Jerry Devoe opened the discussion by indicating the project would need to be secured with a bond. Typically, the Board has asked for 10% and in this case that amount would be divided equally for each phase of the project.

John Lapper indicated the need for the property to be upgraded by transferring the property into timeshares through a three phase project. The same footprint and buildings would be maintained, however, they would be renovated into fewer units.

Jim Miller indicated that the existing motel units would be converted into time shares.

- The existing restaurant would be renovated. There will be no new additions or new buildings; all renovations and redesign will be done within the existing footprint of all buildings.
- The timeshare buildings will remain two stories and the restaurant will remain one story.
- No work will be done in the existing banquet hall (Terrace room).
- The existing parking will be reduced because two and three motel units will be converted into one timeshare. The reduction in parking will result in more green space. The underground parking will remain as is; there are approximately 130 parking spaces in the garage. Parking count will be based on the restaurant, banquet facility and the parking per time share.
- There are 164 motel units. The plan is for 91 timeshare units.
- The front façade of the buildings will be redesigned to look like timeshares.
- There will be multiple stair wells servicing two and three units.
- The restaurant will be renovated to service 100 seats. The plan is to have the existing footprint of the restaurant, house a 100 seat restaurant and indoor pool and spa. The indoor pool, lockers and spa will be located at what is now the lower portion of the restaurant. This new area would open out onto the terrace where the current outdoor pool is located. The current upper portion of the restaurant would be reconfigured for dining.
- Jim presented renditions of the three buildings in the upper courtyard. He indicated that the current idea is to breakup the long façade that currently exists. There will be upper and lower units. Upper units will have a terrace and lower units will have a terrace.
- Some units will be smaller “studio” units – no larger than the current size of the motel unit.

The Board asked about perceived occupancy.

- Pete indicated they are looking for approximately 60% occupancy recognizing that November and April are difficult months “to sell” Lake George Village. He also indicated that the restaurant will be staffed for year ‘round service simply because he must staff it for the convenience of the timeshare visitors.

A discussion ensued with the Board asking questions about the renditions presented.

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- The Board questioned the space occupied by the stairs. Including the balcony and terrace the total would be about 16 feet. Jim indicated there will be more stairways, to accommodate the requirements for the timeshare units, and there will be more green space because of the parking reduction. The idea is to blend them together.
- Some balconies will be shared. Terraces will be underneath the balconies.
- Jerry Devoe mentioned that in addition to what has been shown the developers will also have to show how the new structures will look from Canada St and from the Lake.
- The front façade of the restaurant will be redesigned. The existing administration building will not be redesigned.
- Jim indicated the impact from Canada St. will be minimal and most of the redesign will be interior.

Jerry Devoe opened the discussion regarding the overlay district, indicating that the first floor level should be retail.

- John Lapper indicated that because of the design of the property, where the courtyard is off Canada St., the idea of the overlay design doesn't accommodate this piece of property.
- Patricia indicated she believes the commercial overlay does make sense for this property. Earlier it was mentioned that people will be using this property through out the year. Commercial development would provide yet another outlet of activity for people who are visiting in the months when there isn't a lot of activity in the Village.
- Jim Miller indicated the overlay district encompasses one unit behind the administration building and 2 or 3 units on the north side of the property.
- A discussion ensued regarding the exact footage that the overlay encompasses. John Lapper indicated there may not be room for a commercial area off of Canada St. John Lapper pursued the idea of changing or eliminating the overlay district for this project. John Lapper indicated one idea is to leave the existing motel units that are within the overlay district, as motel units and to simply change the façade and upgrade them. Within the scope of this idea there is no change of use and in his opinion the requirements of the overlay district do not come into play. Jim indicated the current opening to the property doesn't allow for commercial development.
- Patricia indicated that if the overlay district idea is to be looked at it's her opinion that the entire overlay community should be looked at and we shouldn't just consider "one" property or one project. John Lapper indicated he and the others involved in this project are not looking to "take on" the entire overlay community. This is a narrow site and therefore development on Canada St. is limited.

A question was asked about the docks and the development of the beach units.

- Pete indicated it is a difficult area to redevelop and it's an area that is still under discussion. He indicated there would be no change to the docks.
- Sale of the timeshares will not include a dock. There are only 19 dock spots. Docking will not be included in the Offering Plan.

The discussion turned to the façade of the timeshare units.

- There will be a "fake" front roof, possibly using a slate material creating a slate look.
- The major part of the building might be stucco, using different, light, colors.
- The front of the building will be broken up by the stairs and colors will be limited so as not to break up the design any further.
- The bottom of the façade may have a "stone element" up to the bottom of the windows.

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- The overall design idea is something that is elegant but also low maintenance.
- There will be limited work done on the back of the buildings. They will be cleaned up, a new façade will be applied (stucco), however, there will be no new windows added. The roof element will not extend to the backside.
- Patricia indicated she would like to see a full roof design rather than a partial front roof façade with a flat roof in the back.

A discussion ensued regarding stormwater management.

- Stormwater should be maintained on site if possible.
- Jerry Devoe pointed out this is a large parcel of land that abuts the lake. This redevelopment is an opportunity to implement stormwater management on site.
- Chris indicated it's difficult because anything done for stormwater management would require retrofitting. Buildings are not being demolished so stormwater management requires working within the current structures and confines. He indicated it will be a difficult undertaking but has "heard the message" and he and Jim will work together in order to present ideas at future meetings.
- Jim Miller indicated the impervious area is being reduced and with additional plantings the run off would be slowed down.

The discussion returned to the overlay district.

- Jim asked if they did propose shops or if they didn't change the existing structures within the overlay district would the issue of the overlay district become a non-issue? Jerry Devoe indicated in his opinion the overlay district would not come into play if the existing structures were left as is and if commercially developed then the redesign works within the definition of the overlay district.
- Dan Courtney asked what the overall time frame is for this redevelopment. Pete indicated they would like to have construction begin in the fall with the first offering on line by March 2008.
- Patricia Dow suggested that during the development process the idea of "what could they do" to satisfy the requirements of the overlay district should be considered.
- Dan Courtney suggested the administration building may be considered for retail and perhaps one or two of the motel units on the south side could be used for administration.

John Lapper indicated this development group will take into consideration the ideas and thoughts that were presented tonight and they will return for further discussion. Another meeting will be set up at their request.

Respectfully submitted

Carol Sullivan

May 21, 2007