

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
JUNE 19, 2013
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni – Chairperson, Dean Howland, Chuck Luke, Dan Wolfeld

Board members absent: Patricia Dow

Others present: Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Kathy Bozony, Melissa Vito, John Wright, Matt Steves, Larry Clute, Lucas Dobie

REGULAR MEETING

Robert opened the meeting at 7 PM.

MINUTES

November 28, 2012 (PD, CL, WA)

January 16, 2013 (CL, DH, WA)

April 17, 2013 (RM, PD, DH, CL, DW)

TAX MAP: 251.14-3-12

LOCATION: 49 AMHERST ST.

ZONE: COMMERCIAL MIXED USE

PRICE CHOPPER – JIM MIAKISZ

- Request to paint building to current company colors.
- Withdrawn.

TAX MAP: 251.10-2-31.2

APPLICANT: LARRY CLUTE/LAPHATT HOLDING INC.

ADDRESS: 511 CANADA ST.

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION #1234

REPRESENTED BY: Attorney Stephanie Dilallo Bitter from Bartlett, Pontiff, Stewart & Rhodes, P.C. John Wright represented LaPhatt this evening.

- There has been no change in the Village design/construction plans since Sketch Plan review in July 2012.
- In the Village there will be four 4-plex buildings. (16 units). These are designed to be high-end rentals – each unit will have a garage, AC, washer/dryer.
- There will be a buffer between Route 9 and the complex.
- The number of units in the Town been reduced to two 4-plex units.
- The applicant has submitted a Stormwater Management Report for review this evening.
- Fire Chief, Alan Moon, has requested the driveway areas to be changed to 24 feet wide. The current set of plans show the driveway areas to be 20 feet wide.
- Matt Steves mentioned that all the grading and stormwater controls have to be in place for the entire project (Village and Town) before construction. Construction of the buildings will be phased – two buildings at a time. All six buildings will not be built at one time.
- Dean Howland questioned whether or not the plantings will be installed and the area reseeded so that it will look like a completed complex even though construction will be phased. Luke

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responded by stating the DEC requirement is 14 days for reseeding, Village and Town indicate 7 days. The plans indicate it will be done within 5 days.

- Chuck Luke asked for a visual aid of stormwater runoff. Using the plans, Matt and Luke provided a demonstration on how the stormwater will flow.
- An easement will be required to create the vegetative runoff swale which will go through the property located at 507 Canada St., tax map number, 251.10-2-30, currently known as Barberry Court. As of this date the easement has not been granted however, Matt indicated the current property owner is in favor of creating the swale and granting the easement. Carol and Doug mentioned the easement has to be in place before any construction is started and before the Village Zoning Office will sign off on the plans in order to obtain permits from the County.
- Matt explained, stormwater will be maintained on the site, however a large storm could create an overflow and there has to be a discharge point for any overflow created by a large storm. The swale will be the natural discharge point for any overflow created by a large storm. The owners of this complex will maintain the swale. Matt explained there will be a construction and maintenance agreement with the owner of 507 Canada St., tax map number, 251.10-2-30, currently known as Barberry Court.
- Permeable asphalt will be used in some areas. The entrance road will be regular asphalt at the beginning and will transition into permeable asphalt. The drive running in front of the buildings is permeable, the driveways on each unit is regular asphalt. There are no curbs so stormwater can run-off the permeable pavement to the vegetative areas. An infiltration trench will be installed along the edge of the permeable asphalt.
- Dean asked about winter maintenance for the permeable asphalt. Luke indicated there is less need for sand and salt as the pavement holds some heat. The pavement does have to be vacuumed in order to maintain the permeability. It will be maintained by the property owner.
- Every unit will have a two car garage and a driveway large enough for 2 cars.
- New plans will be submitted showing the road width and drive in front of the buildings increased to 24 feet wide.
- Trash will be handled by one company. The owner of the property will contract with the company. This will avoid having each unit having separate trash pick-up.
- John Wright indicated the Town engineer will be reviewing the stormwater plan presented in its entirety and this will include the Village portion. Matt mentioned it has to be reviewed for the entire project (Town and Village).
- Doug mentioned that the Village Zoning Office has been in contact with the Town and both venues are looking at the project as a whole.
- A sprinkler system will be installed in each unit.
- Robert asked for public comment.
 - Melissa Vito reviewed some of the items that were addressed at the Town Planning Board meeting which took place the night before. Questions were asked about heavy truck traffic and how it would affect the permeable surface. There was a lengthy discussion about stormwater and flooding during construction. There is a concern about the berm holding during a major storm event. The Town board discussed the increase in traffic and has asked the applicant to complete a traffic study. There was a discussion about the ability of emergency vehicles getting into the complex and being able to turn around – there is only one egress for the complex. Melissa added there's a lot of stormwater going onto the permeable surface and it has to be maintained properly. The use of salt is a concern because it ends up in the lake.

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- Kathy Bazony – Kathy commented that Chris Navitsky will be commenting on the stormwater plan to the Town Engineer. Kathy asked whether or not there would be a maintenance plan and has the depth to groundwater been checked. Kathy also mentioned the production of permeable pavement is difficult. Production plants aren't stocked with it and therefore it takes time for permeable pavement to be produced.
- Kathy also mentioned the Town did not grant a variance for a third 4-plex and reduced the number of complexes to two. The Town mentioned the project was too dense however, on the Village side, even though this is one project there is different zoning between the Town and Village. It's one project and it's the same sensitive land. The Village zoning doesn't work for this land. Four 4-plexes are OK in the Village and only two 4-plexes are OK in the Town.
- Chuck Luke mentioned that if permeable pavement can't be used the applicant is required to come back to the Planning Board with alternatives – a plan using drywells, rain gardens, etc.
- Matt Steves responded regarding the emergency turn around. He commented that each unit will have a sprinkler system. When a facility has a sprinkler system less fire trucks are called in. The 24 foot wide road and the driveways should provide adequate room for emergency vehicles to turn around. Matt also indicated the test pits have been performed on the property for the depth to ground water and soil types. Perk tests have been performed. Regarding the production of the permeable pavement, yes, "roll plants" do have to shut down to create the permeable pavement. Bob Manns at D. A. Collins has said they can do batches of permeable asphalt. The disturbance includes everything and there are only a certain number of days to install stormwater management and reseed.
- Chuck Luke asked about whether or not any signage will be installed. Matt Steves commented there may be a small sign installed which will be the numerical identifier. Chuck also asked about mailboxes which may be in a bank. His concern is visibility when vehicles are pulling in/out. Matt indicated they will work with the Post Office regarding the location of the bank of mailboxes and it will be located at the "t" of the entrance road and complex road.
- Matt Steves mentioned Creighton Manning will be doing the traffic study and preparing a report.
- Dan Wolfeld mentioned that when traveling north and south there is one building closest to the road (building one). On this particular building the sides of the building are seen. These sides are very flat and without texture. He asked if some landscaping could be added. Larry indicated they could add landscaping and they will carry the same texture/design that is on the front of the building around to the sides of the building providing for the same look on the front and sides.
- The board discussed the landscaping plan.
- SEQRA Part II – Impact assessment.
 - A. Does the action exceed Type I threshold in 6 NYCRR, part 617.4 – No.
 - B. Will action receive coordinated review as provided for unlisted actions in 6 NYCRR, Part 617.6 – No.
 - C. Could action result in any adverse effects associated with the following:
 - C1 – Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal for erosion drainage or flooding problems. – No – stormwater will be managed and drainage improved. Currently there is no stormwater management on the vacant parcels.
 - C2 – Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character. No.
 - C3 - Vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species. No – there will be minimal vegetation disturbance.

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C4 – A community's existing plans or goals as officially adopted or a change in use or intensity of use of land or other natural resources. No.

C5 – Growth, subsequent development, or related activities likely to be induced by the proposed action. No.

C6 – Long term. Short term, cumulative, or other effects not identified in C1-C5. No.

C7 – Other impacts. None

D – Will the project have an impact on the environmental characteristics that caused the establishment of a critical environmental area? No.

E – Is there or is there likely to be, controversy related to potential adverse environmental impacts? No

MOTION: Robert Mastrantoni made a motion for a negative declaration on the SEQRA.

2ND MOTION: Dan Wolfield

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Absent	Aye	Aye	Aye

Aye = 4 Nay = 0. Motion carried

MOTION: Chuck Luke made a motion to approve the project consisting of 4 complexes with each complex having 4 apartments. Location is 511 Canada St. Plans as presented including all colors and detail as submitted on the plans. The stormwater plan and landscape plans are approved as submitted. All approvals are contingent upon:

- The 2 roads, the entrance road and road leading to the driveways will be widened to 24 feet wide. New plans must be submitted to the Zoning Office.
- The stormwater plan approved by the Town engineer.
- The granting of an easement to create the vegetative runoff swale which will go through the property located at 507 Canada St., tax map number, 251.10-2-30, currently known as Barberry Court. The easement agreement must be filed with the Village of Lake George.
- The improved building "look" on the north and south ends of building one. Texture will be added to the building and landscaping as well.
- An ongoing maintenance plan for the stormwater management - the swale, the runoff area, permeable pavement and water retention areas. The maintenance plan must be filed with the Village of Lake George.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Absent	Aye	Aye	Aye

Aye = 4 Nay = 0. Motion carried

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At this point Robert Mastrantoni recused himself from the Board and represented Carmela for the sign/name change at Somewhere in Time. Robert asked Chuck Luke to step in as Chairperson.

TAX MAP: 251.14-3-8

LOCATION: 283 CANADA ST.

ZONE: COMMERCIAL MIXED USE

SOMEWHERE IN TIME – NAME CHANGE/NEW SIGN - CARMELA MASTRANTONI

- Name change to Carmela's Café & Gift Boutique. Carol mentioned, for the record, this is not a change of use, there is already a food component in the shop and on the business license. This is just a name change/sign change.
- No change to the lighting.
- Just the insert is changing on the freestanding sign.
- The sign is 13.27 square feet.
- The height of the sign is 13 feet – from the ground to the top of the shingled roof which is over the sign.

MOTION: Dean Howland made a motion to approve the sign as presented.

2ND MOTION: Dan Wolfeld.

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Recused	Absent	Aye	Aye	Aye

Aye = 3 Nay = 0. Motion carried

At this point Robert Mastrantoni returned to the Board.

MOTION: Robert Mastrantoni made a motion to approve the April 17, 2013 minutes.

2ND MOTION: Dan Wolfeld

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

Aye = 4 Nay = 0. Motion carried

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 8:40 PM.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Absent	Aye	Aye	Aye

Aye = 4 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

July 1, 2013