

APPROVED

LAKE GEORGE VILLAGE 26 OLD POST ROAD JULY 21, 2010 PLANNING BOARD MINUTES

Board members present:

Robert Mastrantoni – Chairperson, Patricia Dow, Dan Garay, Ed Kokalas (alternate), Chuck Luke.

Absent: Patty Kirkpatrick, Dan Brown (architectural consultant to the Board)

Others present:

Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Dan Wolfeld

Robert Mastrantoni opened the meeting at 7 PM.

TAX MAP: 251.14-2-17

APPLICANT/OWNER: DAN WOLFELD

ZONE: RESIDENTIAL

SITE PLAN APPLICATION: #1042

- Applicant/owner is removing an existing 6 foot x 24 foot covered porch which has deteriorated. A new 8 foot x 24 foot screened/covered porch will be built to replace it. A new 6 foot x 17 foot open deck with stairs to the backyard will be added off of the porch. Demolition of the old porch and new construction is at the rear of the house.
- Applicant/owner has received a nonjurisdictional letter from the APA for this project.
- Dan explained the project in detail to the board. Dan reminded the board the changes to windows and doors were approved last year by the board; some have not been completed but will be.
- The board addressed Dan Brown's recommendations. There will be adequate lighting for the stairs. Railings are required to be 36" high in the residential zone however, Dan mentioned he intends to have higher railings. The spindle spacing will be 3 ½" or whatever is required by the building code. Posts will be seated on a mounting bracket with an anchor bolt in the concrete. Dan explained if he can get further down, to 5 feet as suggested by Dan Brown, he will. He mentioned when he installed his fence he dug 3 feet down and at that point he started hitting some pretty big rocks. He will go as deep as he can; the current footings are 4 feet down.
- The color will be a stained natural tone, pressure treated wood. Eventually the house will be changed to a dark grey siding (approved last year).
- Patricia asked about landscaping and Dan indicated it is his intention to landscape the lower level and along the stream edge.

MOTION: Ed Kokalas made a motion to accept the proposal as submitted with the addition of lighting to illuminate the stairway. Patricia added: the color will be a natural wood color. The roof of the porch will match the roof of the house. The house will be a deeper grey and the applicant feels the colors of this project will match the house.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dan Garay	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

OTHER BUSINESS

- Patricia brought up the Lake George Trading Company and indicated as she drives by she notices a bunch of things – he (Russ Girgoir) presented 6 tables and there are more tables going over in front of Stormin' Norman's. It's not called the Lake George Trading Company, it's called Fat Willies. Patricia went into the business and the desserts he talked about moving have not been moved. She feels the project was misrepresented or not stated. He talked about adding

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some fried food and fried desserts but it's much more of a menu than that. She feels that there are a lot of things that aren't exactly as presented. She wonders if this is an enforcement issue.

- Chuck asked if it's a hamburger place and Patricia responded that it's more than the fried desserts that he talked about. She added there are more tables. She mentioned the flowers are opposite of where the board discussed having them located. The board discussed having them closest to the sidewalk – like sidewalk cafes.
- Robert agreed that it is different than what he expected. He too is wondering about the tables.
- Carol mentioned that has 4 six-seater tables and that meets the requirement. The tables are on the property owner's property and we don't prohibit the use of tables, of any kind, on the property owner's property. So they satisfied the 24 seats - 6 table requirement and then added more tables down the entire row. There's nothing that prohibits them from doing that on their property. Adding the railings to all the tables was probably done to make it look uniform.
- Patricia added what's bothersome about this particular one is that it's all little parts put in such a fashion that you just can't quite disagree with it but it's not exactly what was presented. There's a big neon sign that says Fat Willies but he came in as Lake George Trading Company and indicated he would be revising that sign.
- Patricia indicated she's frustrated because the board tries to do the best job but then reading through some of the regulations that – nobody can do window service unless you can seat 24 people outside your place. She thinks this defeats the purpose of no window service. The food establishment of that place is minimal but the outside place is big. She feels there are regulations that contradict each other.
- Carol pointed out that if the law required indoor seating up to a particular number then having retail shops add a quick fast food portion to their store could be avoided.
- Patricia feels our laws are restricting the board from achieving the vision. She feels lines are pushed.
- Patricia feels the board should start meeting again at 6 PM to address issues in the Code where the intent is not clear. The intent gets lost in addressing little pieces at a time. She thinks the planning board should be more proactive to minimize situations such as this.
- Ed Kokalas expressed concern for not providing enough room for businesses to make adjustments in order for the business to remain. Often plans do not work out exactly as planned. Businesses should have room to change if needed.
- Robert feels these issues should be brought to the business operator's attention and Carol indicated she would be in touch with Russ.
- They would like the Village Board to look at the inconsistencies between the idea of a sidewalk café and the notion of window service that requires 24 additional seats outside. Chuck abstained from voting on this as he feels he needs to look at this further and is not opposed to people getting ice cream or pizza and walking down the street.

Robert made a motion to adjourn the meeting, seconded by Chuck and unanimously carried.

Aye – 5 Nay - 0 Motion carried.

Respectfully submitted.

August 4, 2010

Carol Sullivan