

## APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **AUGUST 15, 2007 @ 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:

Dan Courtney, Margi Mannix (Acting Chairperson), Patricia Dow, Dan Garay

### Board Members absent:

Robert Mastrantoni, Dolores Marinelli

### Others present:

Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary), Dan Brown (Architectural Consultant), Julie Bundrick, Chris Round, Jim Miller, Peter Temeles, Stephanie Bitter, Ray Hipple, Bill Crawford, Sam Luciano

Chairperson Mannix opened the Planning Board meeting at 7:15 PM.

### TAX MAP: 251.14-4-28

### APPLICANT: JULIA BUNDICK

### SITE PLAN APPLICATION 0752

### ZONE: RMU

- Addition of 2 car garage, 24' by 30' with storage above.
- Robb Hickey represented Julie. Julie lives on the corner of West St. and Helen St. She intends to construct a garage in the same area where a garage previously existed and was torn down. The cement floor is still intact. The garage will meet setback requirements. The garage will be one story; the top will be used only for storage.
- Façade will match siding on house.
- The existing driveway and sidewalk will not be affected.
- SEQR – Type II – minor project on existing developed land.

**MOTION:** Margy Mannix made a motion to approve Site Plan Application # 0752 as presented.

**2ND:** Patricia Dow.

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

Dan Courtney joined the meeting at 7:25 PM.

### TAX MAP: 251.18-3-72

### APPLICANT: BILL CRAWFORD

### SIGN APPLICATION 0753

### VARIANCE APPLICATION FOR SIGN V0753

### ADIRONDACK BARBELL (LOCATED IN TOWERS HALL AT FT WM HENRY)

### ZONE: CR

- Request for a 40 square foot sign. Current code allows for a 25 square foot sign.
- Bill Crawford explained why he wants to erect a 40 foot sign over the door covering the window at Towers Hall. He wants to preserve the historic value of the building, has the sign (already constructed for another business at a different location) at the front of the building that is uniform, would like sign to be visible from the street.
- The Board questioned whether or not there was some other location where a sign, size according to the Code, could be installed. Bill explained either side of the door is not feasible because the sign would not have good visibility from the street or hotel property.

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- The Board feels implementing the new Code requirement of 25 square feet is important to the “look” of the Village and signs within the Village.
- The Board pursued the idea of removing the Towers Hall sign which is approximately 4’ by 6’ and replacing it with an Adirondack Barbell sign. Then the Adirondack Barbell sign would meet the requirements of the Code. Sam Luciano, speaking for the Fort, indicated the Fort does not want to change the historical look to the building.

**MOTION:** Patricia Dow made a motion to not recommend a variance for the 40 square foot sign proposed for the Adirondack Barbell Club because it exceeds the 25 square foot dimension allowed by the Village Code.

**2ND:** Dan Courtney

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

### TAX MAP: 251.10-3-47

**APPLICANT: RAY AND CLAIRE HIPPLE**

**LAKE GEORGE INN/BALMORAL**

**ZONE: CR**

- Sign – new sign has already been installed.
- 8/9/07 – follow-up letter sent.
- Mr Hipple explained the sign maker has agreed to change the sign to a red background with white lettering (reverse the colors).
- Mr Hipple asked the Board if he could change the sign at the end of the season; the Balmoral closes the second week in October.

**MOTION:** Dan Courtney made a motion to approve the Balmoral sign change to a red background with white lettering (reverse the colors) by October 30, 2007.

**2ND:** Margy Mannix

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

### TAX MAP: 251.14-3-27

**APPLICANT: GEORGIAN/PANORAMIC ACE PROPERTIES**

**SITE PLAN APPLICATION 0751**

**ZONE: CR**

- Conversion to time share units.
- Jim Miller provided a recap of the proposed construction needed in order to convert Georgian units to timeshare units.
- As requested by the Planning Board, Jim provided additional detailed drawings - the view from Canada St and the view from the lake side.
- Jim explained one of the goals is to find a “common theme” in the architecture and design and hold to that theme throughout the complex. Therefore, some of the buildings that are not being “redesigned” will have face lifts so the façade coordinates with the theme throughout the complex.

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- The Board addressed the Canada St. view and whether or not a fence will be installed. Jim explained a final decision has not been made and they are open to suggestions. He recognizes a fence will define the property, however, a fence puts limitations on the overall pedestrian view and openness of Canada St. He added the area on Canada St. will be heavily landscaped whether there is a fence or not.
- The new sign will be located in the same location as the current sign. The new sign, however, will be downplayed; since there isn't a need to draw people in off the street the sign can be downplayed.
- The center area of the current parking lot will be enlarged and have more landscaping with benches and walkways in order to provide a park like setting for the people staying at the complex.
- The Board addressed the landscaping theme; the drawings show sizeable plantings and they questioned the age of the landscaping design shown in the drawings. Jim responded the drawings show a more stabilized landscape, something "down the road a few years". The Board asked (again) that the caliper of the trees be enlarged so more established and sizeable trees are planted. The property already contains some sizeable trees which will remain.
- The access road will be 22 feet (complies with current Code) and it should be sufficient to allow for fire vehicles. The entrance is 25 feet wide, however, the actual interior road reduces to 22 feet wide. (Chief Kilburn has confirmed that 22 feet is an acceptable width for fire vehicles.)
- SEQR - This is an existing developed property. Building changes are within the existing footprints. The new design allows for more permeable surface. A detailed stormwater management plan has been described and it considerably improves the current stormwater management. Therefore, there is not a notable environmental impact. Dan Brown reviewed the Environmental form as submitted. Dan recommended with regard to page 1, Appendix A the response A be checked – The project will not result in any large and important impacts\*\*\*therefore a negative declaration will be prepared.

**MOTION:** Margy Mannix made a motion that a negative declaration be applied to the SEQR.

**2ND:** Patricia Dow

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

**MOTION:** Dan Courtney made a motion to approve the Georgian Site Plan application #0751 as presented and discussed with the following contingencies:

- A bond or financial instrument for the project must be approved by the Village Trustees.
- A detailed landscaping plan must be submitted for approval. Such plan should include tree sizes, tree types and detail of the Canada St. side landscaping including fencing or no fencing.

**2ND:** Patricia Dow

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

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Dan Garay recused himself from the Board at this time.

### **TAX MAP: 251.14-2-28**

**APPLICANT: DAN GARAY**

**SITE PLAN APPLICATION 0754**

**ZONE: SFR**

- 12' BY 20' deck construction.
- The Board discussed the deck addition, size and construction.

**MOTION:** Margy Mannix made a motion to approve the Site Plan application 0754 for a deck.

**2ND:** Dan Courtney

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

Dan Garay rejoined the Board.

Chairman Mannix suggested and the Board agreed to move the approval of the July 26, 2007 and July 18, 2007 minutes to the next monthly agenda when all Board Members should be present.

**MOTION:** Dan Courtney made a motion to adjourn the Planning Board meeting at 8:45 PM.

**2ND:** Margi Mannix

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

Respectfully submitted, August 24, 2007  
Carol Sullivan