

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
AUGUST 19, 2009  
PLANNING BOARD MEETING  
APPROVED – MINUTES**

**BOARD MEMBERS PRESENT:** Robert Mastrantoni (Chairman), Patricia Dow, Chuck Luke, Dan Garay, Patty Kirkpatrick.

**BOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:** Edrie Squires (Secretary) Doug Frost – Enforcement Officer, Dan Brown – Architectural Consultant, Jack Abrahams, Ray Lammon, Tom Benardi, Lena Chase, John Bishop, Attorney Mark Rehm, Jim Bell, Kitty Rooney, Ellen Breslin, Clare Decker, Ed & Carol Anagnos, Mary Alice Leary, Joe DePace, Luisa Craig Sherman, Joe Mastrodemenico

Planning board meeting brought to order at 7 p.m.

First order of business was welcoming Chuck Luke to the board.

**OWNER/APPLICANT: MICHAEL STAFFORD**

**TAX MAP: 251.10-3-33 - PETTIS ST.**

**ZONE: RESIDENTIAL**

**SITE PLAN APPLICATION # 0941 – NEW CONSTRUCTION SINGLE FAMILY**

- New single family construction. Applicant has received approval from the ZBA for a setback of 10 feet for each side yard. Lot size = 50' x 110' (5,500 square feet). Residence = 24' x 40' footprint (footprint = 960 sq. ft.)

Represented by Jim Bell (Builder). The exterior of the house will be cedar clapboard siding, the chimney will be brick, the roofing material will be 30 yr. architectural material and the height to the attic peak is 29 feet. A gravel driveway will be used for the first year and then an asphalt driveway will be put in. The driveway is 37 feet long, width yet to be determined.

Patricia explained that the driveway should be considered as part of the maximum lot coverage. Dan Brown advised the board the permeable surface, including a 24' x 37' driveway, to be about 66% (2/3) permeable.

Robert Mastrantoni asked about landscaping. Mr. Bell assured him there would be landscaping; there are already plans for a hedges down the side of the house, plants around the house. Jim Bell pointed out that Mike Stafford has had two houses on Lower Hubble that were extensively landscaped.

Robert directed the board to the review of Part II of the short form environmental form (SEQRA). Dan Brown pointed out that item 11 on the cover page of the SEQRA should be "yes" - a variance has been approved. The board concluded there is no adverse impact.

**MOTION** – Patricia Dow made a motion for a negative declaration for the environmental form.

**MOTION 2nd** – Robert Mastrantoni

Dan Garay – Aye.

Patty Kirkpatrick – Aye

Chuck Luke - Aye

Aye – 5 Nay – 0 Motion carried.

**MOTION** – Patty Kirkpatrick made a motion to accept the plans for Mike Stafford's house as presented with the variance and the change in the SEQRA – including the negative declaration.

**MOTION 2nd** – Dan Garay.

Patricia Dow – Aye.

Robert Mastrantoni – Aye

Chuck Luke - Aye

Aye – 5 Nay – 0 Motion carried.

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**OWNER/APPLICANT – JOE DEPACE**

**TAX MAP: 251.18-2-11 – 70 COOPER ST.**

**ZONE: RESIDENTIAL**

**SITE PLAN APPLICATION #0943 – ADDITION TO EXISTING SINGLE FAMILY**

- Previously approved Site Plan application #0772 – inactive. Applicant has revised the design for an addition. Revised plans and new Site Plan application #0943 submitted. Revised plans show a 40' x 26' (1040 Sq. Ft. footprint) addition to the existing single family residence.

Siding will be “fake logs” which are a log face under real wood. The existing colors will be replicated as closely as possible.

The addition will face Interstate I-87 and Chestnut Street and will not be visible from Cooper Street.

Dan Brown asked about lot coverage (tape inaudible). Mark Rehm advised that the new and existing roof coverage is 1024 square foot. (Carol's note – the LGV Zoning Office calculated maximum coverage; this information appeared at the bottom of the cover page of the application. As presented, the addition and existing home meet required permeability.)

A discussion ensued regarding stormwater management. The packet included a “side-winder” stormwater management system but it is not shown on the site plan. Mark Rehm indicated the plan is to minimize the stormwater using the mechanism included in the packet, however, he doesn't know where the mechanism will be placed. Gutters will be installed.

A question arose regarding whether or not a SEQRA is necessary. Robb Hickey (Town of Lake George Planning and Zoning Officer ) explained to the board that an addition to a single family residence is a Type II and a SEQRA is not required. (Carol's note – the LGV Zoning Office determined a SEQRA was not necessary at the time of application and “Type II” was checked on the application provided to Board Members).

Patricia asked for samples of the outside color. Mark Rehm explained they will match what is currently on the home (blueish-gray). Joe DePace indicated that at some point they may want to change the color. He wasn't sure and indicated if they did change the color it would probably be to a brown tone. Joe indicated he is willing to return to the Planning Board with samples if they decide to change the color.

**MOTION** – Patricia Dow has made a motion to approve the addition to 70 Cooper St. for Joe DePace with the plans as presented, including the “side-winder” chamber for stormwater management to be placed somewhere on the property so it will function properly. The log exterior for the addition will match as much as possible the original house. If the exterior color is to be changed at a later date then it must be approved by the board. .

**MOTION 2nd** – Chuck Luke

Patty Kirkpatrick – Aye.

Robert Mastrantoni – Aye

Dan Garay - Aye

Aye – 5    Nay – 0 Motion carried.

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**CATHOLIC CHURCH – 50 MOHICAN ST**

**TAX MAP: 251.18-4-59**

**ZONE: COMMERCIAL MIXED USE**

**APPLICANT: JOHN W BISHOP – BISHOP BEAUDRY CONSTRUCTION**

**SITE PLAN APPLICATION #0944**

- Summer church renovations.

Robert reminded the board that they will only be reviewing the exterior changes and should only comment on the exterior changes.

John Bishop presented the plans for the “summer” church renovations. Ray Lammon (architect) explained the design for the small addition on the front which will be a new main entrance vestibule. The addition will not create a major grade change or any change to the grassy area. There will be a new sidewalk.

The north side of the building will have a grassy area and new shrubs. There will be new plantings on the east and west side.

An Easter pit will be installed on the south side for use during the Easter holidays.

The existing electrical, water and sewer will remain intact.

New windows and glass gables will provide natural light.

Robert polled the board members for comments and questions. Patricia Dow asked if the stone façade would be all around the building. Ray explained the stone will be on the south side and it will be a replica of what is currently on the original church. The north side will have “imitation stucco” which provides additional insulation thickness. The east and west walls have existing brick; these walls will not be changed but will be cleaned.

**MOTION** –Patty Kirkpatrick made a motion to approve the plan as presented for Sacred Heart church with stone, new windows, new lights, a new Easter pit and a new entry.

**MOTION 2nd** – Robert Mastrantoni

Patricia Dow – Aye.

Chuck Luke – Aye

Dan Garay - Aye

Aye – 5    Nay – 0 Motion carried.

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**LOCHLEA PARTNERS LLC**

**TAX MAP 251.11-2-1**

**ZONE: RESIDENTIAL**

**APPLICANT: LOCHLEA PARTNERS LLC**

**SITE PLAN APPLICATION 09-04 - SUBDIVISION**

- Town of Lake George as the Lead Agency has completed its SEQRA review and has issued a SEQRA negative declaration. Lochlea/Chazen Companies is before the Planning Board to complete a presentation regarding stormwater management and maintenance. Previously this Planning Board suggested review of the stormwater management when new homes were to be construction on the subdivided lots. Section 220-56 indicates that stormwater management applies to subdivisions and permits and approvals maybe incorporated into the site plan approval. Section 220-57 indicates that a subdivision shall not be approved unless first receiving a stormwater management permit. Lochlea/Chazen Companies will be seeking a variance from Section 220-59B(b)[6]; the Public Hearing is scheduled for September 2, 2009. Since Lochlea/Chazen Companies has already been before the Planning Board it is acceptable that they meet with the Planning Board this evening prior to the public hearing. Should the Planning Board determine stormwater management as presented or with changes is acceptable the approval should be contingent upon receiving approval from the ZBA.

Sean Doty explained the SWPPP (Stormwater Pollution Prevention Plan) for the entire project has been reviewed and approved as part of the SEQRA process by the town's consulting engineer. This included reviewing the stormwater management on the Village side of the property. Rain gardens have been designed for the two new lots located in the Village. One grading change has been made on the Village side. This change was made so the pitch of the road turns away from the Scrimshaw Estates side.

There has been no change to the lot configurations since originally presented. There are four lots on the Village side, two already are existing homes. Only two new homes are proposed on the Village side.

**MOTION** – Patricia Dow made a motion to approve the Village side of the subdivision project, Lochlea Partners, with the stormwater changes that have been presented tonight contingent upon the variance they are seeking from the ZBA. Acknowledging the Town of Lake George has already issued a negative declaration for the SEQRA.

**MOTION 2nd** – Robert Mastrantoni

Patty Kirkpatrick – Aye.

Chuck Luke – Aye

Dan Garay - Aye

Aye – 5    Nay – 0 Motion carried.

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**MINUTES**

None to review at this evening.

**OTHER BUSINESS**

Patty Kirkpatrick questioned whether or not the Village Board should have approached the Planning Board about enclosing their garbage containers before it was enacted. Doug explained that the ordinance is not part of Zoning Chapter 220. It can stand alone as a law without the Village Board coming to the Planning Board. Doug explained the Village has received a lot of complaints about overflowing dumpsters and dumpsters visible to the public. Due to concerns raised by the Planning Board, Doug advised them to address these issues with the Village Board.

Patty Kirkpatrick questioned whether the west side of Canada St. will be improved at any time soon? Patty feels there is a Master Plan which is not being addressed. Joe Mastrodomenico explained that a grant has been applied for to address this.

Robert suggested closing down Iroquois St. (alley) to vehicular traffic. Then maybe something could be done to make it more attractive. Doug pointed out many of the buildings have back exits onto Iroquois and perhaps there would be a fire issue if it were closed off.

Doug mentioned again to the board that issues of this kind should be brought before the Village Board.

Patricia asked what happened with the building height discussion. Joe Mastrodmenico explained that a board member had asked the question of whether or not building height could be increased and that question was referred to the Planning Board.

**MOTION** – Robert Mastrantoni made a motion to adjourn the meeting at 8:43 PM.

**MOTION 2nd** – Patty Kirkpatrick

Patricia Dow – Aye.

Chuck Luke – Aye

Dan Garay - Aye

Aye – 5    Nay – 0 Motion carried.

Respectfully submitted  
Carol Sullivan