

APPROVED

Minutes of Lake George Planning Board Meeting, held **SEPTEMBER 19, 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:

Robert Mastrantoni, Dan Courtney, Margi Mannix, Patricia Dow, Dolores Marinelli

Board Members absent:

Others present:

Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary), Dan Brown (Architectural Consultant), Carl Alberino, Michael and Shasha Pardy, Peter Temeles, Salim Amersi, Stewart Sutcliffe

Chairperson Mastrantoni at 7:00 PM and moved the discussion regarding the Overlay District and Minutes to the end of the meeting.

TAX MAP: 251.14-3-27

APPLICANT: GEORGIAN/PANORAMIC ACE PROPERTIES

SITE PLAN APPLICATION 0751

ZONE: CR

- Indoor pool, restrooms and renovation of the restaurant will be the first phase. This was previously approved, however, this particular construction and renovation will now be Phase I. Jim Miller provided a more detailed description of what will take place (motion not necessary previously approved).
- Jim Miller spoke to the Board regarding the construction. There is a new addition for the restrooms and reception area. On the front there will be a slight "bump out" that will house the new pool. The existing roof and walls of the original building will remain in tact.
- Jerry Devoe mentioned that a letter of credit will still be required for this portion of the project and separate letters of credit will be required for each phase. When the first phase is started, the construction of the units, the landscaping plan and stormwater management plan will be tied into that phase.

TAX MAP: 251.14-3-26

SURFSIDE/SALIM AMERSI

- Sketch Plan to demolish 16 lakeside cabins. Construct 2 buildings totaling 26 motel units.
- Stu Sutcliffe, architect for this project, conducted the presentation. Sixteen lakeside cabins will be demolished and replaced with two buildings (Building A and Building B). There will be a total of 26 units. Building A will be two stories high and have 12 units. Building B is three stories high and will have 14 units.
- Building A is 50 feet from the shoreline. Building A will have a roof terrace. The roof terrace will have 6 to 8 feet of green space around the perimeter which will aid in stormwater management. Approximately 50% will be green space and the balance will be used for lounge chairs and the like. The roof will also house a canopy to provide shade.
- Building B is 100 feet from the shoreline.
- There will be 26 parking spaces for 26 units. The parking area will consist of porous concrete or a "checkerboard" which is concrete blocks in filled with gravel. Either of these designs will aid in stormwater management; water will drain through.
- Plantings and green buffers will be installed throughout the new area.
- The goal is to keep all stormwater on the property by having a "green" roof, using porous surfaces and plantings throughout.
- A formal stormwater plan will be submitted.

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- Building A will have 12 units. The first floor will consist of 5 hotel rooms. The 6th unit will be a suite. The 2nd floor will have 5 suites and 1 motel room.
- Building B will have 2 handicap suites on the first floor and 2 additional suites. The 2nd and 3rd floor will have 5 suites each.
- Samples of the exterior materials and color choices will be submitted for approval.
- A discussion ensued regarding the overall height of the buildings. The maximum height of a structure within 100 feet of the shoreline shall be no more than 35 feet and no more than 2 stories. Stu agreed to calculate the heights and provide a definitive answer at the next meeting.
- The Board expressed concern regarding the location of the sewer line and access in case of a fire. Stu indicated he and Salim will be meeting with the Fire Dept and Sanitation Dept. tomorrow, 9/20.
- The Board would like to see an detailed elevation drawing from the lake view.
- The Board recommended moving this project to Site Plan review.

TAX MAP 251.14-3-9

SHEPARD SQUARE – BAKERY

CARL ALBERINO/ALBERTA LYNN PATRICELLI

SITE PLAN APPLICATION # 0755

- Applicant is proposing opening a bakery at #9 Shepard Square (across from Price Chopper).
- Carl Alberino explained he would like to have a bakery and cookie shop. The shop is approximately 1,000 square feet. Retail will consist of cakes and cookies. There will be no indoor seating.
- Hopefully it will be open year round.
- A grease trap/separator must be installed.
- The Board explained there is a pre-determined spot for sign placement. Since the store is a corner store a sign can be placed facing Iroquois and another facing Amherst. The design of the sign should coordinate with the building and the colors, as well. The sign design and color must be approved by the Planning Board.

MOTION: Margi Mannix made a motion to approve the Site Plan for the bakery at Shepard Square, conditional upon installation of a grease trap/seperator.

2ND: Robert Mastrantoni

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

TAX MAP 251.14-3-9

ADIRONDACK WINERY – RETAIL WINE SHOP

SHEPARD SQUARE – 285 CANADA ST – STORE # 1

MICHAEL AND SASHA PARDY

SITE PLAN APPLICATION # 0756 AND SIGN APPLICATION # 0757

- Applicant is proposing opening a wine shop at #1 Shepard Square (Canada St.)
- Michael and Sasha Pardy presented their idea for the winery. The back of the store will be used for manufacturing the wine, the front of the store will be used for tasting and retail. The wine will be bottled in the store and Adirondack Winery will be the label used.
- Because the production volume will be low there should be no odor produced.
- Hours of operation will be seasonal summer hours as customer flow dictates.
- A grease trap/seperator must be installed.
- Sign – rendition of the sign coincides with building design and color.

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MOTION: Margi Mannix made a motion to approve the Site Plan for the winery at Shepard Square, conditional upon installation of a grease trap/separator.

2ND: Robert Mastrantoni

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

MOTION: Robert Mastrantoni made a motion to approve the Adirondack Winery sign as presented.

2ND: Dolores Marinelli

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

OVERLAY DISTRICT

- Boundaries and purpose.
- Board agreed that they need the help of ELAN and that Robert would discuss this option with the Mayor.

MINUTES

MOTION: Patricia Dow made a motion to approve the August 15, 2007 minutes.

2ND: Margi Mannix

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Absent from 8/15 mtg.	Absent from 8/15 mtg.	Aye	Aye	Absent from 8/15 mtg.	Attended 8/15 mtg. Approved minutes via e-mail.

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MOTION: Patricia Dow made a motion to approve the August 9, 2007 minutes.

2ND: Robert Mastrantoni

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

MOTION: Robert Mastrantoni made a motion to approve the July 26, 2007 minutes with the changes suggested.

2ND: Margi Mannix

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

MOTION: Robert Mastrantoni made a motion to approve the July 18, 2007 minutes with the changes suggested.

2ND: Dolores Marinelli

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

MOTION: Margi Mannix made a motion to adjourn the Planning Board meeting at 9:00 PM.

2ND: Patricia Dow.

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

Respectfully submitted, September 26, 2007
Carol Sullivan