

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
JULY 15, 2009
PLANNING BOARD MEETING – 6PM
APPROVED – MINUTES**

Board members present: Chairman - Robert Mastrantoni, Dan Garay, Patricia Dow

Board members absent: Dan Courtney, Patty Kirkpatrick

Others Present: Edrie Squires -Secretary, Dan Brown-Architectural Consultant

PLANNING BOARD MEETING CONVENED AT 6:17 P.M.

Robert Mastrantoni brought up review of the minutes for the May and June meetings. Patricia pointed out she could only review and vote on the portion of the May minutes for the time she was at the meeting. Robert deferred review of the May minutes because Dan and he are the only members present tonight who were at the May meeting.

Patricia felt the June minutes couldn't be approved because the motions in the June minutes were not specific. Review of the June minutes is deferred pending changes made to the motions.

Robert discussed the request from the Village Board to consider the possibility of increasing the building height allowance in the CMU and CR zones. The board discussed the merit of increasing the height taking into consideration what is allowed and required by the APA, the fact that 35 feet is the allowed height within 100 feet of the shoreline and ultimately blocking the view of the lake. The board discussed the height of some of the local buildings - Gino & Tony's has a tower that is approximately 35 feet, Guiseppe's is approximately 30 feet, Ft. Wm. Henry is approximately 50 feet. Robert wondered exactly what areas were being looked at – all of the CMU and CR or just the lake front? Patricia pointed out there are other issues that need to be resolved first – parking situation. Given the requirements of the APA, a Village increase in building height over 40 feet would eliminate the need to get a variance from the Village; an APA permit would still be required. Dan Garay felt the variance process should not be eliminated.

At this point Dan Brown joined the meeting.

Dan Brown indicated he had done some research on this; the state building code does not allow wood structures above 40 feet; 3 stories or 40 foot maximum. He also indicated there are sprinkler requirements and distance requirements between buildings. Dan Brown said masonry buildings can be constructed over 40 feet but in the Village most of the downtown buildings are wood. They would have to be torn down completely then rebuilt. There are some minimum clearances sideways that would have to be met with masonry buildings. Public spaces built above the first story require elevators. Dan Brown suggested an opinion be sought from the County Building Inspectors Office.

The board concluded more research and consideration has to be given to this topic rather than simply saying it's OK to increase the building height. What other state and county restrictions are there? What is allowed? What types of construction materials are required? It's not as simple as just increasing the building height. Parking would be affected. This could have a major impact in the streetscape and while

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increasing the revenue is a positive the entire picture must be evaluated. 40 feet is already allowed and not many people are at 40 feet; residences could be added, however, no one is doing it.

The board discussed parking facilities. The use is not listed in the Use Table and therefore, not allowed. There is a definition for a commercial parking lot. A discussion took place regarding new businesses/new construction and whether or not there should be specific parking requirements.

A discussion about trying to tie the comprehensive plan together with Zoning chapter took place. A sentence could be added – in accordance with our comprehensive plan and design guidelines foremost is quality of life for Village residents, balance of commercial and residential interests, continued enhancement of the Village attraction as a family friendly resort to future tourists and preservation of views of the lake. Patricia referring to information she picked up at another meeting/class referred to creating a scenic preservation overlay area – views are preserved and valued. Patricia recommended amending the Master Plan and the Zoning. The board agreed Section 220-3 – “Purpose” is too general.

Dan Brown asked that the June 17, 2009 minutes be corrected by added his name to the “others present” list.

Patricia asked whether or not it can be suggested to the Alternates that they attend the meetings. It may be helpful to them for understanding the process and familiarity with the projects.

Patricia made a motion to adjourn at 7:43, Robert seconded the motion.

Dan Garay - aye

Aye – 3 Nay – 0 Motion carried.

Respectfully submitted

Edries Squires/Carol Sullivan