

**AGENDA - DRAFT
LAKE GEORGE VILLAGE
26 OLD POST ROAD
PLANNING BOARD
MEETING MARCH 21, 2012**

**TAX MAP: 251.18-3-41
APPLICANT: SARAH HANNA
ADDRESS: 175 CANADA ST. – MAYARD CENTER
ZONE: COMMERCIAL MIXED USE
SIGN APPLICATION #1211**

- Applicant is opening a new salon in the location of the previously approved salon, Natural Beauty. This salon is located in the Mayard Center and is the last storefront on the northwest side.
- Applicant is seeking approval of a wall sign which will be hung from the roof projecting overhang; all previously approved signs have been hung from this projecting overhang. (Definition of wall sign - A sign permanently or temporarily attached or affixed to any exterior wall or projection of a structure.) The wall sign is 13.61 square feet which complies with the requirement of not more than 25 square feet.
- Applicant is also seeking approval of a 3' x 3' A-frame sign. 3' x 3' is the maximum allowable size for A-frame signs.

**TAX MAP #251.14-2-27, VACANT LAND
TAX MAP # 251.14-2-28, SINGLE FAMILY RESIDENCE
TAX MAP #251.14-2-29, MOTEL
OWNER/APPLICANT: DAN GARAY
ADDRESS: 14 MOUNTAIN DRIVE AND 1 OLD POST ROAD
ZONE: SINGLE FAMILY RESIDENTIAL
SITE PLAN APPLICATION #1207**

Applicant is:

- Combining the vacant lot (251.14-2-27) and the lot where the single family residence is located (251.14-2-28) into one lot.
- Adjusting the property line on the west side of 251.14-2-29 where the motel currently is located. This adjustment will increase the square footage of the vacant land/single family residence lot. This will result in ± 2291.29 square foot addition to the single family residence lot and a reduction to the motel lot.
- The new/revised two lots will comply with the 10,000 square foot requirement for lots located in this district.

OPEN PUBLIC HEARING

**TAX MAP #251.14-2-11
OWNER/APPLICANT: KENNY & DITTRICH, LLC
ADDRESS: 50 AMHERST ST
ZONE: COMMERCIAL MIXED USE
SITE PLAN APPLICATION #1208
SPECIAL USE APPLICATION #1208SP**

- Applicant will be creating a commercial parking lot where the current vacant lot is located at 50 Amherst St.
- The design of the lot meets requirements for commercial parking lots, landscaping, lighting etc.
- The pavement of the lot will be a permeable surface. Therefore maximum lot coverage is of no consequence.

DISCUSS APPLICATION, ASK FOR PUBLIC COMMENT, ADDITIONAL DISCUSSION IF NEEDED, CLOSE PUBLIC HEARING, MAKE MOTION.

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TAX MAP: 251.14-3-21

APPLICANT: JOHN FERRONE – TAMARACK RESTAURANT

ADDRESS: 440 CANADA ST. (CORNER OF CANADA AND LAKE AVE.)

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION #1209

Applicant is adding a 13' x 41' ground level deck to the north side (Lake Ave.) of the restaurant. The deck will be used for outdoor dining and satisfies the 5 foot setback requirement. The egress will be an outdoor ramp.

TAX MAP: 251.11-2-1.3

OWNER/APPLICANT: BOB & MONICA PROCTOR

ADDRESS: 4 BEACH RD

ZONE: COMMERCIAL RESORT

SITE PLAN APPLICATION #1201

SKETCH PLAN REVIEW – Applicant does not have final engineered stamped plans. Therefore, only the sketch plan review may be conducted this evening. Applicant understands they will need to attend another Planning Board meeting (hopefully April) for final review and approval.

- Applicant is building a single family residence in the recent subdivision of Lochlea. Lot # 2 is located in the Village on the southern side of English Brook. Lot 2 is in compliance with the required square footage; it is ± 11,970 square feet. The single family home is ± 1529 square feet.
- Planning Board package includes a very detailed Concept Plan of design, clear cutting and landscaping.

TAX MAP: 251.18-3-71

OWNER/APPLICANT: ADIRONDACK ENTERTAINMENT & RECREATION INC.

ADDRESS: 4 BEACH RD

ZONE: COMMERCIAL RESORT

SITE PLAN APPLICATION #1212

- Applicant is changing the roof façade of Mazzarella's pizzeria. This area suffered severe water damage and must be replaced. Applicant is proposing a bronze or copper top to the building.
- Applicant is changing the gift shop/convenience store (Gifts Galore & Convenience Store) to a dining area. Change of use must be reviewed by the Planning Board.
- Applicant will be adding an awning to patio area located on the south side of the sub shop.
- Applicant will be adding an awning to the current patio area located at the rear of the building facing the amusements.
- At the February 15, 2012 meeting the Board agreed to review the change of use (Gifts Galore to indoor dining), awnings, lighting and façade/roof change of Mazzarella's pizza at tonight's meeting under this new application. .

MINUTES

February 15, 2012 (RM, PK,CL, DW)