

**DRAFT**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
AUGUST 17, 2016  
PLANNING BOARD MINUTES**

**Board members present:** Patricia Dow, acting Chairperson, Chuck Luke, Dean Howland, Walt Adams  
**Others present:** Doug Frost-Code Enforcement Officer, Michael Rynn, Terri Allen, Devin Dickinson

**TAX MAP: 251.18-3-57  
APPLICANT: SEAN QUIRK  
ADDRESS: 240 CANADA STREET (VILLAGE MALL)  
ZONE: COMMERCIAL  
APPLICATION: SIGN**

Representative for the Applicant, Terri Allen, addressed the board to explain that Captain Dick’s Crab Shack was being leased and the name is changing to Happy Valley BBQ. The renter’s did not realize they needed approval before putting up the sign and therefore the sign is already up. The Board asked about the colors for the sign, which are blue, white and yellow with an outline in brown of a bear. The sign is a vinyl wrap over the original sign.

**MOTION:** Chuck Luke made a motion to approve the sign as presented

**2<sup>nd</sup> MOTION:** Walt Adams

Robert Mastrantoni	Chuck Luke	Dean Howland	Patricia Dow	Walt Adams
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 - **Motion carried**

**TAX MAP: 264.06-2-31  
APPLICANT: LAKESIDE HOSPITALITY, LLC.  
ADDRESS: COURTLAND STREET (WHISPERING PINES COTTAGES)  
ZONE: RESIDENTIAL MIXED USE  
APPLICATION: SITE PLAN**

The site plan application was represented by Devin Dickinson. The plan for the property includes 4 townhome buildings with 2 units in each building in approximately the same foot print as the Whispering Pines cabins. Chuck Luke asked the applicant about the storm water run-off and what measures they had included to prohibit the run-off from a heavy rain. Devin Dickinson explained about the plan to include depressed landscaping beds and dry wells, which could be cleaned out periodically. There was a lengthy discussion with all the board members about the storm water run-off. Michael Rynn, the Applicant, then addressed the Board regarding the color of the townhomes which will be light green with a tan trim and gray shingled roof. The Board then reviewed the short term environmental impact statement (SEQR).

The Board voted on the SEQR.

**MOTION:** Chuck Luke made a motion to approve the SEQR.

**2<sup>ND</sup> MOTION:** Dean Howland

Robert Mastrantoni	Chuck Luke	Dean Howland	Patricia Dow	Walt Adams
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 - **Motion carried**

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**MOTION:** Chuck Luke made a motion to approve the site plan for the 4 town home buildings with 2 units in each as presented with a mulch berm around the north side with 10’ tree plantings and on the east side of the property the same with tree plantings also with depressed landscaping beds and the addition of a rain garden, a brown vinyl fence around the dumpster and various plantings around the property. Cypress (light green) siding on the building with sand (tan) trim and pewter (gray) roof, 13 parking spots, 2 dry wells and the roof to be guttered and pitched to the dry wells.

**2<sup>ND</sup> MOTION:** Walt Adams

Robert Mastrantoni	Chuck Luke	Dean Howland	Patricia Dow	Walt Adams
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 - **Motion carried**

**MOTION:** Patricia Dow made a motion to approve the minutes from the July 20, 2016 meeting.

**2<sup>ND</sup> MOTION:** Dean Howland

Robert Mastrantoni	Chuck Luke	Dean Howland	Patricia Dow	Walt Adams
Absent	Aye	Aye	Aye	abstain

Aye = 4 Nay = 0 - **Motion carried**

**MOTION:** Patricia Dow made a motion to adjourn

Robert Mastrantoni	Chuck Luke	Dean Howland	Patricia Dow	Walt Adams
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 - **Motion carried**

Respectfully submitted,  
August 18, 2016  
*Katharine Erceg*