

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
AUGUST 16, 2017
PLANNING BOARD MINUTES**

Board members present: Patricia Dow – Substitute Chairperson, Chuck Luke, Dan Wolfield, Dean Howland

Board members absent: Robert Mastrantoni – Chairperson,

Others present: Carol Sullivan (Substitute Secretary), Doug Frost (CEO/ P & Z Administrator), Dennis Quirk, Carol and Bob Butera, Jon Lapper, Dave Kenny, Danna Ellsworth.

TAX MAP: 264.06-2-5

OWNER/APPLICANT: JAMES D. QUIRK, JR (DENNIS)

ADDRESS: 33 SEWELL ST.

ZONE: COMMERCIAL RESORT

APPLICATION – SITE PLAN 1709 (CHANGE OF USE)

Applicant purchased the Lake George Laundry earlier this year. Applicant is now proposing a change of use from the laundry to laundry and boat storage.

Dennis explained the DEC has looked at the property because there was some concern about how close the new storage area is to the stream. Doug added that he had spoken to Dave Wick and Dave had indicated he would like to see a buffer between the boat storage and the stream. Doug mentioned the stream which is right behind the proposed boat storage area is actually a tributary which leads to West Brook. The protective barrier should run along the West side of the property to the South side of the property. There will not be boat storage in front of the laundry; that area is dedicated to laundry parking and holds about 8 vehicles.

MOTION: Dan Wolfield made a motion to approve the change of use for 33 Sewell St. from a laundry to a laundry with boat storage. There will be a burned protective barrier along the entire perimeter of the stream on the property to include some type of vegetation of grass and bushes.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

TAX MAP: 251.14-1-55.1

OWNER/APPLICANT: CAROL BUTERA

ADDRESS: 11 JOQUES FARM RD

ZONE: SINGLE FAMILY RESIDENTIAL

APPLICATION – SITE PLAN 1706

Applicant seeks to add 24' 6" x 43' 6" addition with garage, laundry room, kitchen expansion.

Carol and Bob explained the proposed addition to the Board according to the plans the Board had received. There will not be a basement but there will be a crawl space under the new addition. Siding will match existing siding.

Dean Howland asked Doug about stormwater management. Doug explained, based on the disturbance stormwater management is not required however, if the board felt it was necessary they could impose stormwater management requirements.

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Bob explained they are adding a new culvert as shown on the plans.

MOTION: Chuck Luke made a motion to approve the addition to 11 Jogues Farm Road as shown on the plans as presented with matching siding.

2nd MOTION: Dan Wolfield

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

TAX MAP: 251.14-2-3

OWNER/APPLICANT: KDA HOSPITALITY, LLC.

ADDRESS: COURTYARD BY MARRIOTT, 365 CANADA STREET

ZONE: COMMERCIAL MIXED

APPLICATION – SIDEWALK CAFE

Applicant seeks to add sidewalk café outside the Courtyard by Marriott Peak 265 restaurant..

Jon Lapper explained the plans for the sidewalk café to the Board. In addition to the plans already provided to the Board, Jon provided the specifications for the furniture and umbrellas.

The sidewalk café will extend from the main entrance north to the fireplace area. The outside fireplace area and the sidewalk cafe will have the same type of furniture.

Because there is a hill the sidewalk café will be built on a grade so it will be flat and will follow the line of the stonework on the front of the building.

The deck will be Trex decking. The railing will be 4 x4 treated lumber and will continue the Adirondack theme of the building. Dave explained that a rail was not required (by the county) because the deck is only 6 inches off of the ground. He would like to keep the deck space as open as possible. Dean suggested using the Trex post and railings.

It will be removed at the end of the season as required by the sidewalk Café ordinance.

Dan asked if there was a limit for the size of the café and asked if there was a plan to add a cafe to the other half of the building. Dave explained the other half of the building is used for events and while a cafe would look nice in the area it would be a place just for people to sit. Dan asked if sidewalks cafes should only be associated with a particular restaurant. He went on to say, in this particular case there are two restaurants. Dan mentioned the current sidewalk cafes in the Village are related to the business they are attached to and what would stop other hotels from having a sidewalk café if they have a restaurant somewhere on the property. Dan asked what would happen if one of the restaurants turned to retail. Doug explained that sidewalk cafes are only allowed for food and beverage establishments. Doug explained that a change if a café does not require a new application for a sidewalk café. Using the example of Café' Del Lago which sold this year and is now under new ownership. It is still a cafe and is allowed to maintain the sidewalk café that was originally approved for the other café. If it was sold but didn't remain a café then the sidewalk café would not be allowed. Both Dan and Patricia feel if a change is made to something other than a food business at some point in the future the sidewalk café should be re-evaluated at that time. Patricia used the example of the current

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restaurant space becoming retail leaving only the smaller coffee shop. At that time, the deck should be re-evaluated because the remaining food service is a much smaller space. Doug mentioned if restaurant became retail or moved to the other end of the building, the sidewalk café which was in front of the no-longer restaurant space would not be allowed. If the restaurant was no longer a food establishment but the coffee shop remained a deck in front of the coffee shop would be allowed but a deck in front of the area where the restaurant once was would no longer be allowed. Dan indicated the board is issuing a sidewalk café permit for the Marriott, not for the restaurants inside. Other permits that have been granted have been issued for a particular establishment and the sidewalk café is dedicated to a particular establishment. Dan indicated he is only ask for clarifying the process if the space changes from a restaurant to retail. Chuck did not feel this was necessary and added the Board has never imposed this requirement with other sidewalk Café permits. Dave clarified that the Peak 365 restaurant is asking for the sidewalk café and it is not the Marriott (chain) asking for a sidewalk café. A discussion ensued regarding whether or not Peak 365 which includes the coffee shop should have its own business license. Dave indicated there should be a separate business licenses because Peak 365 is not part of the Marriott chain and it has a separate tax ID. At this point the conclusion was that Peak 365 should have its own business license. Doug clarified with regard to the previous question regarding change of use – since these will be a separate business license for Peak 365 if any part of Peak 365 changes to retail a sidewalk café would not be allowed in front of the retail business.

Patricia asked if there was a capacity to a sidewalk café. Doug advised that there is not a capacity set in the Sidewalk café ordinance. The County and/or the Board of Health may regulate that but the Village for Sidewalk Cafes does not.

Dave asked if sidewalk café would be allowed in front of the banquet facilities on the south side of the building. For tonight's purposes, he is only asking for approval of the proposed sidewalk café on the South side of the building. Doug said he would have to look at the Sidewalk Café ordinance at the time and was not prepared to make a decision on that tonight.

Doug mentioned he will be taking measurements before anything goes in to build the deck; he wants to be sure, with regard to the measurements, the sidewalk café will meet the requirements set forth in the Sidewalk Café ordinance. There needs to be 10 feet of unencumbered space between the sidewalk café and a common boundary (tree, bench, trash receptacle, etc.).

MOTION: Patricia Dow made a motion to approve the sidewalk café which will be attached to Peak 365 and the furniture as shown in diagram provided by Telescope Casual. The construction of the deck will be as shown in the plans and there will be two rails used for the railing or the railing will be constructed as the County deems necessary.

2nd MOTION: Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

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TAX MAP: 251.80-1, -2, -3, -4

APPLICANT: ELLSWORTH & SONS – DANNA ELLSWORTH

ADDRESS: 37, 39, 41, 43 DIESKAU ST.

ZONE: RESIDENTIAL MIXED USE

APPLICATION – PRIOR SITE PLAN APPLICATION # - REVISIT

Dana explained she was approaching the Board this evening to go over some of the changes that have been made to the townhome construction project located on Dieskau St.

The peaks have changed on the front of the gables. The peaks are now all shakes. The gables and all 4 of the peaks are now identical. Dana showed the Board a picture of what the project looks like now and asked if she could keep this work as it is currently completed.

She mentioned she is having a hard time finding a contractor to complete the decorative work on the outside of each townhome. The Board agreed this work did not need to be completed.

Dean asked if the retaining walls will be completed and Dana indicated they will be installed.

MOTION: Dean Howland made a motion to approve the shakes as they appear today and to not require completion of the decorative work that was shown in the original plans for the townhome construction project on Dieskau St..

2nd MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

MINUTES: March 15, 2017

MOTION: Chuck Luke made a motion to approve the minutes of March 15, 2017 as presented.

2nd MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

MINUTES: May 17, 2017

MOTION: Chuck Luke made a motion to approve the minutes of May 17, 2017 as presented.

2nd MOTION: Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

The review of April 19, 2017 minutes will be carried over to the next Planning Board meeting.

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PLANNING BOARD MINUTES****TAX MAP NO.: 251.18-3-61****APPLICANT: DENNIS QUIRK****ADDRESS: 4 KUROSAKA LANE****ZONE: COMMERCIAL****APPLICATION: SITE PLAN APPROVED IN 2014-NEED BOARD APPROVAL FOR COLOR CHANGE**

Applicant has completed the changes to the parasail booth which were approved in April of 2014. The motion made for the approval stated that the colors would be grey for the main building with green and white trim and a shingled roof. The Applicant has painted the building a different color.

At the May 17, 2017 meeting the Board discussed the color of Dennis Quirk's parasail booth and agreed on a color different than what was presented at the May 17th meeting. The Board agreed that Dennis could submit a sample of the color based on the discussion of May 17th to the Village office. The Board agreed they would each stop by the office to review the color and sign-off.

MOTION: Chuck Luke made a motion to approve the color for the entire parasail booth located at Kurosaka Lane as it was presented to the Village office.

2nd MOTION: Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

TAX MAP NO.: 251.14-3-7**APPLICANT: AHMED ELAZAB****ADDRESS: 277 CANADA STREET****ZONE: COMMERCIAL MIXED USE****APPLICATION: SIGN**

At the May 17, 2017 meeting the Board discussed the signage proposed by Ahmed Elazab for 277 Canada St. and agreed modifications should be made based on the discussion at the May 17th meeting. The Board agreed that Ahmed could submit a rendition of the revised sign to the Village office. The Board agreed they would each stop by the office to review the revised sign and sign-off.

MOTION: Chuck Luke made a motion to approve the sign for 277 Canada St. as it was presented to the Village office.

2nd MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

TAX MAP: 251.80-1, -2, -3, -4**APPLICANT: ELLSWORTH & SONS – DANNA ELLSWORTH****ADDRESS: 37, 39, 41, 43 DIESKAU ST.****ZONE: RESIDENTIAL MIXED USE**

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REVISED PLANS

Previously Danna Ellsworth (townhome construction project on Dieskau St.) dropped revised plans off at the Village office (See A-3, dated July 7, 2017) showing changes made to the steps, grading for the driveways to be lowered, other necessary grading and different stonework for the townhomes. Each Board member reviewed these changes by stopping at the Village office (individually) and ultimately signing-off on these changes.

MOTION: Dan Wolfield made a motion to approve the changes at 39 Dieskau St. to allow the stairs to go sideways, to change the grading of the driveways so they could be lowered, to allow additional necessary grading changes, to allow the façade changes.

2nd MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

MOTION: Patricia Dow made a motion to adjourn at 7:15 PM.

2nd MOTION: Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Absent	Aye	Aye	Aye	Aye

Aye = 4 Nay = 0 Motion carried

Respectfully submitted,

CAROL SULLIVAN

August 23, 2017 (Substitute Secretary)