

Minutes of the Town of Lake George Planning Board held on Tuesday,  
April 5, 2005 at the Town Center, Old Post Road, Lake George, New York.

Members Present: Chairman Scott Wood  
Erik Ghirarduzzi  
Tim Kissane  
Charlie Portes  
Jack Abrahams  
Ralph Bailey

Absent: Keith Hanchett  
Ed LaFerriere

Also Present: Patty McKinney, Clerk  
Robb Hickey  
Jim Grey  
John Salvador, Jr.  
Kathleen A. Salvador  
Jack Gillette  
Denise Platt  
Thomas R. Frost, Jr.  
Dean Howland  
Attorney Michael O'Connor  
John Santiago  
Ann & Nick Schremmer  
Howard Smith  
Karen O'Carroll  
Joe Stanek  
Chris Navitsky  
Gregg Sherry  
Jeff Reale  
Tom Nace  
Al Cerrone  
Scott Walton  
Keith Mance

Chairman Scott Wood opened the meeting at 7:00 p.m.

Chairman Wood welcomed Jack Abrahams and Ralph Bailey to the board.

A motion was made by Erik Ghirarduzzi and seconded by Tim Kissane to approve the March 1, 2005 minutes.

All in favor.

Motion carried.

### **PUBLIC HEARING**

1. Site Plan Application SP34-2004 submitted by Robert & Lynn Wood to rebuild seawall, build dock, install 2 x 2 high stonewall on property line, for property located at 2980 Lake Shore Drive.

Chairman Wood stated that the surveyor had been hired. He did go to the property yesterday.

Dean Howland stated that he wanted to make sure that the surveyor will be surveying from the Koncikowski's joint steps all the way around to the Passarelli's.

Robb Hickey stated he is doing the Wood property and approximately 20 feet on each side.

A motion was made by Jack Abrahams and seconded by Charlie Portes to hold the Public Hearing open.

All in favor.

Motion carried.

### **REGULAR MEETING**

1. Site Plan Application SP45-2004 submitted by Vojac, Inc., to replace an existing twelve unit hotel with a three story timeshare building, containing 13 units and construct an indoor pool facility in an adjacent area, for property located at 3210 Lake Shore Drive.

This application has been tabled at the applicant's request in order to conclude engineering issues.

2. Site Plan Application SP60-2004 submitted by Lake George Corner Properties to allow a 4 foot high split rail fence to remain within 75 feet of the shoreline, for property located at Lot #2 of the Carroll Estate Subdivision.

This application has been tabled at the applicant's request until the Wood property survey has been completed.

3. Site Plan Application SP5-2005 submitted by Howard Smith to upgrade and reopen existing restaurant for property located at 1818 State Route 9 known as Avanti's Restaurant.

Howard Smith was present and stated that they have taken the building down in the front. A panelized building has been ordered. A demolition permit was received from the Town and the County.

A motion was made by Jack Abrahams and seconded by Charlie Portes to approve SP5-2005.

Erik – Yes

Tim – Yes

Jack – Yes

Charlie – Yes

Ralph – Yes

Scott – Yes

Motion carried.

4. Site Plan Application SP13-2005 submitted by Thomas R. Frost, owner being John Doody, to construct upper 2<sup>nd</sup> level dock/deck at east side of building and new canopy at entry on south side, for property located at 11 Cramer Point.

Attorney Michael O'Connor was present representing the applicant.

Attorney O'Connor stated that they wanted to do a minor canopy on the inland side of the existing structure and to add a 94 square foot deck on the front of the boathouse. He stated that he felt this was classified as a dock however; Robb Hickey stated it would be considered a deck.

Chairman Wood stated that Warren County Planning Board had a recommendation of No County Impact.

A motion was made by Jack Abrahams and seconded by Erik Ghirarduzzi to approve SP13-2005 with the condition that the applicant receive Zoning Board of Appeals approval and Lake George Park Commission approval.

Erik – Yes  
Tim – Yes  
Jack – Yes  
Charlie – Yes  
Ralph – Yes  
Scott – Yes

Motion carried.

5. Site Plan Application SP58-2004 submitted by Jack Gillette to construct 6 – 150 x 30 self storage building units for property located on Bloody Pond Road.

Jack Gillette stated that he is replacing the trailer park with self-storage units. He plans to build two this year and then segmentize when business warrants, 4 more units.

Chairman Wood read the application into the record.

A motion was made by Tim Kissane and seconded by Jack Abrahams to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Charlie Portes to waive the Public Hearing.

Erik - Yes  
Tim – Yes  
Jack – Yes  
Charlie – Yes  
Ralph – Yes  
Scott – Yes

Motion carried.

Robb Hickey stated that Tom Jarrett had sent a memo regarding this application. The comments were mainly calculations that needed to be adjusted.

No decision can be made until Warren County Planning Board has reviewed this project.

6. Site Plan Application SP14-2005 submitted by Ann Schremmer to construct a 2,451 square foot, two-story, single family dwelling for property located on Ellsworth Road.

Chairman Wood stated that there was a memo received from Tom Jarrett stating that the stormwater plan submitted was not adequate. A copy of this memo is on file in the Planning and Zoning Office.

The applicant state that they are under 15,000 square feet of disturbance. Therefore, he did not feel this was a major stormwater project.

Robb Hickey stated it is a major plan because all the activity is going right on that 15% slope.

Chairman Wood read the application into the record.

A motion was made by Jack Abrahams and seconded by Charlie Portes to accept the application as complete with the adjustment of the stormwater plan.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Charlie Portes to waive the Public Hearing.

All in favor.

Motion carried.

No decision can be made until the Warren County Planning Board has reviewed this application.

7. Site Plan Application SP15-2005 submitted by Cerrone Builders, Inc., to construct 8 three bedroom townhouse units for property located at 3884 Route 9L.

Attorney Michael O'Connor was present representing the applicant.

This project went through the Zoning Board process and a variance was obtained for 8 units on this lot. The applicant submitted a stormwater plan for the board's review. They have applied for a State Highway Permit for the driveway which is pending.

These units will be built in duplex formation. They are approximately 1,900 square feet. They will be 3 bedrooms with no basement bedrooms.

There is a letter on file which states that the Village Water Treatment Plant has the capacity for this project.

Tim Kissane read the application into the record.

A motion was made by Charlie Portes and seconded by Tim Kissane to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Tim Kissane and seconded by Erik Ghirarduzzi to declare the Town of Lake George as Lead Agency under SEQRA.

All in favor.

Motion carried.

A motion was made by Erik Ghirarduzzi and seconded by Jack Abrahams to schedule a Public Hearing for May 3, 2005.

All in favor.

Motion carried.

The board requested the applicant provide lighting, type of fencing, signs for the Public Hearing.

8. Site Plan Application SP16-2005 submitted by Carol Reale to operate a Class A Marina for up to 5 boats including the two boats for the two-family residence, for property located at 21 Trinity Rock Road.

Jeff Reale was present. He stated that they are applying for a Class A Marina permit to allow them to rent out up to 3 additional boats. He stated his parents have owned this property for 15 years and have operated that way for 15 years. In 2002, they discovered they were not in code. He discussed parking. He stated that since they were only going for an additional 3 boats, the 4 parking spaces on the easement will be removed. For 5 boats, 8 parking spaces would be required.

Chairman Wood asked if there was any swimming and if so, that area would need to be roped off. Robb will check into whether there can be a swimming area and if so, does this need to be roped off or a sign put in place.

Jack Abrahams read the application into the record.

A motion was made by Jack Abrahams and seconded by Charlie Portes to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Erik Ghirarduzzi and seconded by Jack Abrahams to schedule a Public Hearing for May 3, 2005.

All in favor.

Motion carried.

The board requested the following to be shown on the plan and submitted to the Planning Office by April 19<sup>th</sup>:

- Parking spaces delineated and numbered on plan
- A sign placed in the bathroom stating that no “porta potties” shall be dumped in there.
- Refuge marked on plan. If dumpster, it needs to be sealed with a plug in the bottom.
- 5 boats maximum written on Site Plan.
- Determination of beach swimming area.
- Show bathroom location on Site Plan.

Chairman Wood discussed setting up a workshop for possible changes to the Zoning Ordinance. He requested that the board members look over the current Ordinance and bring any ideas or suggestions for changes to this workshop. The workshop has been set for April 19, 2005 at 7:00 p.m.

A motion was made by Charlie Portes and seconded by Jack Abrahams to adjourn at 8:50 p.m.

Respectfully submitted,

Patricia McKinney  
Planning & Zoning Clerk