

Minutes of the Town of Lake George Planning Board Workshop held on Monday, May 16, 2005 at the Town Center, Old Post Road, Lake George, New York.

Members Present: Chairman Scott Wood
Tim Kissane
Ed LaFerriere
Ralph Bailey

Absent: Erik Ghirarduzzi
Charlie Portes
Jack Abrahams
Keith Hanchett

Also Present: Patty McKinney, Clerk
Robb Hickey
Dave Kenny
Kevin Mulcahy
Jim Grey
Joe Stanek

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

REGULAR MEETING

1. Site Plan Application SP17-2005 submitted by Fenton Sabo, Jr., to add drive-in restaurant to retail use for property located at 2329 State Route 9.

Chairman Wood read the Warren County Planning Board recommendation. The County put a stipulation on their approval that the septic system be evaluated for compatibility with uses.

Robb Hickey stated that the Department of Health has already inspected the septic system.

Chairman Wood asked Robb to look into the Department of Health approval for the septic system.

A motion was made by Ralph Bailey and seconded by Tim Kissane to approve SP17-2005 with the condition that the septic system be evaluated as per Warren County Planning Board's recommendation.

Tim – Yes
Ed – Yes
Ralph – Yes
Scott – Yes

Motion carried.

2. Site Plan Application SP21-2005 submitted by LeRoy Campbell to construct a 27.5 x 10 foot sun deck on the front of residence, for property located at 23 Still Bay Road.

Chairman Wood stated that the Warren County Planning Board recommended No County Impact.

A motion was made by Tim Kissane and seconded by Ed LaFerriere to approve SP21-2005 with the condition that Zoning Board of Appeals approves the variance request.

Tim – Yes
Ed – Yes
Ralph – Yes
Scott – Yes

Motion carried.

Chairman Wood stated that at last month's meeting, the board neglected to do Short Form SEQRA.

Chairman Wood read Short Form SEQRA.

A motion was made by Tim Kissane and seconded by Ed LaFerriere to declare a Negative Declaration.

Tim – Yes
Ed – Yes
Ralph – Yes
Scott – Yes

Motion carried.

A motion was made by Tim Kissane and seconded by Ed LaFerriere to reaffirm the decision made on April 5, 2005 with the conditions the Applicant shall obtain Lake George Park Commission and Consolidated Board of Health approval; there shall be no public vessels; there shall be signs stating “no dumping of porta potties”; there shall be no parking on the right-of-way and no services provided for the public.

Tim – Yes

Ed – Yes

Ralph – Yes

Scott – Yes

Motion carried.

The board had a discussion regarding a resolution to the Warren County Planning Board where certain projects would not require Warren County Planning Board approval. These projects would include single family dwellings and single family dwellings requiring a variance.

A motion was made by Tim Kissane and seconded by Ralph Bailey to forward a resolution to the Town Board requesting they forward a resolution to the Warren County Board of Supervisors to exclude single family residences requiring Site Plan Review; single family residences requiring an Area Variance and the Town will forward a list of project numbers and names not referred to the County that are excluded by the above.

Tim – Yes

Ed – Yes

Ralph – Yes

Scott – Yes

Motion carried.

ZONING AMENDMENTS WORKSHOP

The board discussed Robb’s list of changes to the ordinance.

Chairman Wood stated that there is no definition for transient.

The board discussed ideas of how to control the number of items on the agenda each month.

There were various ideas by the board members.

The board decided that anything more than 10 items total at the closing of the agenda, the Chairman has the discretion of scheduling a second meeting for the month.

It was also decided that if a Public Hearing is being held open, it needs to be re-advertised as a continuation of a Public Hearing on the next date it is scheduled to be heard.

The following is a list of items that are to be referred to the Chazen Group:

- Junkyard Law
- Accessory structures – no size limitation or number of accessories
- Sign Ordinance
- Measuring slope and grade
- Outdoor wood furnaces
- Campground – Size of sites, credit for sewerred lots
- Type II Home Occupations
- Schedule I – Commercial Uses
- Definition of Transient
- Elevators in Emergency Situations
- Density on condos, timeshares and townhomes

Ed LaFerriere asked about elevators. He stated in emergency situations there is no way to lock open the elevator for an ambulance crew and the elevator was not large enough. It would only hold a stretcher and two attendants.

The board discussed density on condos, timeshares and townhomes. These currently fall under single family residences. Chairman Wood felt these really belonged under commercial uses.

Dave Kenny stated the Village determines density on a percentage of lot coverage.

The board requested that the Chazen Group be contacted and submit the changes to them and we will schedule the next workshop according to the Chazen's schedule.

Chairman Wood requested that the clerk sent a copy of the Sign Ordinance in the board member's packets for the June meeting.

A motion was made by Tim Kissane and seconded by Ralph Bailey to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Patricia McKinney
Planning & Zoning Clerk