

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 20, 2011  
PLANNING BOARD MINUTES**

Board members present:

Robert Mastrantoni – Chairperson, Patricia Dow, Chuck Luke, Dan Wolfeld.

Absent: Patty Kirkpatrick

Others present:

Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Dan Brown (Architectural Consultant to the Board), Chuck Chisholm, Dave Yates, Greg Dyer, Robert Langley, Christina Solimanto, Jason Fonda, Gerald Bongiorno, Pam Riley, Bill Dow.

Robert Mastrantoni opened the meeting and the public hearing at 7:05 PM.

**REGULAR MEETING**

**HAWAIIAN SHAVED ICE – FAST FOOD**

**LOCATION: 215 CANADA ST. (SMALL SHOP ON NORTH SIDE OF HOUSE OF FRANKENSTEIN)**

**TAX MAP: 251.18-3-46**

**APPLICANT: GERALD BONGIORNO**

**ZONE: CMU**

**SIGN #1103**

- Sign approval was tabled at the March meeting. PB required applicant to submit an actual rendition of the sign.
- The Planning Board reviewed the actual rendition of the sign tonight. The sign dimensions were measured from the top of the snow cone. It is 24 square feet which complies with Code.

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

**2<sup>ND</sup> MOTION:** Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Aye	Absent	Aye	Aye

**PURSE PARTY – RETAIL SHOP**

**LOCATION: 144 CANADA ST**

**TAX MAP: 251.18-3-63.1**

**APPLICANT: CHRISTINA SOLIMANTO**

**ZONE: CR**

**SIGN # 1115**

- Applicant is taking over the store previously known as The Candy Jar. Retail to retail, Site Plan review is not required.
- Using existing lighting. White gooseneck.
- The Board discussed adding a border. Applicant agreed to add a black border.

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**MOTION:** Patricia Dow made a motion to approve the sign with the amendment of adding a 1 to 2 inch black border with the top two edges curved.

**2<sup>ND</sup> MOTION:** Dan Wolfield

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfield
Aye	Aye	Absent	Aye	Aye

**RILEYS AT THE LAKE**

**LOCATION: 141 CANADA ST**

**TAX MAP: 251.18-3-38**

**APPLICANT: MIKE RILEY**

**ZONE: CMU**

**SIGN # 1116**

- Sign will be painted wood. Pine cones are represented on the sign, however, Pam indicated the design will use pine boughs. There will be mountains in the background. The sign will have gooseneck lights above the sign.

**MOTION:** Patricia Dow made a motion to approve the gooseneck lighting (copper color) and the sign with the colors as presented with the addition of pine green and the change of using a pine bough instead of a pine cone.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfield
Aye	Aye	Absent	Aye	Aye

**ROBERT OPENED THE PUBLIC HEARING @ 7:20 PM**

**LEGENDS BAR & GRILL**

**LOCATION: 42 – 44 AMHERST ST.**

**TAX MAP: 251.14-2-1**

**APPLICANT: ROBERT LANGLEY AND GREG DYER**

**ZONE: CMU**

**SITE PLAN # 1111, SPECIAL USE PERMIT # 1111-SUP, SIGN # 1112**

- REVIEWING SITE PLAN, SPECIAL USE PERMIT AND SIGN TONIGHT.
- Site Plan application – change of use – previously food establishment. New establishment will serve food, alcohol and have entertainment.
- Special Use Permit – Taverns in the CMU zone are required to go through the Special Use Permit process.
- Applicants described the business; they will be offering food (B/L/D) soft drinks and the like, beer, wine and full bar. There will be entertainment.
- They provided each of the board members with a business plan.
- Hours of operation 11 AM to 3 AM.
- Entertainment will be indoors; the entertainment will primarily be a DJ. Entertainment will be Thursday, Friday and Saturday. It will start at 9 PM.
- They will have an outdoor café, however, no alcohol will be served outdoors at this time.
- Applicant is aware of the noise ordinance, they have their own sound meters and the doors will be closed.
- Robert addressed the parking situation. There are areas close by that do have parking. Patrons for this establishment cannot park in those areas.

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- Robert asked for public comment. Chuck Chisolm and Dave Yates discussed the problems they continually have with the Price Chopper parking lot. It's difficult to maintain parking for PC customers. Both Greg and Robert assured Chuck and Dave that they will not indicate the PC parking lot is for use by their patrons. Chuck asked the applicants to post something inside the establishment that states the PC parking lot should not be used. The applicants agreed.

**ROBERT CLOSED THE PUBLIC HEARING @ 7:40 PM**

- Chuck informed the applicants that most of the business owners try to keep the areas in front of their establishment clean and free of debris. The applicants indicated they would do this as well.
- Patricia mentioned the applicants answered yes to the question – Is the location consistent with the goal of creating a healthy mix of uses that enhance the commercial viability of the Village. She disagrees with their answer. This particular area already has bars, restaurants and fast food. She believes the intention of the Comprehensive Plan was to create more diversity.

**MOTION:** Chuck Luke made a motion to grant the Special Use permit and approve the new use based on the interior sketch provided in the business plan, their stated décor, colors as stated, with a 10 stool bar and interior tables as allowed by the DOH, with indoor entertainment as stated. There will be outdoor seating. A sign will be displayed inside stating the PC parking lot is not available to Legends Bar & Grill patrons.

**2<sup>ND</sup> MOTION:** Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Nay	Absent	Aye	Aye

**SIGN –LEGENDS BAR & GRILL**

- The sign will fit in the current frame and the existing lighting will be used.

**MOTION:** Dan Wolfeld made a motion to approve the sign as presented, going over the existing sign to match the frame as shown, with the colors as shown, burgundy and beige with a black border and the current fluorescent lighting.

**2<sup>ND</sup> MOTION:** Patricia Dow.

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Aye	Absent	Aye	Aye

Patricia recused herself from the board at this point.

**STEAMBOAT STORE – COMMERCIAL MIXED USE - SIGN**

**LOCATION:** BEACH ROAD ACROSS FROM STEAMBOAT COMPANY

**TAX MAP:** 264.07-1-4

**APPLICANT/OWNER:** BILL DOW

**#1101**

- Previously known as Lake George Steamboat Market place. New signs installed prior to approval. The Board previously tabled review of the new sign on the West side of the building. Patricia explained that in order to meet the size requirement for the sign the lower portion has been removed.

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

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Recused	Absent	Aye	Aye

At this point Patricia Dow rejoined the Board.

**MINUTES**

March 16, 2009 (RM, PD, PK, CL, DW)

**MOTION:** Patricia Dow made a motion to approve the March 2011 minutes as presented.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Aye	Absent	Aye	Aye

Patricia asked about the status of the LED reader board ordinance. Carol advised the Board of Trustees accepted the Planning Board recommendations and they are now fine tuning the ordinance.

Patricia asked for an update on the review of the obscenity laws. Carol indicated the Mayor has the information but that she has not heard of the status. Carol will touch base with the Mayor when he returns.

**MOTION:** Patricia Dow made a motion to adjourn the meeting at 8:15 PM.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Aye	Aye	Absent	Aye	Aye

Respectfully submitted.

May 2011

Carol Sullivan