

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
JUNE 15, 2011
PLANNING BOARD MINUTES**

Board members present:

Robert Mastrantoni – Chairperson, Patricia Dow, Patty Kirkpatrick, Dan Wolfield

Absent: Chuck Luke

Others present:

Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Mike Stafford, Joann Stafford-Paige, Ray Perry, Luisa Craig Sherman, Mohammed Tariq, Brian Collins, Renee Feldeisen

Robert Mastrantoni opened the meeting at 7:05 PM.

TAX MAP 251.14-4-26

OWNER: JOANN STAFFORD-PAIGE

ADDRESS: 90 MONTCALM ST/90 HELEN ST

SITE PLAN APPLICATION: 1122

ZONE: RESIDENTIAL MIXED USE

- The owner/applicant has been granted an area variance on June 1, 2011. Owner/applicant is seeking to subdivide the above named lot into two lots. Each lot will be less than the required 10,000 square feet for the Residential Mixed Use district so a variance was needed. The lots will be $\pm 7,280$ square feet for the commercial funeral home and $\pm 4,737$ square feet for residential single family home.
- Mike Stafford represented Joann Stafford-Paige. He explained that a variance has been granted for two substandard lots. JoAnn is creating two tax map parcels. Mike mentioned that many years ago there were two parcels where this one parcel is now located. The two parcels ran north-south. The two proposed parcels will run east-west. The goal is to have the business on one parcel and the residence is on the other. This will provide some flexibility in the future should JoAnn decide to sell one or the other or both.
- Dan Wolfield asked if there were any requirements for parking for the funeral home. Carol explained that the business is already established and there are no additional parking requirements.

MOTION: Patty Kirkpatrick made a motion to approve the subdivision of the property owned by JoAnn Stafford-Paige, which is at the corner of Montcalm St. and Helen St., in the proportions that have been presented.

2ND MOTION: Dan Wolfield

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

Mike Stafford asked Patricia to state her reason why she was not in favor of the subdivision. Patricia stated she is aware of other cases where people have asked to be subdivided for various reasons. In her opinion, it means there will be more and more smaller lots and she is not in favor of the smaller lots.

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JUNE 15, 2011
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TAX MAP: 251.14-3-5**OWNER: BRAY HOLDINGS LLC – RAY PERRY****ADDRESS: 273 – 275 CANADA ST. (SHADY BUSINERSS, MAGIC CASTLE GOLF, PABLO’S)****SITE PLAN APPLICATION: 1129****ZONE: COMMERCIAL MIXED USE**

- Bray Holdings LLC is changing the façade and adding a “shed roof” w/dormers out to property line.
- Ray Perry explained he is proposing to reface the building with concrete “wood look” siding and some stone. The look will be similar to the Cholakis building and Fire & Ice.
- Also, a shed roof will be added off the roof line to the property line. Robert asked how far from the roof line will the shed roof expand. Ray: 6 feet. Part of the sidewalk café at Pablo’s will be covered by this shed roof; the sidewalk café is 15’ out from the doorway of the restaurant. There will be recessed lighting under the roof (“can” lighting). One or two recessed lights for each store front. Goosenecks over each sign.
- The shed roof will be supported by columns and there will be dormers on the front to alleviate the storm water and allow for placement of the signs. The signs will be lowered and they will be located in the dormers.
- The dormers are part of the roof structure and will divert rain/snow from sliding in front of the doorways. Ray indicated the front of the building will be guttered to the green space to either side of the building. There is about 18 inches between the buildings on the right and left.
- Architectural shingles will be used for the roofing of the shed roof.
- Window frames will be painted a bronze color.
- The existing signs will be used.

MOTION: Patty Kirkpatrick made a motion to approve the new façade and shed roof at 273 -275 Canada St. with the changes as presented. There will be recessed lighting, 2 per store front.

2ND MOTION: Patricia Dow

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

TAX MAP: 251.14-3-2**VILLAGE MOTOR INN – CHANGING TO MOTEL 6****LOCATION: 99 CANADA ST****APPLICANT: MOMAMMAD TARIQ****ZONE: CMU****SIGN # 1135 AND 1135A**

- Applicant is replacing the motel freestanding sign and the restaurant wall sign.
- Robert, suggested that the Board review the freestanding sign first and the restaurant sign afterwards
- Freestanding sign.
 - Overall height 18 feet 4 inches. (Complies with Code – 25 foot height allowed)
 - Motel 6 sign will be 36 square feet. (Complies with Code – Sign plus reader board can be 50 square feet).
 - LED reader board is 14 square feet. (Complies with Code – 15 square feet allowed).
 - Corporate colors used, blue, red, white.

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JUNE 15, 2011
PLANNING BOARD MINUTES**

- Dan, expressed concern for using the bright blue color down the pole for the freestanding sign. He'd like to see it in something less bright. Mohammed indicated he could use black.
- The sign will be backlit.
- The LED reader board will have a black background. Mohammed understands that it cannot scroll.
- Wall sign
 - Replacing current insert, size and frame will be the same. 25 square feet.
 - Mohammed will be using the same frame and lighting as the current sign. The new restaurant sign, Taj Mahal, will be a panel. The current panel slides out of the existing sign and this new panel will replace it.
 - The sign will be back lit just like the current sign.

MOTION: Patricia Dow made a motion to approve the Motel 6 freestanding sign with the top having a blue background, red 6 outlined in white. The reader board will have a black background using red lettering. The reader board will conform to the pending Local Law. The base of the sign will be black from the bottom of the reader board to the ground.

2ND MOTION: Patty Kirkpatrick

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

MOTION: Dan Wolfeld made a motion to approve the Taj Mahal sign at 99 Canada St., as presented, red and yellow background with white lettering. This sign will replace the current Villager Pizzeria sign.

2ND MOTION: Patricia Dow

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

TAX MAP: 251.18-4-5

BACKWOODS CHARM

LOCATION: 109 CANADA ST (NEXT TO PIZZA HUT)

APPLICANT: MICHAEL AND RENEE FELDEISEN

ZONE: CMU

SIGN # 1137

- Wall sign 25 square feet. (Complies with Code.) Retail to retail; site plan review not required.
- The bear and border are black and are not raised. The lettering is dark brown. No new lighting.

MOTION: Patricia Dow made a motion to approve the Backwoods Charm sign as presented. Colors as discussed. Size not to exceed 25 square feet. There will be no additional lighting other than the current recessed lighting on the building.

2ND MOTION: Robert Mastrantoni

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

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26 OLD POST ROAD
JUNE 15, 2011
PLANNING BOARD MINUTES**

TAX MAP: 251.18-3-9

SANDY FEET

LOCATION: 149 CANADA ST

APPLICANT: BRIAN COLLINS

ZONE: CMU

SIGN # 1139

- Wall sign 16 square feet. (Complies with Code.)
- Robert asked about the "actual" colors. Brian indicated the background is supposed to be close to a sand color. The green border is pine green.

MOTION: Dan Wolfield made a motion to approve the Sandy Feet sign with a sand-tan background that will be sand blasted foam, black lettering, black feet and green border.

2ND MOTION: Patty Kirkpatrick.

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

Patty Kirkpatrick recused herself from the Board at 7:45 PM.

TAX MAP: 251.18-3-43

NINA'S SWEET SHOPPE

LOCATION: 182 CANADA ST

APPLICANT: PATTY KIRKPATRICK

ZONE: CMU

SIGN # 1138

- Applicant is installing an awning with the name of the shop on the awning valance (allowed by Code). New lighting fixtures on each side of awning.
- Patty indicated she will take the awning down when the sidewalk café is removed for the off-season.
- The awning extends 2 ½ feet from the building.
- The board was provided with actual fabric samples. The awning is red and cream vertical stripe. The valance is a solid red. Cream lettering.
- Patty explained that she was unable to obtain the lights depicted in her drawing. She provided another design. The top of the light will not be higher than the top of the awning.
- There will be no other signage other than Nina's Sweet Shoppe on the awning and the current signage in the window.

MOTION: Patricia Dow made a motion to approve the awning for Nina's Sweet Shoppe, with the name shown on the valance and the two lighting fixtures as indicated on the "Primelite" page provided. The lights will face upward. Colors as presented.

2ND MOTION: Dan Wolfield

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

Patty rejoined the board at 7:55 PM.

APPROVED

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26 OLD POST ROAD
JUNE 15, 2011
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Patty mentioned that the sign at Sullivan's still has lettering on the side and that was not part of their sign application and therefore, she believes the sides of the sign are out of compliance. Carol confirmed that the application was for the front of the sign.

Patty asked if the Rexall sign on the side of Sullivan's is grandfathered and if not, it should come down.

Patricia asked about Bella's Deli, the freestanding sign is supposed to be built into a planter but now the parking lot has been restriped and it doesn't appear there is space for the freestanding sign.

Patty pointed out on Bella's wall sign, Bella's was not enlarged as the Board suggested.

MOTION: Rober Mastrantoni made a motion to adjourn the meeting at 8:00 PM.

2ND MOTION: Patty Kirkpatrick

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

Respectfully submitted.

June 28, 2011

Carol Sullivan