

**APPROVED**

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

Board members present:

Robert Mastrantoni – Chairperson, Patty Kirkpatrick, Chuck Luke

Absent: Patricia Dow, Dan Wolfeld,

Others present:

Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Chris Cushing (Pablo's), Greg Dyer (Legends), Robert Langley (Legends) Krzysztof Kosz (Taste of Poland), John Carr (ADK Pub & Brewery)

Robert Mastrantoni opened the meeting at 7:00 PM.

**REGULAR MEETING**

**TAX MAP 251.14-3-5**

**PABLO'S BURITTO CANTINA**

**OPERATOR: RAY PERRY**

**ADDRESS: 273 – 275 CANADA ST.**

**ZONE: COMMERCIAL MIXED USE**

Ray Perry is seeking approval to add an awning over his sidewalk café. We do not have an application for this. Ray will attend the meeting and bring a sample of the awning and showing a design for the awning over the cafe. The awning must be retractable and cannot be lower than 7 feet from the café floor.

Chris Cushing represented Ray this evening. Chris explained that they would like to install a mechanical awning over the sidewalk café. It will be attached to the shed roof that Ray is adding and will extend over the full café. He submitted samples of the fabric/color.

The shed roof projects out 6 feet. The awning will project out 9 feet. Total coverage will be 15 feet and 23 feet wide. The height is 7 ½ to 8 feet. It will just be over Pablo's. The awning will be attached to the shed roof; there are no legs but there will be arms which will hold it up.

Robert questioned the safety of such a large awning when it gets windy. Chris explained that the awning is mechanical operated by a remote, however, it can be closed manually, as well.

Patty asked about the location of the lighting. Chris wasn't sure. Chris explained, currently the lights are attached to two posts on the street side of the café. The lights are crossed over and attached to the building. Robert suggested coming back before the board to address the lighting when the construction is complete.

The board agreed to table this until the questions regarding the lighting could be answered. Chuck asked for a drawing showing how it was going to look underneath; explain where the lights are going to be located.

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Chris returned to the meeting after having a discussion with the owner, Ray Perry. Chris explained that the awning will "come down" above the lights. The awning will not touch the lights. The board agreed a sketch of the design is needed to see the complete design; the new shed roof, the awning and the location of the lights. Robert suggested approving the awning addition and tabling the approval of the lighting. The lights cannot be installed until a sketch is provided indicating how they will look and how close they will be to the awning.

**MOTION:** Chuck Luke made a motion to approve the design, color, fabric and physical structure of the awning as presented. Lighting as previously approved for under the shed roof may be installed. Lighting cannot be installed under the awning until a plan is presented to the board and approved by the board.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

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

**TAX MAP: 251.10-2-4**

**TASTE OF POLAND (NOW LOCATED 2 ADIRONDACK OASIS)**

**OPERATOR: JAN KOSZ**

**ADDRESS: 485 CANADA ST.**

**SIGN APPLICATION: 1142**

**ZONE: COMMERCIAL RESORT**

Using "Taste of Poland" sign when Taste of Poland was located on Canada St. below Monte Cristo's. Sign is 20 square feet – complies with Village Code.

Kris explained that the Taste of Poland sign has already been installed. This is the sign that was previously used when the restaurant occupied the space at what is now Monte Cristo's. There is another sign that is similar to the Taste of Poland sign – it states Taste of Poland Restaurant and Café; he would like to install this sign on the other side of the free standing sign framework. Then there would be a sign on each side so it is visible from the north and south.

After several questions, the board felt it wasn't clear as to what the applicant was seeking approval for. Carol explained that the application is for their old Taste of Poland sign which was used at what is now Monte Cristo's. Apparently, according to Kris, this sign is already installed (facing south) and he is seeking approval of another sign to be hung facing north. That sign is different from the sign facing south. Carol said the only application submitted was for the Taste of Poland sign before the board tonight and that sign should not have been installed prior to the board's review tonight. If there is another sign, there is no application or picture for the board to review this evening.

The board suggested tabling the review of whatever sign they intend to use until next month. They asked that more information be provided regarding which sign(s) will be used and the location.

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**TAX MAP: 264.06-2-40  
ADIRONDACK PUB & BREWERY  
LOCATION: 33 CANADA ST  
APPLICANT: JOHN CARR  
ZONE: CMU  
SITE PLAN APPLICATION: 1133**

The owner/applicant has been granted an area variance (side yard setback) for the addition of a second floor onto the existing building and a 2 story addition onto the rear of the building.

John explained that he has been granted a variance for a side yard setback. He will be adding onto the building in order to house the bottling aspect of his business at the Pub & Brewery. Currently bottling is completed at 327 Canada Street. It will move to this building and 327 Canada Street will be used for storage. Tank storage will be expanded as well. The building will be two stories because of space, parking and to minimize the look of the building in a small space. The addition will be at the rear of the current building.

Siding will be similar to what is on the current building. There will be a small cupola on the top of the new addition. Roofing will be identical to what is on the current building.

Passive solar will be added through the windows of the new building, the new roof and existing roof – this will not be visible to the public. Solar is part of the plan. Currently an energy audit is being conducted. Passive solar with the larger windows on the south side will be advantageous. Primarily the solar will be used to heat water which the brewery uses a considerable amount of. Panels will be tucked behind the silo and on the existing flat roof. There will be a series of panels behind what is seen from the street. The roof structure has to be part of the solar component in order to meet the structural requirements to support the panels.

Robert asked if John is looking for approval of the solar system now. John explained he doesn't want to hold up the approval of the addition and storm water improvements. He does, however, want the board to know that it is part of the plan and is somewhat dependent on the audit report. John mentioned, Warren County doesn't regulate solar panels but for the structural component of it.

John explained that he has included storm water calculation; approximately 120 square feet of impervious surface will be created. A storm water trench will be added to the rear of the property. A gutter will be installed which will feed back to a catch basin. The catch basin is a 4 foot by 8 foot ring-type basin. Most of the water which currently flows onto Sewell St. will be maintained on the property.

The second story will be used for storage and packing – no restaurant seating. There is a double door at the rear for access and there will a stairway inside for access. The second story will be higher than the recently installed silo. John is trying to avoid having the building look industrial and would prefer to have it look more like the current restaurant.

Green space is 17%. There isn't much change to the green space because the area where the new building will be built is primarily black top. The storm water enhancements will take care of the run off as well.

There will be lighting in the back and lighting along the front.

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**MOTION:** Chuck Luke made a motion to approve the proposed two story addition, with the storm water plan, architectural design, color scheme and lighting as presented. John will return to the board once he has a more complete solar system designed based on the audit report. Structural supports for the solar system can be completed ahead of time.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

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

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

**LEGENDS BAR & GRILL**

**LOCATION: 42 – 44 AMHERST ST.**

**APPLICANT: ROBERT LANGLEY**

**ZONE: CMU**

**SITE PLAN APPLICATION: 1142**

Current outdoor seating area which was approved at the 4/20/11 Planning Board meeting was approved for food only. Applicant would like to utilize the area as a café offering food or beverage (alcohol). Applicant plans to design the café to look like other sidewalk cafés in the Village; there will be fencing surrounding the café with flower boxes.

Rob explained they will be installing a wooden railing (as required by the SLA) and will be adding flower boxes and hanging plants. The railing will be installed on the property line – along the pillars. The only access to the patio will be through the inside.

Patty asked about music outside. Rob responded that they will have some music; it will be low key and probably just one person.

**MOTION:** Chuck Luke made a motion to approve the use of alcohol in the outside area. There will be a 3 foot fence surround with 5 flower boxes; if a gate is required there will be 4 flower boxes – as it appears on the amended design.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

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

**MOTION:** Robert Mastrantoni made a motion to adjourn the meeting at 8:15 PM.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

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

Respectfully submitted,

*Carol Sullivan*

August 3, 2011