

APPROVED

LAKE GEORGE VILLAGE 26 OLD POST ROAD JANUARY 18, 2012 PLANNING BOARD MINUTES

Board members present: Patricia Dow - Chairperson, Chuck Luke, Dan Wolfeld, Patty Kirkpatrick

Absent: Robert Mastrantoni

Others present: Rick Rodriguez (representing Ray Perry)

Patricia opened the meeting at 7:00 PM.

REGULAR MEETING

TAX MAP: 251.14-3-5

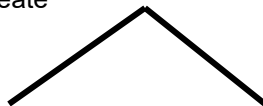
OWNER: BRAY HOLDINGS LLC – RAY PERRY

ADDRESS: 273 – 275 CANADA ST. (SHADY BUSINERSS, MAGIC CASTLE GOLF, PABLO'S)

SITE PLAN APPLICATION: 1203

ZONE: COMMERCIAL MIXED USE

- Façade change. This is a change to previously approved Site Plan application number 1129, reviewed and approved June 15, 2011. Tonight's review packet includes the previously approved design and the minutes from June 15, 2011. § 220-45. C - requires resubmission with a new application when a previously approved Site Plan approval is changed.
- Rick Rodriguez represented Ray this evening. He explained Ray was planning to change the façade of the building which consists of 3 storefronts. Beige vinyl siding is planned for the new façade. The current arches that are cut-out on the current brick façade will be filled in and the façade will be a straight façade, flushed out and even with the rest of the building façade. The previous plan, which the board reviewed, was to include peaked dormers. These are no longer part of the plan.
- Carol advised the Planning Board that the previously approved Site Plan which included the peak dormers and a shed roof is no longer an option and that Site Plan application has been replaced with this new Site Planned application proposal.
- The current faux brick will be torn off and replaced with vinyl cedar shakes in darker beige and clapboard vinyl siding in a lighter beige. The current stucco façade at the bottom of the building will remain intact. The darker beige siding will be above that and the lighter beige on the top of front of the building. The darker color will be above the doors and the lighter above that.
- Rick explained, this color combination can be seen at Exit 20 (Route 87) on the Senior Living building.
- The board expressed concern regarding how light in color the building will be. Patty asked if a darker color, closer to the color of an actual cedar shake, was considered. Rick didn't know if it was considered. Dan asked if there was another color for the trim and Rick indicated there was not; the trim will match the lighter color. The windows and doors are not changing.
- Chuck asked about the lighting for the signs. Rick explained the current lighting will be replaced by gooseneck lighting. Ray did not submit a picture of the gooseneck light. Carol mentioned that Ray had indicated the gooseneck lighting will be the same as other gooseneck lighting used throughout the Village. Patricia asked if the color of the lighting would be dark green; the same color of so many of these fixtures throughout the Village. Rick wasn't sure.
- Dan asked if any consideration could be given to adding a faux dormer – one that would only protrude 6 inches, 2 x 6s could be used to create an upside-down V. This would add to the aesthetic



character of the building. This design could fit over the proposed lights and current signs. Currently, there is a curve over the doorways, this curve will be eliminated in the new proposed design and the building will look very flat.

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- Patty asked if the retractable awning was still being installed as that was a separate Site Plan. Carol explained the retractable awning was going to be installed and attached to the shed roof. Since the shed roof will not be built any change to what was approved for the retractable awning would have to be resubmitted because the shed roof is no longer a part of the building and the plan for the retractable awning was to attach it to the shed roof.
- Patty asked if the board could ask Ray to add the architectural "dormer". Carol explained, this board can make suggestions but cannot impose changes which would require a greater expense; this proposal is for a façade change.
- As an example, Chuck pointed out the Cholakis building on the corner of Amherst and Canada. It is vinyl siding and has subdued but contrasting colors for each store front. It has a striking storefront. Rick mentioned that the price is the same whatever color is used. Patricia mentioned, the Cholakis building looks crisp and the proposed design for this building doesn't have much of a variation; contrasting colors add more of a variation. Dan suggested using evergreen trim. There are so many windows on the bottom of the building there won't be much of the cedar shake vinyl used. A contrasting trim would add some character.
- Patricia asked if the board would be willing to meet next week when Ray returns from vacation; they could address their thoughts then and perhaps come up with a finalized design including vinyl siding color, architectural faux dormers, lighting fixtures, etc. The board was in agreement, however, Rick indicated he would not be in town as he is starting another job and had a very limited window to complete this job for Ray.
- The board agreed this project should be tabled until it can be discussed in further detail with Ray.
- The board agreed they are looking for:
 - Picture of the lights.
 - Color of lights and trim.
 - Color scheme and coordination that would "pop" and encourage people to visit the shops. Something that uses Ray's existing colors and coordinates with his scheme (awning colors).
 - Consider adding an architectural faux dormer design.

MOTION: Patricia made a motion to postpone a decision on this project until the board's suggestions can be considered and addressed at the next meeting. The board suggests some inexpensive changes that would assist in drawing people into the building since it is a large building on Canada St. The board will require a picture of the lights you plan to put over the doors, the color of the lights. The board suggests adding a trim color and using an overall color scheme of something that would "pop"; including perhaps your proposed awning colors that were previously submitted. The board asks that consideration be given to adding an architectural faux dormer design over each of the doors.

2ND MOTION: Chuck Luke

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

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OUTSIDE USE OF ELECTRONIC MONITORS

In consideration of a Local Law, The Planning Board reviewed the following language. Their comments will be provide to the Village Board of Trustees.

Electronic monitors such as but not limited to, TVs and monitors shall not be placed outdoors if said monitors are visible from the public right of way.

The board had the following comments:

- They suggested adding “for entertainment”. After some discussion, the board agreed entertainment would have to be defined and can be subjective and this probably wasn’t the best idea.
- The language as currently written appears to prohibit menu screens and automated ordering. Maybe this could be stated as an exception.
- Can a size be implemented which would allow for menu screens and ordering boards.
- Maybe add language which would allow for TV/monitors used for running the business. I.e. menu boards, ordering screens, cash registers, security. Not allowed for customer use or viewing.
- The board questioned, “visible from a public right-of-way”. What if the screen of the monitor is facing into the patio or café? In this instance, the screen is not visible from the public right-of-way but the back of it is.
- What about places that have larger decks or sitting areas? Maybe, there should be a restriction to the size of the deck or patio. Some establishments have second story covered deck. If these establishments have a monitor facing into the covered area do we care?
- What is the intent? Carol – the intent is, not to have TVs or monitors outside, where people walking by can stop and watch a baseball game from the sidewalk or street.
- A band or entertainer could use a monitor as part of the entertainment they are providing.
- The Board is in agreement that they prefer not to see outdoor TVs and monitors which are used as a form of entertainment.

MINUTES

July 20, 2011 (RM, PK, CL) Hold for attendance quorum.

November 16, 2011 (RM, CL, DW) Hold for attendance quorum.

September 21, 2011 (PD, PK, CL, DW)

MOTION: Patricia Dow made a motion to approve the September minutes.

2ND MOTION: Patty Kirkpatrick

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

October 19, 2011 (PD, PK, CL, DW)

MOTION: Patty Kirkpatrick made a motion to approve the October minutes.

2ND MOTION: Chuck Luke

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

MOTION: Chuck Luke made a motion to adjourn the meeting at 7:55 PM.

2ND MOTION: Patricia Dow

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

Respectfully submitted,

Carol Sullivan

January 23, 2012