

APPROVED 1/16/08

Minutes of Lake George Planning Board Meeting, held **NOVEMBER 21, 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 1 of 5

Board Members present:

Robert Mastrantoni, Dolores Marinelli, Patricia Dow, Dan Garay

Absent: Margy Mannix, Dan Courtney, Dan Brown (Architectural Consultant)

Others present:

Carol Sullivan (Secretary), Doug Frost (Zoning Administrator) Mohammad Barat, Sarah Laustrup, James Kim, Jenn Wilkins.

Chairperson Mastrantoni opened the meeting at 7:00 PM

NEW BUSINESS

TAX MAP 251.14-3-11

APPLICANT/OWNER: IGGY ROVETTO (JENN WILKINS representing)

BUSINESS: PIZZA JERKS

ADDRESS: 59 IROQUOIS

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION: 0767

- Applicant is seeking approval for the design of an A-frame sign.
- The A-frame sign will be wood construction.
- The sign will be placed on the corner of Amherst and Canada St.
- Robert expressed concern over the number of A-frame signs that are now appearing on Canada St. particularly if businesses on the back streets utilize Canada St. as well. A discussion ensued regarding the number of signs that are on Canada St. and whether or not each individual storefront should be allowed an A-frame or whether there should be one A-frame sign for many businesses. The Board recognizes A-frame signs are allowed during the winter months when there is less traffic on the sidewalk and when it's nice to see some indication of what is open and what is not open. Doug mentioned the Village Board had looked at the idea of consolidation in order to promote business for shops located on the back streets but no action has been taken. The Board agreed the Trustees should look at the number of A-frames signs that are currently in use and what can be done to consolidate the use.
- The Board pointed out the Pizza Jerks A-frame sign as designed does not indicate where Pizza Jerks is located; an arrow should be added to provide direction to the back street.
- There is a chalk board design included which will list specials each day.

MOTION: Dolores Marinelli made a motion to approve the A-frame sign for Pizza Jerks as presented and conditional upon adding an arrow for direction.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Absent	Aye	Aye	Aye

APPROVED 1/16/08

Minutes of Lake George Planning Board Meeting, held **NOVEMBER 21, 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 2 of 5

TAX MAP 251.18-4-3

APPLICANT/OWNER: MOHAMMAD BARAT

BUSINESS: THE VILLAGER

ADDRESS: 99 CANADA ST

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION: 0760

- The Owner is proposing a pizza shop in the front of the building which was previously occupied as a coffee shop but vacant for more than 1 year. The owner is also proposing using the existing 1st and 2nd floor deck for seating for the shop.
- Mr. Barat explained he would like to open a restaurant in what was a coffee shop at the front of the Villager Motel. He plans on serving pizza and shish kabob. There will be inside and outside seating.
- A discussion ensued regarding the deck construction, meeting handicap requirements with regard to a ramp and the location of the ramp which will have to be located next to the driveway.
- The Board expressed concern regarding foot traffic across the driveway as the driveway entrance is right next to the area of the proposed deck/restaurant.
- The Board indicated they will have to see a more detailed drawing (to scale). The drawing should include measurements and elevations of the restaurant, the deck(s), the ramp and how the finished restaurant with the deck will look. The Board also wants to see a detailed drawing of the seating for the two decks, the material that will be used for construction of the first floor deck, the furniture which will be used, lighting, flowers and how customers will have access to the second floor deck.
- The Board asked to see the kitchen design, what type of appliances will be used, the location of the exhaust fans and a grease trap/separator will have to be installed.
- The Board agreed to table this submission until the information they have requested is received.

TAX MAP 251.10-2-5

APPLICANT/OWNER: SARAH LAUSTRUP

ADDRESS: 493 CANADA ST

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION: 0761

- The owner is proposing a second floor deck and reconstruction of an existing stairway to the second floor (residential living quarters).
- The owner explained because they are reconstructing the stairs, current building code requires a landing for the stairwell. They've added the deck to serve as the required landing. The deck will not extend the full length of the building.
- The roof will be extended over the landing to provide protection from weather.
- The roof structure will be brown metal to match the main building. Colors will coordinate with the rest of the building.

MOTION: Robert Mastrantoni made a motion to approve the stairwell and deck construction at 493 Canada St. Roof construction will be brown metal and other colors will coordinate with the existing structure.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Absent	Aye	Aye	Aye

APPROVED 1/16/08

Minutes of Lake George Planning Board Meeting, held **NOVEMBER 21, 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 3 of 5

TAX MAP 251.18-3-35

APPLICANT/OWNER: KIM BUTTERFIELD

ADDRESS: 16 MCGILLIS AVE

ZONE: COMMERCIAL MIXED USE

SITE PLAN APPLICATION: 0766

- The owner is proposing converting existing retail space (which has been vacant for over a year) to residential space to be used as part of an existing boarding house.
- Kim explained that while this portion of her residential building has been used commercially she has been unable to successfully lease it. She closed her business in 2002 and has not been able to lease it since then. She is therefore planning to convert the space to residential and use it as part of her existing boarding house. This space will add one other rental facility to the already existing boarding house but because it previously contained a bath and kitchen it can serve more as a small apartment.
- The Board agreed the outside of the building should be softened with plantings and flowers. It looks very commercial because of the paved parking lot and very little greenery. Some effort should be made to make it look residential and a part of the existing house.

MOTION: Patricia Dow made a motion to approve the change from a retail establishment to a residential rental facility located at 16 McGillis Ave. conditional upon adding flowers and greenery to soften the commercial look of the building.

2ND: Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Absent	Aye	Aye	Aye

TAX MAP 251.14-3-30

APPLICANT: SUNG (JAMES) KIM

ADDRESS: 366 CANADA ST

ZONE: COMMERCIAL RESORT – PARTIAL OVERLAY

SITE PLAN APPLICATION: 0768

- The Owner is proposing adding a deck to an existing restaurant and enclosing the dumpster which is located next to the sidewalk on Canada St.
- James indicated he will not be able to add double fencing around the dumpster as the property line is too close. He will be able to use a panel on each side and then a door in the front. The Board suggested adding some flower planters in the front to soften the enclosed area.
- James told the Board he would like to add a deck to the existing restaurant and extend the business hours to include lunch and dinner. He is also applying for a liquor license.
- James described the deck and ramp he would like to add to the front of the restaurant. A discussion ensued regarding how the deck will look in relation to the ramp construction which will be quite long to accommodate the building code requirements.
- The size of the deck will be approximately 1400 square feet. The ramp will have to be located in the front due to its size. James indicated he will build to the property line.
- Doug suggested utilizing handicap access from the interior of the restaurant. If there is accessibility from the interior of the restaurant then a ramp may not be needed. James indicated the only access to the restaurant is from the front exterior door of the restaurant.

APPROVED 1/16/08

Minutes of Lake George Planning Board Meeting, held **NOVEMBER 21, 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 4 of 5

- The Board indicated they will have to see a more detailed drawing (to scale) including measurements, elevations and property lines for the existing restaurant, the deck, the ramp and how the finished restaurant with the deck will look. The Board asked for a rendition of the finished product. In other words they would like to see what the existing building is going to look like once the deck is added with the ramp. Such rendition should include lighting, plantings, the canopy, seating and the material used for each. Engineered plans for the construction should be submitted as well.
- The Board agreed to table this submission until the information they have requested is received.

MINUTES

- October 17, 2007

MOTION: Dolores Marinelli made a motion to approve the October 17, 2007 minutes.

2ND: Dan Garay

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Absent	Aye	Aye	Aye

OLD BUSINESS

Georgian - timeshare

- Phase I – indoor pool, restrooms, restaurant renovation – waiting for letter of credit.
- When actual unit construction begins a landscape plan must be submitted.
- All phases will require a letter of credit for that particular phase.
- As of 11/21/07 – no action.

Duffy Convenience Store sign

- Need sign application and revised sign (current sign has white background)
- Sent e-mail 11/13/07. Carol spoke with Linda and she indicated she would take the necessary steps to change the sign.

Balmoral sign

Should be changed (red background/white lettering) after Columbus Day 2007.

- 11/7/07 – notice sign has been removed; new one has not been installed.

FOR DISCUSSION

- **Lisa Nagle** – overlay district and sign ordinance. The Board agreed to meet Dec 10, 2007 @ 5 PM.
- **Harry Horn** – Harry Horn submitted very limited detail for converting his current residential deck to a permanent room. The Board agreed a detailed engineered drawing will have to be submitted for the conversion.
- **Mayor's 10/22/07 memo re signs.** After a discussion the Board agreed that the section of the Code pertaining to signs does not allow for them to make specific requirements as to sign construction. They also added they thought it would be unfair to require a tenant to put a lot of money into a sign when it's possible the tenant may not be returning the next year. They agreed some conditional approval might be the way to go and added the entire sign section of the Code needs to be reviewed. They will discuss the possibilities of changing this section with Lisa Nagle on December 10th.

APPROVED 1/16/08

Minutes of Lake George Planning Board Meeting, held **NOVEMBER 21, 2007** @ 7:00 PM at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 5 of 5

- **8 Beach Rd.** We have not received any detailed information regarding the development that is being planned for 8 Beach Road. Carol indicated she has talked to a developer(s) regarding removal of the golf course, adding retail businesses and the possibility of adding a tavern.
- **Fun World façade change.** The Board agreed that the change to the Fun World facade should be submitted to the Board for review and approval. The change is significant enough to affect the streetscape and the Board wants to ensure the new facade coordinates with the Canada St. businesses.

MOTION: Robert Mastrantoni made a motion to adjourn the Planning Board meeting at 9:30 PM.

2ND: Dolores Marinelli

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dolores Marinelli	Dan Garay
Aye	Absent	Absent	Aye	Aye	Aye

Respectfully submitted, November 28, 2007
Carol Sullivan