

APPROVED**LAKE GEORGE VILLAGE
26 OLD POST ROAD
DECEMBER 16, 2009
PLANNING BOARD MINUTES****Board members present:**

Robert Mastrantoni – Chairperson, Patricia Dow, Dan Garay, Patty Kirkpatrick, Chuck Luke

Board member absent: None**Others present:**

Vinnie LaRegina, Heath (?) – Lake George Signs, Sean Quirk, Derek Shepanzyk, Tom Mastrodomenico, Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Dan Brown (Architectural Consultant to the Planning Board).

Robert Mastrantoni opened the meeting at 7 PM.

ADIRONDACK WINERY

A-Frame sign.

- Carol advised the board that Adirondack Winery operators Sasha and Mike Pardy could not attend tonight and she had agreed to represent them in front of the board. She reminded the board that their previous A-frame sign approval for the winery was conditional for one season as the board felt the sign was too plain. The new sign has a wooden border along with a carved wine bottle and the name of the business on it. The center is a chalk board which will be used in the same manner as their current A-frame sign; they will list specials, etc.
- The size is 24" w x 38".

MOTION: Dan Garay made a motion to accept the Adirondack Winery A-frame sign as presented.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Aye	Aye	Aye	Aye

Aye – 5 Nay - 0 Motion carried.

LUIGI'S

462 CANADA ST.

TAX MAP: 251.10-4-3

ZONE: COMMERCIAL RESORT

APPLICANT: VINNI LAREGINA

SIGN APPLICATION: #0953 – COLOR COPIES OF THE SIGNS AVAILABLE AT BOARD MEETING

Applicant has submitted for approval a freestanding sign and building/wall sign. The free standing sign is 32 square feet; 50 square feet is allowed. Height is approximately 8 feet; 25 feet is allowed. The sign will be backlit. The top of the sign is red with "Luigi's" in red lettering with a white oval background. The middle is a white background with "Italian American Family Style" in red lettering and the lower portion is a green background with "Restaurant" in white lettering.

- The board discussed the use of a white background on the sign portion. The reader board will be white which is allowed.

MOTION: Patricia Dow made a motion to approve the freestanding sign design as presented. The use of a white background however, will be changed to the same ivory color as shown for the building wall sign. The building sign to be approved as presented (using the color ivory). Two gooseneck lights above the building sign.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Aye	Aye	Aye	Aye

Aye – 5 Nay - 0 Motion carried.

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PLANNING BOARD MINUTES****VILLAGE MALL****TAX MAP: 251.18-3 -57 – 204 CANADA ST****OWNER/APPLICANT: SEAN QUIRK.****ZONE: COMMERCIAL RESORT****APPLICATION #: 0960**

Owner/Applicant is adding a 556 sq. ft. deck to the upper east side of the Village Mall. Deck will be used by the pub at end of upper floor. Deck does not exceed 50% of the inside service area of the pub as prescribed by 2009 Local Law #4. The deck meets the setback requirements as prescribed by 2009 Local Law #4.

- Sean Quirk described the renovations in detail to the Planning Board. The bar occupies both sides of the Village Mall; there is a small kitchen and a game room.
- There will be a ground-level landing for the deck stairs. This will be on the owner's property.
- The deck will extend 14 feet from the building and meets the 50 foot setback requirement for lakeshore properties. The awning will be retractable.
- A sign application will be submitted at a later date.
- There may be a soloist performing on the deck as permitted.
- The light post underneath the deck at ground level will be removed. Lighting will consist of post-top lighting on every other post; each opposite post will have a lower sconce on it. Lighting will be built right into the stairway. There may be additional lighting in the awning.
- Flower boxes will used throughout the deck and there will be flower boxes added to the third floor railing.

MOTION: Patty Kirkpatrick made a motion to approve the deck addition as presented structurally and with the colors as shown. There will be 7 flower boxes placed throughout the deck area and 3 additional flower boxes will be placed at the third floor railing. Lighting is approved as presented; any additional lighting will require Planning Board approval.

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Aye	Aye	Aye	Aye

Aye – 5 Nay - 0 Motion carried.

LAKECREST**TAX MAP: 251.14-3 -30 – 366 CANADA ST****OWNER/APPLICANT: DEREK SHEPANZYK****ZONE: COMMERCIAL RESORT****APPLICATION #: 0961**

Owner/Applicant is adding a 195 sq. ft. deck to the front (ground-level) of the Lakecrest restaurant. Deck does not exceed 50% of the inside service area of restaurant as prescribed by 2009 Local Law #4.

- Derek presented his plans to the Planning Board. He showed the board before and after pictures.
- The deck will have a wheelchair accessible ramp.
- The entrance to the restaurant/office on the south side will be renovated.
- There will be a pitched roof on the south side of the building; the roof will be a façade pitched roof.
- At the highest point the deck will be roughly 3 feet above ground.
- The deck is ten feet wide.

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- From the deck to the sidewalk there are 18 feet at the north side and 12 feet at the south side. The parking in the front of the deck is overflow parking; there are enough spaces for the rooms without these spaces. The board discussed the parking spaces in front. They will be closer to the sidewalk and if angled there would be more visibility and greater ease for backing up. There will be concrete barriers used at the front of the spaces. The discussion focused on how many spaces will fit into the area. Doug advised the board that the Village code requires angled spaces to be 9 feet wide by 22 feet long. Perpendicular parking is 9 feet by 18 feet. The board agreed to have Doug measure the area in the Spring and determine the # of spaces that will fit into the area in question.
- The freestanding sign will be redesigned and all new signs will be presented to the board at a later date.
- The front of the deck area at the parking lot level will be covered by lattice work. Robert suggested having a door which will provide access to the area under the deck so that the area can be kept clean.

MOTION: Patricia Dow made a motion to approve the application for the deck of 195 square feet with a wheelchair accessible ramp, with new stairs (replacing the current stairs) leading into the restaurant, a new gabled entrance for the restaurant as presented in the drawings, two roof facades as shown for Canada St. and the south side of the building, additional windows in the apartment above the office. Lattice work will cover the front facing of the deck. The number of parking spaces to be determined by the Zoning Office once the deck has been built. There will be car-stop barriers between the deck and parking spaces. Colors used will be: hunter green for the roof, the building will be brown log siding. There will be flowers boxes along the railing as shown on the drawing.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Aye	Aye	Aye	Aye

Aye – 5 Nay - 0 Motion carried.

Patty Kirkpatrick recused herself from the Planning Board at this time. She is representing David Benham for the Corner Stone application.

CORNER STONE (STORE) 176 CANADA ST AND KUROSAKA LANE

TAX MAP: 251.18-3 -62

OWNER/APPLICANT: DAVID BENHAM

ZONE: COMMERCIAL RESORT

APPLICATION #: 0962 - CHANGE OF USE

This building was previously utilized as retail space. The building is currently vacant. Application is for food service business and therefore, a change of use application has been submitted.

- Indoor seating will be approximately 8 to 10. Seating outside on the back porch will be approximately 10 seats.
- The operation will be mainly take-out.
- No changes to the exterior of the building.
- The sign application will be presented at a later time.

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MOTION: Chuck Luke made a motion to accept the application for 176 Canada St. as presented and to allow the change of use from retail to food service.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Aye	Aye	Recused	Aye

- Aye – 5 Nay - 0 Motion carried.

Patty Kirkpatrick rejoined the Planning Board at this time.

MINUTES

July 15, 2009

MOTION: Robert Mastrantoni made a motion to accept the July 15, 2009 minutes without change.

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Aye	Aye	Absent - July 15, 2009	Not a board member as of July 15, 2009

Aye – 5 Nay - 0 Motion carried.

October 21, 2009

MOTION: Patty Kirkpatrick made a motion to accept the October 21, 2009 minutes without change.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dan Garay	Patty Kirkpatrick	Chuck Luke
Aye	Absent – Oct. 21, 2009	Aye	Aye	Aye

Aye – 5 Nay - 0 Motion carried.

Motion: Robert Mastrantoni made a motion to adjourn the meeting at 9:15 PM.

Motion Second: Patricia Dow.

Aye – 5 Nay – 0 Motion carried.

Respectfully submitted.

December 22, 2009

Carol Sullivan