

## APPROVED 3/21/07

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

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Board Members present: Robert Mastrantoni, Dan Courtney, Margy Mannix, Dolores Marinelli, Dan Garay (alternate).

Board Member absent: Patricia Dow.

Others present: Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary), Dan Brown (Architectural Consultant) Jim Cusanelli, Chris Cholakis, George Cholakis, Dan Rouke Jr., Sean Quirk, Mike Munter,

Chairman Mastrantoni called the meeting to order @ 7:05 PM.

### MINUTES

- January 17, 2007 – APPROVED WITHOUT CHANGE.

### TAX MAP 251.18-3-39

**APPLICANT: JIM CUSANELLI (R J ANNIES)**

**149 CANADA ST – CONFECTIONARY STORE (PREVIOUSLY BUYER HAVEN)**

**ZONE: CMU**

- New store at 149 Canada St. Site Plan review required because previous store was a gift shop (retail).
- Warren County – no impact
- SEQR – Type II.

**MOTION:** Dolores Marinelli made a motion to approve as submitted the new sweet shop to be located at 149 Canada St.

**2ND:** Margy Mannix

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

### TAX MAP 251.18-3-63.1

**APPLICANT: DAN ROUKE – LAKESIDE DELI**

**ZONE: CR - OVERLAY**

- Applicant is proposing Sidewalk Café.
- Warren County no impact.
- SEQR – TYPE II.
- Tabled pending further information.
  - Need NYS OCC permit.
  - Board wants to see design of umbrellas and tables/chairs.
  - Board wants to see diagram to scale showing 2 tables and chairs.
  - Board would like to see rendition of planter(s) hanging from railing and over front and south railing.

**MOTION:** Robert Mastrantoni made a motion to table the proposed sidewalk café for Lakeside Deli pending.

- Receipt of the required NYS OCC permit.
- Board wants to see design of umbrellas and tables/chairs.
- Board wants to see diagram to scale showing 2 tables and chairs.
- Board would like to see rendition of planter(s) hanging from railing and over front and south railing.

**2ND:** Dolores Marinelli

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

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### TAX MAP 251.18-3-2

**APPLICANT: APPLICANT SEAN QUIRK (A PREMIER BUILDER) FOR**

**OWNER: SCOTT WRIGHT**

**ZONE: RMU**

- Addition to SF home. Demolish laundry room and build 10.5' x 21' addition.
- Warren County - no impact.

**MOTION:** Margy Mannix made a motion to approve as submitted the demolition of the laundry room and 10.5' x 21' new addition.

**2ND:** Dan Courtney

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

### SHEPARD SQUARE – CORNER OF AMHERST AND CANADA FIRE REBUILD

- Munter Enterprises will be presenting their final color schemes as required by the conditional approval which was granted at the 9/20/2006 Planning Board meeting.
- For your reference:
  - Motion:** Dan Courtney made a motion to approve the project as presented and allow construction to begin conditional upon:
    - The project is secured with a financial instrument acceptable to the Village (received).
    - Site stabilization (complete).
    - Insulated panels used on the south and west sides of the building are textured and a light gray finish.
      - **2/21/07** – approved color change to tan.
    - The south east corner of the building will carry the eastern façade around the corner, 4 to 6 feet (whatever is visible).
      - **2/21/07** – approved using insulated panels. These panels will be more secure and protective the narrow alleyway.
    - Conditional upon further Board review and approval for light fixtures, color of the building façade, roofing materials and colors of the roofing materials, all signage and all façade finishes.
      - **2/21/07** - Approved – all outside faced, roof shingles, lighting fixtures, sign lighting fixtures.
- The Board also discussed sign placement and design.
  - Munter Enterprises is leaving a recessed space (over the doorway) on all storefronts for sign placement.
  - Maximum size will be 25 sq feet to coincide with our sign size requirement.
  - Fluorescent bulb placement for sign lighting will be enclosed, underneath the sign, pointing up to the sign.
  - Planning Board wants uniform sign design. Planning Board to develop guidelines for store operators coming before the Board for sign approval.
  - Jerry Devoe will be contacting Tom/Nick Cholakakis to advise and determine what if anything can be put into the leases for each store.

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### ZONING CHAPTER 220

- Change to §220-24 and definition of Temporary Sign.
- Warren County – no impact.

**MOTION:** Dan Courtney made a motion to approve the change to §220-24 as submitted.

**2ND:** Robert Mastrantoni

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

### MINUTES

**Motion:** Margy Mannix made a motion to approve the January 17, 2007 minutes without change.

**Second:** Dolores Marinelli

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

### ADJOURN

**Motion:** Margy Mannix made a motion to adjourn this meeting at 8:25 PM.

**Second:** Dolores Marinelli

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

Respectfully Submitted  
Carol Sullivan  
2/23/07