

APPROVED 4/18/07

Minutes of Lake George Planning Board Meeting, held **MARCH 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, Patricia Dow, Dolores Marinelli

Others present:

Jerry Devoe (Code Enforcement Officer), Darlene Gunther, Dan Brown (Architectural Consultant)
Jane Schmidt, Holly Wheeler, Nia Cholakakis, Dan Rouke, Dave Bruno, Linda Duffy, Luisa Sherman, Doug Frost, Genesa Frost, Gino Chiaravalle.

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

MINUTES

- February 21, 2007.

MOTION: Robert Mastrantoni made a motion to approve the February 21, 2007 minutes with the change of adding Dan Brown to the list of attendees.

2ND: Margy Mannix

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

TAX MAP 251.18-3-63.1

APPLICANT: DAN ROUKE # 07- 06

LAKESIDE DELI - 164 CANADA ST

ZONE: CRU - OVERLAY

- Sidewalk Café application tabled at 2/21/07 Planning Board meeting. SEQR – Type II.
- Applicant brought in pictures of tables/chairs and umbrellas. There will be 2, 28” square tables.
- 2 - 30” umbrellas will be blue.
- Board would like to see 3 planters on the front railing and one on the south side. Board suggests trailing flowers/vines. Owner agreed.
- Jerry Devoe mentioned that the café along with the planters must be maintained to be pleasing to the eye.
- NYS permit is pending.

MOTION: Dolores Marinelli made a motion to approve the Lakeside Deli sidewalk café to include 2 wrought iron 28 inch square tables/chairs, 2 - 30 inch blue umbrellas, 3 planters in the front, 1 planter on the south side. Planters will contain mixed flowers and trailing vines. Conditional upon issuance of the NYS permit and required insurance secured.

2ND: Patricia Dow

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

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TAX MAP 251.14-3-4

APPLICANT: BILL MASSRY # 07- 08

SIGN APPLICATION (MUSHROOM TREE NAME CHANGE) - 271 CANADA ST

ZONE: CMU - OVERLAY

- Represented by K D Wheeler signs. Holly Wheeler.
- Name change from The Mushroom Tree to Bohica Bill's.
- A board member asked the meaning of "Bohica". Holly indicated she didn't know, believes it's Bill's nickname.
- New sign is 3 'x 8' rectangle. Will be made out of high density urethane with flat vinyl lettering. Black background. Gothic lettering.
- Holly indicated that the owner, Bill Massry, will be re-painting the front of the building. Dark brown on top, green on bottom (to match green in rose leaf).
- Dan Courtney pointed out that "Bohica" can be considered an acronym – bend over, here it comes again. Other board members indicated such a name is inappropriate and they would not approve such a name.
- Chairman Mastrantoni suggested that he would like to see an entire package of all colors that will be used and a name change. The Board also suggested that the owner come in and speak with the board members if he is reluctant to change the name.

MOTION: Patricia Dow made a motion to table the sign application for changing the name of the Mushroom Tree.

2ND: Robert Mastrantoni.

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

TAX MAP 251.14-3-35

APPLICANT: JANE SCHMIDT # 07- 09

BANK CAFÉ - 326 CANADA ST

ZONE: CMU – OVERLAY

- New coffee/sandwich shop. Site Plan review required because previous business was retail and shop has been vacant for over a year. SEQR – Type II.
- Jane Schmidt explained she would like to put a small café and gourmet coffee shop in the "bank" building at 326 Canada St.
- Outdoor seating will be on owner's property.
- Board would like a diagram showing the seating and that it will not be on Village property according to the survey and "staked" property markers.
- Board requested fencing to separate the driveway from the outdoor seating area.
- Two changes have been made to the Site Plan application:
 - Electrical AMPS will remain at 100 and will not be changed to 200.
 - Kitchen floor plan has been moved back away from the window so the window will not be blocked by the kitchen.
- Robert Mastrantoni mentioned that there will have to be a grease trap installed.
- Hours of operation – 7 AM to 11 PM. 7 days a week.
- Jane indicated once in awhile she may have solo entertainment inside with no amplification.
- No alcohol will be served.

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MOTION: Patricia Dow made a motion to approve the Site Plan application for a café at 326 Canada St. pending the Board of Health approval, installation of a grease trap, hours 7 AM to 11 PM. Sign and outdoor seating arrangement needs to be approved separately.

2ND: Robert Mastrantoni.

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

TAX MAP 251.18-3-63.1

APPLICANT: DAVID AND PAM BRUNO #07- 10

BEN & JERRY'S - 170 CANADA ST

ZONE: CR – OVERLAY

- Sidewalk Café. SEQR – Type II.
- Café will be approx. 7' by 19'
- Anchor posts (made of pressure treated lumber) will be used on the corners and will contain flower boxes. Posts will be stained.
- Umbrellas will be blue.
- Railing will be moved back to accommodate 6" wide planters. Front railings will have 2 – 3' planters on each side. Board requested that the railing be filled with planters. One small planter on the side.
- Furniture – will be 3 metal tables/chairs. "Bistro" design. Seating will be 10 – 12, no more than 12.
- NYS permit is pending.

MOTION: Robert Mastrantoni made a motion to approve Ben & Jerry's Sidewalk Café with planters in front and on the left side as you look at the building; no planter is required on the right side. Table/chair design will be submitted to the Village office. Seating 10 – 12. 2 blue umbrellas. Pressure treated posts will be stained blue.

2ND: Patricia Dow.

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

TAX MAP 251.18-3-41

APPLICANT: DOUG FROST #07- 11

FIRE & ICE - 175 CANADA ST

ZONE: CMU – OVERLAY

- Sidewalk Café. SEQR Type II
- Table and chairs will be square, wrought iron, bronze in color.
- No umbrellas.
- Framed lattice against existing railing (that sits on top of wall), painted Bison brown to match trim on building and sign.
- Planter boxes with greenery/flowers that creep down over the lattice. Planters with hanging plants in this area could result in damage to the plants and planters. Doug indicated he is willing to try this idea and if it doesn't work out he will use greenery that is less likely to be damaged.
- No additional lighting will be added. There will be subdued lighting from other lighting sources on the property.
- Because of the location of this sidewalk café and the bar/restaurant, the entrance will be on the side from the entrance to the parking lot.
- Blacktop will need to be leveled. Possibly a decorative stamp added to the pavement.
- Permit from NYS is pending.

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MOTION: Dolores Marinelli made a motion to approve the sidewalk café application as submitted with lattice work over the existing railing. The lattice work will be painted Bison brown to match the trim on the building. Planter(s) will be installed on top of the railing. There will be matching tables and chairs and no umbrellas. Lighting will be subdued. There will be a new brick planter around existing sign.

2ND: Patricia Dow.

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

CHOLAKIS/SHEPARD SQUARE – FIRE REBUILD – SIGN

- Old business from 2/21/07 meeting. Board wants sign design to be uniform for all stores.
- Jerry Devoe indicated that each storefront will have a spot that is framed and trimmed and is either 25 sq ft. or approx. 23 sq feet depending on the design of the storefront. This spot is above the doorway for each storefront and will be used for the location of the sign.
- Discussion ensued regarding the wall on the south side of the building. This wall extends past/out from the actual façade of the storefronts. Jerry Devoe explained that the Warren County Building Dept. has indicated this is a required fire break wall and a fire break has to extend out past the building.
- Dolores Marinelli reading from the guidelines suggests using the guidelines as they work well with the new building. The signage should be integrated into the building fabric. Wall mounted signs should reflect the color scheme and materials of the building (rather than predetermined corporate colors). Use of simple signs with a limited color palette is encouraged. Internally lit signs are discouraged. Dolores also suggested using one sign-maker.
- Nia Cholakis added that the lease for each tenant requires signage to be approved by the Village and the landlord.
- A discussion ensued among the board members regarding the use of color on the signs, the font and the use of decorative items (such as an ice cream cone) on the signs. They agreed there shouldn't any decorative items. The sign(s) should be simple and eloquent. The colors should compliment the colors used on the storefront where the sign will be placed. Script lettering should be avoided; serif lettering is OK or block roman lettering is acceptable.
- The board members agreed: The background of each sign and the lettering of each sign must compliment the storefront color(s) where it is hung and stay within the palette of the overall color scheme used for the entire building. The lettering should be the same for all buildings; the same font-type should be used. The size of the lettering will vary depending on the name of the store. Window lettering will be allowed up to 35% of the window.

MOTION: Patricia Dow made a motion to approve sign standards or the Shepard Square building. As discussed each sign must be presented to the Board for approval. The background of each sign and the lettering of each sign must compliment the storefront color(s) where it is hung and stay within the palette of the overall color scheme used for the entire building. The lettering should be the same for all buildings; the same font-type should be used. The size of the lettering will vary depending on the name of the store. The signs should look consistent. No decorative items within the sign. Window displays and lettering will be allowed up to the maximum allowed in the Lake George Village Code.

2ND: Margy Mannix

Robert Mastrantoni	Dan Courtney	Margy Mannix	Patricia Dow	Dan Garay
Aye	Aye	Aye	Aye	Aye

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TAX MAP 251.18-3-58

APPLICANT: BRETT LANGE # 07-13

S J GARCIAS

192 CANADA ST

ZONE: CR - OVERLAY

- Sidewalk Café.
- Did not attend Planning Board meeting.

TAX MAP 251.14-3-8

APPLICANT: CARMELA MASTRANTONI # 07-14

SOMEWHERE IN TIME

283 CANADA ST

ZONE: CMU

- Sidewalk Café.
- Tabled to 4/18/2007 meeting.

TAX MAP

APPLICANT: PATTY KIRKPATRICK #

NINA'S SWEET SHOPPE

CANADA ST

ZONE:

- Sidewalk Café.
- Tabled to 4/18/2007 meeting.

ZONING CHANGES

- Temporary signs require a fee and deposit if applicable.
- A-frame signs are subject to Planning Board approval.
- No signage is allowed on umbrellas.
- Temporary Sign definition modified to include political posters, promotional devices, leaflets, flyers, brochures or handout materials and other signs of a similar nature.
- If a sign, other than a free-standing sign, is changed in any way, it must be brought into compliance with the current Code requirements at the time the change is made.

MOTION: Patricia Dow made a motion to approve the zoning changes.

2ND: Margy Mannix

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

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OLD BUSINESS

EXTORIA SIGN

- Jerry Devoe spoke to Ryan Miller. Ryan has indicated he is planning on putting up a new sign.

LEONELLI ARCADE

- Security lighting – Jerry indicated that he had a conversation with Mr. Leonelli regarding the installation of the security light. He (Jerry) believes they came before the Planning Board for approval. Jerry believes it was a year or two ago.
- Board has asked Carol to research this topic. A suggestion was made that this topic may have been addressed by the Village Board.
- Board believes a precedent has been set.

MOTION: Margy Mannix made a motion to adjourn the meeting at 9:30 PM.

2ND: Patricia Dow

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

Respectfully submitted.

Carol Sullivan

March 30, 2007