

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
APRIL 15, 2009
PLANNING BOARD
MINUTES - APPROVED**

Board members present:

Robert Mastrantoni, Dan Courtney, Dan Garay, Patricia Dow, Debbie Tirri (Alternate),

Board member absent: Patricia Kirkpatrick

Others present:

Doug Frost (Code Enforcer), Debra McKinney (Secretary), Trustee Joe Mastrodomenico, Ed Kokalas and Edrie Squires

PROPOSED ZONING CHANGES – 6 PM

Chairman Mastrantoni called a meeting to discuss proposed zoning changes to order at 6:08 PM.

- Murals were addressed at the July 16, 2008 Planning Board meeting. Other municipality research completed and handed out October 7, 2009. Robert suggested that a generalized definition of “mural” be added to zoning. He asked the Board for suggestions. They used the 10/7/09 handout. They mulled over many different scenarios and possible types of murals. They came up with several potential criteria for the mural as listed: historical significance related to Lake George and Lake George Village, completed by professional artist, Adirondack colors, no logos, no commercial/promotional advertising, on the sides & backs of buildings only, large enough for pedestrian viewing, maintenance required, limit to one per building, limited to overlay district only, impact on surrounding properties to be considered, no sexual explicit, gory, violent, or morbid graphics, no battle scenes, a to-scale drawing and sample color swatches to be submitted for approval, and with or without lighting.
- Robert recommended that Attorney Schachner review a draft when completed.
- Dan Courtney read the draft document as follows:
General Definition
Mural: A design or representation painted or drawn on a wall which does not contain logos or commercial or promotional advertising and must have historical significance to Lake George.
 1. Any depiction or contents of a commercial, trademarked, copyrighted or other licensed feature; any message or advertisement for any message or advertisement for any individual, group or entity (whether or not commercial); or any subjects or material of a scandalous, libelous or indecent nature as determined by contemporary community standards shall not be allowed.
 2. Murals will only be allowed on backs and sides of buildings
 3. Murals will only be allowed in the overlay district.
 4. Murals must be professionally done.
 5. Planning Board must consider the impact of the mural upon surrounding properties.
 6. Murals will be allowed except where it would detract from the architectural significance or historic value of the building or adjacent properties.
 7. Murals require submission and approval of full-color drawings of the intended mural.

Chairman Mastrantoni closed this portion of the meeting opened the regular planning board meeting at 7:00 p.m.

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The following arrived for this meeting: Connie Smith, Dean Howland, David Densmore, Chris Round (Chazen Companies), John Carr, Dennis Dickinson, Linda Duffy, Kitty Rooney, Chris Navitsky (Lake George Waterkeeper), and Clare Decker

LICK-A-T-STITCH

TAX MAP: 251.14-2-2

ZONE: COMMERCIAL MIXED USE

APPLICANT: CONNIE SMITH

- Sign – window sign.
- Applicant brought color palette and sample of sign. Connie corrected the dimensions to read 50" X 29".

MOTION: Debbie Tirri made a motion to accept the Lick-A-T-Stitch sign, outside of window, with colors as presented, facing Canada Street, with a corrected size of 50" X 29".

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

DICKENSON ASSOCIATES

TAX MAP: 251.18-3-42

ZONE: COMMERCIAL MIXED USE

APPLICANT: DENNIS L. DICKINSON

- Sign – Dennis Dickinson asked the Board for approval of a 3'9" X 3' wooden sign with no lighting with colors as shown and gold leaf lettering to be placed on the northeast corner of the building facing north along Iroquois Street toward Montcalm Street.

MOTION: Dan Courtney made a motion to accept the Dickenson Associates sign as per the application submitted.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

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HOWLAND CONSTRUCTION INC.

TAX MAP: 251.18-3-42

ZONE: COMMERCIAL MIXED USE

APPLICANT: DEAN HOWLAND

- Sign – Dean Howland presented a picture of the sign with a portion blacked out. This portion will be eliminated from the sign. He intends to hang the sign from the existing bracket, no lighting. The sign will be placed on the same building as the previous applicant, Dennis Dickinson.

MOTION: Dan Garay made a motion to approve the Howland Construction sign as per the application submitted.

2ND: Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

WOODWORK FURNITURE GALLERY & DESIGN

TAX MAP: 251.14-3-9

ZONE: COMMERCIAL MIXED USE

APPLICANT: DAVID AND DIANE DENSMORE

- Sign – A color copy of the sign was presented. Dave Densmore noted that the store is in the Cholakis building on Canada Street and is the second one from the corner. The sign is hunter green with gold leaf lettering.

MOTION: Debbie Tirri made a motion to accept the Woodworks sign in natural wood in hunter green with gold leaf letter to be hung over the building facing Canada Street with existing lighting.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

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THE COMMON MAN BISTRO – SIGN

TAX MAP: 251.14-2-2 327 Canada Street

ZONE: COMMERCIAL MIXED USE

APPLICANT: JOHN CARR

- John Carr has three applications, two for signs and one for a sidewalk café. He began with the Common Man Bistro sign which he would like to mount and center over the doors with gooseneck lighting from the bottom. The colors as presented are a mahogany, burgundy background with burnt yellow lettering, slightly toned down from the color drawing. Of the choices, they opted for letter “a” He went on to say that all of the current fluorescent lighting will be removed. He also plans to remove all the vinyl signage off the windows. Patricia Dow commented that the sign looks large and in keeping with other lighting in the Village, she would prefer lighting from the top. They agreed on brown gooseneck lights. Mr. Carr commented that he is trying to keep the size of the sign in proportion to the building which is 76’ long.

MOTION: Patricia Dow made a motion to accept “version a”, a wooden The Common Man Bistro sign for 327 Canada Street as presented, with colors presented to be muted, with brown gooseneck lamps to illuminate the sign with a total wattage not to exceed 300 watts, 25 sq. ft. sign mounted as described by applicant with removal of existing fluorescent lights.

2ND: Dan Courtney

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

WAGER’S ICE CREAM – SIGN

TAX MAP: 251.14-2-2

ZONE: COMMERCIAL MIXED USE

APPLICANT: JOHN CARR

- John would like to make minor changes and reface the existing Lake Country Store Sign with “Wagers Since 1928 Ice Cream Parlor Fresh From the Dairy”. He is trying to make the two signs (The Common Man Bistro & Ice Cream Parlor) compatible and both will have identical lighting. The exact square footage of the Ice Cream Parlor sign was not available. Mr. Carr estimated 23 or 24 square feet.

MOTION: Patricia Dow made a motion to table the Ice Cream Parlor sign application until an exact calculation for the square footage could be obtained.

2ND: Dan Garay

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

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THE COMMON MAN BISTRO – SIDEWALK CAFE

TAX MAP: 251.14-2-2

ZONE: COMMERCIAL MIXED USE

APPLICANT: JOHN CARR

- John Carr described his idea for a sidewalk café to set the tone for the restaurant. The cafe will come out ten feet and be split into two halves in front of the Common Man Bistro. He plans to use 30" square tables for two people. The chairs are black steel mesh with no cushions. A black aluminum painted rail will surround the area. There will be small trees, lots of greenery and flowers in the area. He was considering green umbrellas and benches, but not sure about these yet. The seating capacity is to be determined by the Warren County Fire Code.

MOTION: Patricia Dow made a motion to table the Sidewalk Cafe application pending further information on maximum capacity, number of planters to be hung, height of trees and height of railing.

2ND: Dan Courtney

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

CONVENIENCE STORE TO FAST FOOD RESTAURANT – NO NAME YET

TAX MAP: 251.14-3-36

ZONE: COMMERCIAL MIXED USE

APPLICANT: LINDA DUFFY

- Façade change – adding roof extension to the front of the building.
- Replacing existing large window with smaller window(s) to match others in the building.
- Adding a handicap accessible bathroom.
- Linda Duffy reviewed the plans for a hunter green metal roof to extend 12 feet for 49 feet in front of the building with four posts. The posts will be stained the same color as the siding. She would also like to replace the existing large window with smaller window(s) to match others in the building. Patricia Dow asked about the canopied play area that was on the original request. Linda noted that there will be no canopy shaded area now, but she may put a play area under the roof.

MOTION: Debbie Tirri made a motion to approve the application by Linda Duffy to add a roof to the building, 49' X 12' hunter green tin roof, replace existing window to match service windows. The request for the handicap accessible bathroom will be removed for now.

2ND: Dan Garay

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Nay	Aye	Aye

Ayes – 4

Nay - 1 Motion carried.

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At this point Robert Mastrantoni recused himself from the Board meeting.

MEZZALUNA'S

TAX MAP: 251.18-3-40

ZONE: COMMERCIAL MIXED USE

APPLICANT: ROBERT MASTRANTONI

- Sign – A color copy of the sign was presented. Robert Mastrantoni requested that the sign size be revised to read 2.5' X 10' for a total of 25 sq. ft. The sign will be hung in the same place as the other sign with the same gooseneck lighting.

MOTION: Debbie Tirri made a motion to accept the 2.5' X 10' rectangular Mezzaluna's sign, with a burgundy background with red trim and gold lettering using the existing gooseneck lighting facing down, with the sign facing Canada Street.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

LOCHLEA PARTNERS LLC

TAX MAP: 251.11-2-1

ZONE: RESIDENTIAL

APPLICANT: LOCHLEA PARTNERS LLC (as represented by Chris Round of The Chazen Companies)

- It was brought to the Planning Board's attention that the Lochlea subdivision should not have been acted on until the Town of Lake George has completed the SEQR review.

MOTION: Patricia Dow made a motion to rescind the previous approval granted on March 18, 2009 for the Lochlea subdivision. The Site Plan application remains open and Site Plan review will be completed after the Town completes the SEQR review.

2ND: Dan Courtney

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5

Motion carried.

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- Enforcement Officer Doug Frost reminded the Board that the Development definition draft needs to be reviewed.

MOTION: Patricia Dow made a motion to go ahead with the proposed change of language regarding development as listed on the April 15, 2009 Planning Board review draft (Exhibit #).

2ND: Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5 Motion carried.

MINUTES

MOTION: Robert Mastrantoni made a motion to approve the minutes of March 18, 2009.

2ND: Patricia Dow

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5 Motion carried.

MOTION: Robert Mastrantoni made a motion to approve the minutes of March 23, 2009.

2ND: Debbie Tirri

Robert Mastrantoni	Dan Courtney	Patricia Dow	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

Ayes – 5 Motion carried.

Robert asked for any old business.

Patricia suggested signs and review of the Use Table be the next topics at the 6:00 workshop meeting. Robert will discuss this with Carol.

A motion by Patricia Dow, seconded by Dan Courtney carried unanimously to adjourn the meeting at 8:50 p.m.

Meeting adjourned.

Respectfully submitted,

Debra McKinney

April 17, 2009