

APPROVED 7/16/08

Minutes of Lake George Planning Board Meeting, held **APRIL 16, 2008 @ 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, Patricia Dow, Dan Garay, Margy Mannix

Absent: Dan Courtney

Others present:

Doug Frost (Code Enforcer), Carol Sullivan (Secretary), Dan Brown (Architectural Consultant), Attorney Mark Schachner (Representing the Planning Board), Attorney John Svare (representing Holly Raj.), Mary Alice Leary, Melissa Engiver, Cathy Steele, Charles Leonelli, Rajiv Sharman, Scott Wood, P McMenamin, Ray Perry, Dan Ryan, Bill Dow, Tommy Zappierri.

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

COURTNEY MOTEL

TAX MAP 251.18-4-1.2 – 56 DIESKAU ST.

ZONE: COMMERCIAL MIXED USE

APPLICANT: DAN COURTNEY

SITE PLAN APPLICATION # 0814

- Dan Hajeck, represented Dan Courtney tonight. Dan H. explained Dan C. is replacing the arches, railings and pillars. Railing will be pressure treated 2 x 2 on upper deck only. Posts will be 6 x 6. Lower patio does not have a railing and there will not be a railing installed now.
- Bushes will remain to allow for privacy. The Board mentioned the bushes should be trimmed and cleaned up.
- Flat roof area, looks like a terrace on north side of building - this area will have a rubber roof installed. There is no access to this area. The side of the building is unfinished plywood.
- The building will be painted "Saratoga" brown.

MOTION: Robert Mastrantoni made a motion to accept the Site Plan Application for 56 Dieskau St. for the renovations as presented. Dan Courtney must submit a color scheme to the Board for review. Dan Courtney must also submit a plan to the Board for what he will be doing to the plywood on the building.

2ND: Margy Mannix

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

RAY PERRY FOR THE LAKE GEORGE ARTS PROJECT.

(OLD COURTHOUSE BLDG. OWNED BY THE TOWN).

- Ray explained, in an effort to make people aware there is an art gallery in the Village, the Lake George Arts Project would like to hang two banner-like signs on the property where the gallery is located (Old Courthouse). These signs are similar to those seen in other communities identifying, libraries, museums, etc. There will be two signs approximately 2' x 5' (10 square feet). They will be hung from poles, one on the front lawn near the gallery entrance and the other on the northwest corner of the lawn.
- One sign will be located close to Canada St. and the other close to the lakewalk behind the fence which surrounds the property. These banner-like signs will not hang over the sidewalk.
- Color: red. Lettering: vertical. No lighting. 2 sided, nylon.
- Board suggested the arrow should be made smaller.
- A discussion ensued regarding the size of the banner-like sign. The Board suggested using the same size as that of the banner-like signs that hang on the street light signs.

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MOTION: Patricia Dow made a motion to accept the design for the banner-like sign as submitted and the height as submitted for a one year conditional approval. If complaints/comments are received regarding the length and size of the sign then the sign will have to be reconsidered.

2ND: Robert Mastrantoni

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

SHADY BUSINESS

TAX MAP 251.14-3-5 – 275 CANADA ST.

ZONE: COMMERCIAL MIXED USE

APPLICANT: CAROL LEE LABRUZZO

SIGN APPLICATION # 0816

- Carol Lee is out of town. Carol Sullivan represented Carol Lee this evening.
- Carol S. explained that Carol Lee is moving her Sunglass Shop from 329 Canada St. to 275 Canada St. and it will have a new name.
- No lighting.
- The sign will be hung on the building above the light shown in the photo. This is in the same area as the neighboring signs (Magic Castle Golf and Sub City) are hung.
- Size: 24 square feet. Construction: MDO panel (plywood with a high density laminate over it) with vinyl lettering and designs.
- Board agreed the sign should have a navy blue border similar to the border shown on the color copy submitted tonight.

MOTION: Margy Mannix made a motion to approve the Shady Business sign as presented with the addition of a thin navy blue line as a border.

2ND: Dan Garay

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

MELVIN'S MAGIC SHOP (PREVIOUSLY THE ACCUPRESSURE SHOP)

142 CANADA ST

SIGN

- Joe Goode who will be operating the shop presented a couple renditions of signs for the Board's review. Since Joe was coming in late for sign approval he wanted to give the Board the opportunity to review a couple of signs and suggest changes.
- Joe presented pictures showing the location where the sign will appear on the shop and he also presented pictures of the neighboring businesses.
- Material: Aluminum panel. It will have the black border which is shown in the rendition.
- No lighting.

MOTION: Margy Mannix made a motion to approve the blue background/white lettering sign for Melvin's Magic Shop. The sign will have a black and white border. No characters or "magnificent" will appear on the sign.

2ND: Dan Garay

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

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4 BEACH ROAD – REDEVELOPMENT – CORNER OF CANADA AND BEACH (MINI GOLF ETC.)

TAX MAP: 251.18-3-71

ZONE: COMMERCIAL RESORT – OVERLAY

OWNER: HOLLY RAJ INC

APPLICANT: DAN RYAN – VISION ENGINEERING

- Attorney John Svare introduced himself as representing the applicant tonight in place of Attorney Jon Lapper.
- Dan Ryan opened the discussion by focusing on outstanding items referring to Supplement 2.
- Dan R. began by referring to previous discussions regarding the occupancy limit. Section 2 in the supplement addresses the occupancy limit. Dan R. pointed out that until the second floor plan is 100% complete the occupancy cannot be accurately determined as set forth by the NYS Building Code. The numbers allowed differ by the type of seating that is installed along seating/standing in the bar area for seating/standing. Dan R. stated the lowest maximum would be 215 seats and that considers 100% of the area used for tables/chairs. The occupancy could go as high as 640 which is based on standing room only for the entire facility. Dan R. indicated he included a “reasonable” layout of tables and chairs and based on that layout he has come up with 300 – 400 patrons (at one time). This is contingent on the final lay out.
- Dan R. then addressed previous concerns mentioned regarding such a large occupancy. The owner is amenable to provide a limit for large crowds which could occur perhaps a couple times a year.
- Dan R. addressed the issue of noise which was previously discussed. Dan R. indicated it appeared the concern was for large groups of people and what noise might be generated from them. He also indicated there is a concern for noise generated by music and live entertainment. Dan R. stated that the original project manual and Supplement 1 indicate that outside entertainment, live entertainment or music will not be allowed. The constraints are outlined in the manuals. Live entertainment will be restricted to the interior of the building. Outside the only potential for noise will be from large groups of people. Dan R. pointed out he has evaluated the potential noise with DEC requirements and it doesn't seem there will be a problem; sound characteristics make a difference and a large group of people won't have the type of noise above and beyond the ambient levels. Noise is dependent upon the time of day and the Board pointed out later in the day is when there seems to be a lot of noise. Dan R. mentioned it is the owner's intent to comply with the noise ordinance of the Village. Dan R. then directed the Board to drawing S-8 and pointing to section 2-A indicated this helps with noise because that side of the building has a roof and screen wall. There is only approximately 2 feet of open space where any noise can escape. The screen wall does encompass the perimeter of most of the upper deck. Pointing to drawing S-4 Dan R. pointed out the areas that are “enclosed” by the screening; open areas are depicted by the planters.
- Dan R. discussed service and delivery options. Dan R. pointed out that previously concern was expressed for making an existing problem in the Village worse. Beach Rd. will be utilized for deliveries. Other alternatives are hand trucking deliveries from public parking areas and off-site storage. Offsite storage would allow for some items to be delivered to an area offsite and then transported to the site as needed. The most desirable scenario for deliveries is to utilize Beach Rd. curbside. The Board suggested they would like to see an estimation of the number of trucks and deliveries it would take to service a bar of 11,000 square feet and how that compares to deliveries and trucks for the existing structure.
- Dan R. pointed out the long SEQR has been completed and is included in Supplement 2.
- Margy Mannix asked where indoor entertainment would be located in the interior bar. Looking at drawing S-3 Dan R. indicated there have been some discussions that entertainment could be placed at the service bar # 2 after the seating was removed. This area would allow for projection to the interior of the bar. The Board pointed out this area contains double doors. Dan R. mentioned the construction of the walls is, according to DEC, the best way to mitigate noise - the walls will be fully

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insulated, they will have fiber cement siding and 5/8 gypsum sheet rock will be used on the interior which provides a lot of sound dampening power.

- The Board turned the discussion to the openings which will allow egress to the park. There are two 15 foot wide openings proposed. Dan R. mentioned one proposal is to make the openings appear smaller using landscaping thus providing a visual barrier. Dan R. mentioned they are trying to maintain a free flowing atmosphere, without the use of gates, which will allow people to enter and leave freely. Patricia Dow expressed concern over the lack of a physical barrier when children are involved. Robert Mastrantoni asked if any thought was given to enclosing the area with a fence. Dan R. pointed out an enclosure would allow for only one entrance on a busy corner and this would not help the flow of foot traffic on the corner. Some alternatives that have been addressed are gates, turn-styles, gates manned by an attendant but none of these options are in keeping with the intent of the park idea. Dan R. mentioned a gated area is contradictive to the purpose of having a park where people can walk through. Dan R. indicated he will discuss this further with the owner and look for other alternatives. Dan B. indicated the numbers of exits/entrances are probably regulated by the building code and it's very likely two will be required.
- Robert Mastrantoni then asked to return the discussion to noise. He asked for a time-frame when the bands would be playing. Dan R. said he will provide more specific information on the time-frames. Robert asked for the size of the band and the types of bands that will be playing. The Board agreed a main concern is the noise which will be generated at night and potentially disturbs people who live in the Village and have purchased rooms at the neighboring motel/hotel facilities.
- Patricia Dow indicated she is still concerned about the deliveries and the garbage removal. A tavern of this size will require more delivery trucks to stop in the area for a longer period of time. A lot of trash will be generated and the required removal will take longer. A discussion ensued regarding deliveries and trash removal.
- The discussion turned to storage. Dan R. pointed out though the first floor space hasn't been fully developed some thought has been given to having a storage space (possibly with a cooler) within the arcade area. Beach Rd. deliveries would have direct access to the storage area. Dan R. mentioned the owner is aware they will need significant storage and a cooler(s) but where it will be located has not been finalized.
- The Board indicated they would like to see a visual from Beach Road traveling from the East to the West and also Canada St. when coming into the Village.
- Patricia Dow asked if Vision Eng. had done any drawings about what "it" will look like coming West on Beach Road or what it would look like coming down Canada St. down the hill, looking at the property from that elevation; elevation drawings should be provided. Dan Ryan indicated they will have all 4 elevations completed once they know the project is moving forward. He added he didn't believe the building would be visible until one was within a couple hundred feet. Dan R. added from the Beach Rd. perspective there are 2 or 3 buildings on the Ft. Wm. Henry side that will shield half way up to the second floor – that whole side except for maybe the front corner will be blocked from view. Dan R. mentioned they could provide pictures from different perspectives to see the visual impact.
- The Board discussed the possibility of a public hearing and when it would take place. They agreed the date could not be set until such time their questions have been answered and the application deemed complete.
- Dan R. agreed to provide additional information as discussed tonight and will return for the May Planning Board meeting.

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MINUTES

January 16, 2008

- Question - fencing of the area for park.
- Page 2 – stormwater.
- Question – construction fence.

MOTION: Robert Mastrantoni made a motion to approve the January 16, 2008 minutes with changes as necessary.

2ND: Margy Mannix

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

February 20, 2008

MOTION: Patricia Dow made a motion to approve the February 20 2008 minutes as already amended.

2ND: Margy Mannix

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

March 19, 2008

- Page 5 – 3rd bullet. Half wall with glass. Check for clarification on tape.
- Page 6 – 1st bullet. 6 foot wall ??? escaping. Check tape for missing info.
- Page 8 – 3rd bullet. ...capacity **is**...
- Page 9 – 3rd bullet – Janet Loonan (sp).
- Page 10 – 5th bullet up from bottom.asked **if**...
- Items for next meeting - check tape to make sure list in minutes is complete.

MOTION: Robert Mastrantoni made a motion to approve the March 19, 2008 minutes with changes as necessary.

2ND: Patricia Dow

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

MOTION: Robert Mastrantoni made a motion to adjourn the meeting.

2ND: Patricia Dow

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

Meeting adjourned @ 9:05 PM

Respectfully submitted.

April 28, 2008

Carol Sullivan