

DRAFT

Minutes of Lake George Planning Board Meeting, held **APRIL 18, 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, Dan Garay

Others present:

Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary) Dan Brown (Architectural Consultant), Jon Mitchell, Dave Bruno, Jim Cusanelli, Jane Schmidt, Luisa Sherman, Holly Wheeler, Patty Kirkpatrick, Nia Cholakis, Brett Lange, Carmella Mastrantoni, Tom Dross.

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

MINUTES

- March 21, 2007.
- Correct the attendance of Patricia Dow for approval of the February 21, 2007 minutes in the motion. Change to absent.
- Add a motion regarding the Cholakis/Shepard Square sign design.
MOTION: Patricia Dow made a motion to approve sign standards on 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

MOTION: Margy Mannix made a motion to approve the March 21, 2007 minutes with the changes as stated.

2ND: Robert Mastrantoni

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

TAX MAP 251.18-3-63.1

APPLICANT: DAVID BRUNO

BEN & JERRY'S - 170 CANADA ST

ZONE: CR – OVERLAY

- Dave Bruno explained to the Board that he has an opportunity to purchase a new sign, however, he would like the Board's feedback before purchasing. He described the sign as being internally lit, 12 feet long, 22 inches high and approximately 10 inches deep which is smaller than the current sign.
- Board reviewed the sign, the building has a wood "planking" facade at the top and the Board indicated the other signs on the building are wood. Board indicated internally lit signs are allowed but with a dark background color, allowing only for slight illumination.
- Patricia Dow indicated the Board has not accepted an internally lit sign since the "new" zoning was passed. Patricia indicated the intent (when the new zoning was being written) of "dark" internally lit signs was the background would be so dark the sign would not look like it was internally lit.

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- Margy Mannix indicated the Board likes to see consistency with signs and buildings. This is a wood building, with wood signs and gooseneck lighting above.

MOTION: Patricia Dow made a motion to disapprove the sign because it is illuminated and the background is not totally dark.

2ND: Dan Garay.

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

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 approached the Board.
- Name change from The Mushroom Tree to Peace Love Happiness.
- The sign is painted and will have a white background. Lettering is blue with blue shadow. The peace sign is blue, the heart is red and happy face is yellow. The sign is made from HDU (high density urethane). This material is long lasting and holds up well in extreme weather conditions. .
- Board requested the sign have rounded corners and smaller symbols. Board agreed the peace sign, the heart and happy face should not exceed 1 foot.
- Board also reviewed a new color scheme for the façade of the building. Holly suggested a lighter color for the top of the store front, such as cream yellow and a darker color, brown, on the bottom.
- Holly Wheeler will provide the Village Admin office with a rendition of the sign showing the requested changes.

MOTION: Dan Courtney made a motion to approve the sign and name change to Peace Love Happiness. The sign will be rectangular, 8 feet by 3 feet. It will have rounded corners. The symbols on the sign will not exceed one foot in dimension. The peace sign will be blue, the heart red and the smiley face yellow in color. The sign will be illuminated by gooseneck lighting. The light fixtures should be light in color. The front of the building will be painted; the top part will be creamy satin (#1087) and the bottom kodiak brown (#417-7).

2ND: Patricia Dow

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

TAX MAP 251.14-3-35

APPLICANT: JANE SCHMIDT # 07-16

BANK CAFÉ - 326 CANADA ST

ZONE: CMU - OVERLAY

- Sign.
- Outdoor seating.
- Jane Schmidt explained to the Board that she was submitting a rendering of a wooden sign, white background, black lettering and black molding on the outer edge. Size 3 feet by 3 feet. The Board requested a rendering showing the font, font size, etc. Patricia Dow pointed out that the maximum size for a projecting sign is 5 square feet; Jane's proposal is for 9 square feet.

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- Jane mentioned she is going to put the lettering on the door at this time and had brought the idea of the projecting sign to the Board this evening because she was trying to get both approved at the same time. However, at this point in time she is only going to put lettering on the door and the plan is to do the projecting sign at a later date. Jane is proposing two signs, one projecting sign on the fence and one identical sign on the building. Jerry Devoe indicated a fence sign would not be allowed, however the building sign would be OK, when approved.
- For the door sign (window above the door), Jane provided the Board with a sample of the lettering she has on her store in Schroon Lake. Jane indicated she would be using the same lettering style on the door for "Bank Café". The lettering will be 10 inch, tan vinyl lettering, all capitals, with a slight curve.
- The Board then reviewed the 4 lighted signs (tube lighting) which will be in the window of the Café. Jane provided pictures of the several signs she would be choosing from. She would like four of these lighted signs, one each, indicating Espresso, Cappuccino or Latte, Open and Internet. All the signs in the windows would be "boxed" in black plastic providing more subdued lighting than a neon sign. Margy Mannix asked for dimensions. Jane indicated the signs are no greater than 23 inches at the largest point by 18 or 19 inches but she didn't have the exact dimensions.
- Dan indicated the Board needs to know exactly which signs will go in the windows and the exact measurements. Jane pointed to a sign on the paper sheet she brought with her and another indicating she would use cappuccino. Dan asked for the dimensions of the two. Jane didn't have the dimensions but indicated she had checked the dimensions and they are not greater than 23 inches at the largest point.
- Patricia Dow indicated this isn't a complete application; other people are required to show the exact words, the colors, the sign itself. Patricia indicated she is uncomfortable approving these signs without clear information on the size.
- Robert suggested to Jane, she find out the exact size of the sign she wants, bring in one picture of each sign along with the exact dimensions. The Board agreed; they would like to see the exact 4 signs in color and the dimensions. Robert Mastrantoni indicated he could bring a similar sign to the next Board meeting to show the members exactly what the boxed window signs look like.
- The Board suggested using a temporary "Open" sign until the lighted signs are submitted and reviewed. Jerry Devoe pointed out to Jane there is a permit process for the temporary sign and perhaps a "Grand Opening" temporary sign would help until a decision is made on her window signs.
- The Board agreed to approve the vinyl lettering for "Bank Café" which will appear in the window above the door.
- For the outdoor café, Jane indicated she would be using black wrought iron fencing, 3 feet in height. The fencing would be installed around the outside of the café. Margy asked for a sample or picture of the fencing. Jane indicated she didn't have one with her tonight but she would get one.
- Jane indicated she believed she was before the Board to ensure that her outdoor café was not going to be on Village property. She provided dimensions showing that her outdoor café is not on Village property. Jane pointed out she did provide a rendering of the location of the fence. The fence will actually enclose the café (the area which is not Village) property. Jerry agreed that the property line is where Jane is showing it to be on the rendering.
- Jane indicated the out door umbrellas will be tan and gray concrete pavers, 12" x 12" inches will be installed for the patio floor.
- Robert suggested approving the sign over the door of the café and tabling the other items until the next Board meeting. Jane indicated she did not bring the table/chair or the umbrella design because she thought her presentation was to ensure she was not on Village property and to show she is going to secure fencing around the property that is not Village property. The Board agreed but pointed out, however, that while this is not a "Sidewalk Cafe" which is regulated by Village zoning, they, the Board, still need to see/approve the design of the café, the furniture and umbrellas as they did with

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other similar cafes for overall Site Plan approval. The Board pointed out they approved the similar cafes of Montana's, Fire and Ice and Smokey Joes.

- Patricia suggested providing Jane with a list of outstanding items the Board needs to see.
 - A rendering of the actual sign to be hung showing the lettering in the chosen font. The rendering should also show the color(s) to be used for the lettering, background, molding, etc. The dimensions of the sign should also be shown.
 - A rendering (pictures) and the dimensions of the four signs in the windows.
 - The fence material - what it's going to look like.
 - Patio furniture and umbrellas – what they are going to look like.
- Patricia suggested catalog pictures or photos are acceptable; bring in something that shows what your actual intent is.

MOTION: Dan Courtney made a motion to approve the “Bank Café” 10 inch tan vinyl lettering on the front door.

2ND: Margy Mannix

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

MOTION: Patricia Dow made a motion to table the outstanding items which will be reviewed at the next Board meeting:

- A rendering of the actual sign to be hung showing the lettering in the chosen font. The rendering should also show the color(s) to be used for the lettering, background, molding, etc. The dimensions of the sign should also be shown.
- A rendering and the dimensions of the four signs in the windows.
- The fence material - what it's going to look like.
- Patio furniture and umbrellas – what they are going to look like.

2ND: Margy Mannix

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

TAX MAP: 251.18-3-39

APPLICANT: JAMES CUSANELLI #07-18

SWEET N SWEETER – 149 CANADA ST

ZONE: CMU

- Sign – Sweet N Sweeter.
- James Cusanelli submitted two similar renderings to the Board. The Board agreed they preferred the rendition at the bottom of the page submitted.
- James indicated that the same lighting will be used.

MOTION: Dan Courtney made a motion to approve the Sweet N Sweeter sign as presented (the rendering at the bottom of the sheet presented). Lighting will not change from what is currently on the building.

2ND: Patricia Dow.

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

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TAX MAP: 251.14-3-9

APPLICANT: NIA CHOLAKIS/TENANTS OF SHEP. SQ.

SIGN APPLICATION (S)

SHEPARD SQUARE - 285 – 293 CANADA ST AND 39 – 41 AMHERST ST.

ZONE: CMU

- Nia Cholakis presented a preliminary rendering of signs for Bob' Ice Cream, Lake Taco, Gifts 4 You and Malone Malone's. She indicated she is trying to get an idea of what the Board would prefer before she actually has the final renderings completed.
- Nia indicated the store owners would like to have a logo on the signs. Bob' Ice Cream would like an ice cream cone, Molly Malone's a shamrock and she pointed out other signs presented tonight were approved with logos.
- A discussion ensued regarding the four signs.
- The Board agreed to hold to their motion (3/21/07 Planning Board meeting) for sign design. There should be no embellishments or extra logos (other than the lettering) on the signs. Font should be the same, varying in size in order for the name to fit on the sign. Colors should be compatible with the overall color scheme for the entire building and compatible with the store front.

TAX MAP: 251.14-3-9

APPLICANT: TOM DROSS

SITE PLAN APPLICATION # 07-17 - LAKE TACO – SHEPARD SQUARE

ZONE: CMU

- New restaurant (store #2) in Shepard Square.
- Tom Dross presented his plan for a "Mexican Style" restaurant in the Shepard Square building. Family style, sit down and take out. No alcohol. Flat screen TVs. Seating approx. 52 as established by the Board of Health. Hours of operation 11 – 11, 7 days a week - seasonal.
- Grease trap will be installed.
- The Board pointed out the dumpster should be emptied frequently. There is only one dumpster provided to all tenants. This applicant will be disposing of food in the dumpster and though it will be bagged it should not be left in the dumpster for a long period of time.

MOTION: Margy Mannix made a motion to approve the Site Plan for Lake Taco in the Shepard Square building. No alcohol will be served. Hours of operation will be 11 AM to 11 PM, 7 days a week.

2ND: Robert Mastrantoni.

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

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TAX MAP 251.18-3-43

APPLICANT: PATTY KIRKPATRICK # 07-12

NINA'S SWEET SHOPPE - 182 CANADA ST – SIDEWALK CAFE

ZONE: CMU

- Patty Kirkpatrick presented the design for the Nina's Sweet Shoppe sidewalk café to the Board.
- The café will be on each side of the door. Café will be situated on a deck.
- Corner pillars will be 2 feet wide with an 18 inch flower pot.
- Picture of table and chair design was presented. Table top is 24 inches. Two chairs to a table.
- Wrought iron railing. Picture presented.
- No plan for a sign. Will maintain existing sign – with no name on it.
- No umbrellas.
- Board would like to see flower boxes on the railing to create a border effect (a color and texture border) between the sidewalk and the café. Enough flower boxes, of whatever size necessary to take up the entire railing along the east and south side, should be installed. No planter on north side as the railing abuts the tattoo shop and the door of the tattoo shop would not be able to open/close.
- The railings closest to the shop door should be moved up a foot on each side to allow room for the shop door to swing open/close.
- Deck and pillars will be stained chocolate.

MOTION: Dan Courtney made a motion to approve the sidewalk café for Nina's Sweet Shoppe. There should be a 3 foot railing on both sides of door coming out from the building to accommodate opening/closing of the store door. Flower boxes should be added to the east and south side railings. No flower box on north side railing. Railing will be wrought iron as presented. Table and chairs approved as presented.

2ND: Patricia Dow

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

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TAX MAP 251.14-3-8

APPLICANT: CARMELA MASTRANTONI # 07-14

SOMEWHERE IN TIME – SIDEWALK CAFE

283 CANADA ST

ZONE: CMU

- Robert Mastrantoni recused himself from the Board at this point.
- Carmella Mastrantoni presented the design for her sidewalk café to the Board. The café will be located on the upper landing of the stairs to the building.
- There will be 4 tables (picture presented), 2 chairs per table. Table tops are 18 inches. There are two large planters on each side and two large topiaries at the top of the stairs.
- Board would like a railing in the front, leaving the center stairway open.
- There is an existing railing on each side. The front railing should match (as closely as possible) the side railings.
- Flower boxes on the front (east) railing and north railing. South side no flowers.

MOTION: Dan Courtney made a motion to approve the sidewalk café for Somewhere in Time. 4 tables with 2 chairs each, as presented. Add wrought iron railing(s) to the front of the café area leaving the area of the center stairway open. The front railing should match or be closely similar in design to the existing north and south side wrought iron railing. Flower boxes on the north and east side railings.

2ND: Patricia Dow

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

TAX MAP 251.18-3-58

APPLICANT: BRETT LANGE # 07-13

S J GARCIAS

192 CANADA ST

ZONE: CR - OVERLAY

- Sidewalk Café.
- Brett presented his sidewalk café design to the Board.
- Brett brought in a sample of wood composite which will be used for the top and bottom (no deck) of the railing and will hold wrought iron posts (wave design). A picture was presented. Top will be slanted so no one can sit on it or put beverages on it. Railing height 36 inches.
- Chairs are aluminum with teak slats. Tables are metal base with a fiberboard top, 24 inches square. there will be 4 or 5 tables.
- Brett will consider using umbrellas depending on the heaters and space and would like the Board's approval this evening. Umbrellas will be two-tone, terracotta and sand.
- Two large planters on either side of the door. Flower boxes on all sides.

MOTION: Patricia Dow made a motion to approve the sidewalk café for S J Garcias. 4 or 5 tables with chairs approved as presented. Wrought iron railing will be secured at the ground by wood composite. The same wood composite will be used as the top of the railing. The top of the railing will be slanted 45 degrees in. Railing height will be 36 inches. No deck. Planters will be on all sides of the railing. Umbrellas will be terracotta and sand, as presented.

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2ND: Margy Mannix.

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

MONTE CRISTOS

TASTE OF POLAND

- Jerry Devoe mentioned there will be two restaurants occupying what is now occupied by Monte Cristos. Monte Cristos will occupy the up stairs. Taste of Poland will be moving into the down stairs.
- Both already have signs which were previously approved by the Planning Board. Taste of Poland wants to move their sign to the new location.
- Board agreed that the sign could be moved and asked that the two signs be strategically placed. Board agreed to allow Jerry Devoe to work with the tenants on sign placement.

MOTION: Margy Mannix made a motion to adjourn the meeting at 10:00 PM.

2ND: Patricia Dow

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

Respectfully submitted.

Carol Sullivan

April 20, 2007