

DRAFT - MINUTES

**LAKE GEORGE VILLAGE ZONING BOARD MEETING
APRIL 19, 2017 - 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

BOARD MEMBERS PRESENT: Acting Chairman, Kevin Merry, Mike Ravalli, Rob Gregor

BOARD MEMBERS ABSENT: Ron Mogren, Tom Sullivan

OTHERS PRESENT: Doug Frost (Code Enforcer), Katharine Erceg (Secretary), Patricia Dow

Kevin Merry opened the ZBA meeting and noted that the public hearing was still open from the April 5, 2017 Zoning Board meeting, Mr. Merry then read a letter from Mr. Benham, a property owner, opposing the sign application. Mr. Merry also noted that Patricia Dow was in attendance.

TAX MAP: 251.18-3-68

APPLICANT: LAKE GEORGE STEAMBOAT CO.

ADDRESS: 57 BEACH ROAD

ZONE: COMMERCIAL MIXED USE

AREA VARIANCE :1604

The Applicant is seeking 15.5 square feet of relief from:

§220-24 Sign Standards A. General Regulations (5) Wall signs. Total wall signage shall not exceed 1.5 square feet per linear foot of building frontage. 10% of the total area of the building façade, or 25 square feet, whichever is less.

Applicant is proposing a sign on the administration building on the Beach Road side of the building to advertise their business. There is no sign currently on the building. The Applicant addressed the board to explain that it was the 200th year of business for the Lake George Steamboat Company and they would like a sign to reference the date and currently there is no sign on the building. The Applicant then showed the Board what the sign would look like if the variance was not granted, the Board agreed that the sign was too small and could not be seen very well. Rob Gregor stated he was fine with the sign the way it was proposed and he felt that businesses should be supported it's an understated sign and that it looks very nice. Mr. Ravalli stated that he was concerned with setting a precedent with large signs and Doug Frost explained that the building was set 140' from the road and there is a reason to allow for the variance because each application is different. Mr. Merry stated that it was important to see the 25 sq foot sign because he agreed that it was too small at that size and therefore the variance was justified to allow the 40.5 sq foot sign.

Kevin Merry made a motion to close the public hearing

MOTION 2ND: Mike Ravalli

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Rob Gregor
Absent	Absent	Aye	Aye	Aye

Ayes = 3 Nays = 0 Motion carried.

Kevin Merry then made a motion to approve the variance based on the following criteria:

1. An undesirable change will not be produced in the character of the neighborhood or will not be a detriment to nearby properties because the building on which the sign will be affixed is a significant

DRAFT - MINUTES

**LAKE GEORGE VILLAGE ZONING BOARD MEETING
APRIL 19, 2017 - 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

distance away from the immediately adjacent Beach Road and the business is located in a commercial mixed use zone which for all intents and purposes functions as an entirely commercial zone.

2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because of the extensive set-back of the building from Beach Road and the consequent difficulty of the public in noticing the sign in passing by.
3. The requested variance is not substantial because the relief sought, while significant in terms of square footage, is modest in relation to the size of the building façade and is in keeping with the desirability of being able to see the sign from Beach Road.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district because, as noted, the surrounding area is entirely commercial in nature and the proposed sign is both modest in proportion to the size of the building façade and only appropriately noticeable to passers-by on Beach Road.
5. The alleged difficulty was not self-created because of the distance of the building from Beach Road and the consequent impediment to business identification are functions of the original placement of the building many years ago, long before the build-up of the area and recognition that an identifying sign would be desirable.

MOTION 2ND: Mike Ravalli

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Rob Gregor
Absent	Absent	Aye	Aye	Aye

Ayes = 3 Nays = 0 Motion carried.

Kevin Merry made a motion to adjourn.

MOTION 2ND: Mike Ravalli

Ron Mogren	Tom Sullivan	Mike Ravalli	Kevin Merry	Rob Gregor
Absent	Absent	Aye	Aye	Aye

Ayes = 3 Nays = 0 Motion carried.

Respectfully submitted,

Katharine Erceg

April 21, 2017