

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

Board members present:

Robert Mastrantoni – Chairperson, Patricia Dow, Patty Kirkpatrick, Ed Kokalas (alternate), Chuck Luke.

Board member absent: Dan Garay

Others present:

Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Russ Giroir, Frank Leo, Greg Dawhare, Lukasz Nowicki, Heather Nowicki, Ray Perry, Fred Austin, Herb Cloutier, Kathryn Mitchell, Janet Hooey, Dan Elkins, John Herzog, Margit Herzog, Luca Montgomery, Mike Riley, Sean Quirk, Brett Lange John Carr, Linda Duffy, Mohammed Barat, Nick – Nick's signs..

Robert Mastrantoni opened the meeting at 6 PM.

**PUBLIC HEARING** - Robert Mastrantoni opened the public hearing @ 6 PM.

**TAX MAP: 251.14 -2 -1 - LAKE GEORGE TRADING COMPANY – 325 CANADA ST.**

**APPLICANT: SERVICES UNLIMITED (CONSTRUCTION) RUSS GIROIR (STORE OPERATOR)**

**OWNER: BILL MASSRY**

**ZONE: CMU**

**SITE PLAN APPLICATION & SPECIAL USE PERMIT APPLICATION: # 1014**

- Applicant is adding a fast food service restaurant to an existing retail shop. Russ Giroir explained to the board he will be adding more desserts along with some fried foods to this new area. He will also move the desserts he is currently selling in the retail section of the shop to this new area. The expansion requires firewalls to be installed (Warren County) and that's why it's being separated from the retail shop. The store currently has two sets of double doors; the food component will be through the southern double-door and there will be an interior access to the retail portion of the store.
- There will be tables outside to allow for seating of 24 people (§118). The seating is on the property owner's property.
- The board discussed with Russ the possibility of adding a railing around the seating area and adding flowers.
- Hearing no further questions or comments from the Board members Robert asked for public comment. There were no public comments made.
- Robert closed the public hearing @ 6:15 PM.

**MOTION:** Patricia Dow made a motion to approve the Site Plan and Special Use Permit for the addition of the fast food component to the Lake George Trading Company's existing retail business, including the custom made picnic tables for the outside area. The seating area will be separated from the Village sidewalk by a railing and flower boxes.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

Patricia: I'll make a motion to approve the addition of the fast food to the existing retail shop for Lake George Trading Company, as presented. The outside tables with the custom made picnic benches and tables to be faced on the sidewalk side with some sort of railing and flower boxes to separate the area on your property since it's not a sidewalk café.

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

**PUBLIC HEARING-** Robert Mastrantoni opened the public hearing @ 6:15 PM.

**TAX MAP: 251.14-3-5 - RESTAURANT – 275 CANADA ST.**

**APPLICANT/OWNER: RAY PERRY/BRETT LANGE**

**ZONE: CMU**

**SITE PLAN APPLICATION, SPECIAL USE PERMIT AND SIDEWALK CAFE APPLICATION # 1022**

- Applicant is re-establishing a restaurant - Pablo's Burrito Cantina. The building has been vacant for 18 months and was previously occupied by Sub City. There will be a sidewalk café. A portion of the sidewalk café will be on Village property (§168)
- Ray explained to the board the previous restaurant was a sub shop and this new restaurant will be a burrito bar. There will be no change in the square footage of the interior of the building.
- A food service line will be constructed. The food service operation will be similar to Subway.
- The applicant provided pictures of the tables/chairs and umbrellas that will be used in the sidewalk café. The umbrellas will be mounted to the railing and will not project on to the Village sidewalk.
- The sidewalk café entrance will be a straight line to the entrance of the building.
- The lighting for the café will be clear small round lights, 7 watts each. The applicant is proposing mounting the lights at the corner posts and then stringing them using a guide wire around the perimeter of the café. They will be 8 to 9 feet high. The board discussed whether or not these lights would create light pollution.
- The actual size of the sidewalk café is – 15' x 25'.
- Robert asked for public comment. John Herzog (55 Iroquois St.) spoke regarding trash and the continual problem there has been on Iroquois regarding trash, overflowing dumpsters and the stench. He asked where the storage area will be. Ray explained a stockade fence will be installed in the rear parking lot, creating a 6' x 6' storage area for waste storage. Brett explained that each day or more often if needed the garbage is removed by the owners.
- Robert closed the public hearing @ 6:40 PM.
- The board reviewed the short form SEQR:
  - Part II – A – no. B – no.
  - C – Adverse effects.
  - C1 – The air quality is not impacted. Surface or groundwater quality or quantity is not impacted. Noise levels are only impacted by minimal levels usual to the operation of a restaurant and the sidewalk café. There is no change to the traffic pattern. Waste will be contained in a fenced in area and removed daily or more often if needed.
  - C2 – The aesthetic quality of the community area will be improved; the building has been vacant for 18 months. This new restaurant will have a positive impact on the streetscape in the area.
  - C3 – There is no threat to vegetation, fauna, fish etc. There area has been a commercial area for many years.
  - C4 - There is no adverse effect on the community plans.
  - C5 – The proposed action will increase the growth and development rather than create an adverse effect.
  - C6 – No.
  - C7 – No other adverse impacts.
  - D – No.
  - E – No.

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

**MOTION:** Robert Mastrantoni made a motion for a negative declaration on the SEQR form.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**MOTION:** Patty Kirkpatrick motion to approve the Site Plan application (Change of Use), Special Use permit and Sidewalk Cafe Application for Pablo's Burrito Cantina. The hanging lights used in the sidewalk café area will clear the height of the umbrellas. The Sidewalk Café railing, chairs, tables, and lighting is approved as presented. The edges of the umbrellas will remain within the property line. Trash receptacles will be enclosed at the rear of the building and kept clean.

**2<sup>ND</sup> MOTION:** Chuck Luke

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**TAX MAP: 251.14-3-5 - MAGIC CASTLE GOLF – 273 CANADA ST.**

**APPLICANT/OWNER: BRETT LANGE/RAY PERRY**

**ZONE: CMU**

**SITE PLAN APPLICATION :# 1020 SIGN APPLICATION: # 1023**

**SITE PLAN**

- Applicant is reopening a business which previously existed in this location, however, the building has been vacant for 18 months.

**SIGN**

- Applicant will be using the same sign that was used when the business was operational. Because the building has not been used for 18 months the sign must be approved once again. Sign is 24 square feet – 8' x 3'. (Meets code.)
- Patricia asked if would be possible to eliminate some of the graphics on the sign. Ray agreed they could remove some of the graphics and make the font larger.

**MOTION:** Patricia Dow made a motion to approve the Site Plan application for the reopening of Magic Castle Golf. The Magic Castle Golf sign is conditionally approved until July 1, 2010. The sign must be redesigned to tone down or remove the graphics in order to simplify the sign. The applicant must return to the board prior to July 1, 2010 with a revised sign.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

**TASTE OF EUROPE (PREVIOUSLY TASTE OF POLAND)****TAX MAP: 251.14-3-2****APPLICANT: LAKE GEORGE'S A TASTE OF EUROPE LTD****OWNER: ELLIOTT HEYMAN****SIGN APP: 1006**

The applicant moved the sign to the wall of the building. Size = 21.52 square feet. 3.28" x 6.56'. No lighting. The board agreed the sign is acceptable; against the yellow building the colors of the sign appear more subdued.

**MOTION:** Chuck Luke made a motion to accept the sign as currently designed and on the wall of the building rather than the railing of the deck as originally presented.

**2<sup>ND</sup> MOTION:** Ed Kokalas

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**TAX MAP: 251.18-3-57– CAPT. DICKS CRAB SHACK (PREVIOUSLY JENNIFER'S TAVERN)****APPLICANT/OWNER: SEAN QUIRK****ZONE: CR****SIGN APPLICATION: #1010**

- Wall sign to be hung on deck railing (deck to be constructed and previously approved) centered between flower pots. A wooden ship's wheel will be used as the background for the sign and the actual sign will be set on the ship's wheel. The square footage, including the ship's wheel is 24 square feet. Size meets code. The sign will be illuminated by two 100 watt bulbs directly over the sign.
- Sean explained he will be using an actual ship's wheel and the sign will be rectangular in shape placed over the wheel. Sean provided a sample of the background which was difficult to distinguish in the sample sign he provided earlier.

**MOTION:** Patty Kirkpatrick made a motion to accept the sign as presented.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**TAX MAP: 251.18-4-3 – VILLAGER PIZZERIA AND RESTAURANT****APPLICANT: NICK'S SIGN COMPANY****OWNER: MOHAMMAD BARAT****ZONE: CMU****SIGN APPLICATION: #1012**

- Wall sign to be hung between upper deck railing and lower seating area. Internally lit - 110 volt. The size of the sign is 25 sq. feet. Size meets code.

**MOTION:** Patty Kirkpatrick made a motion to accept the Villager sign with a solid red background, adding Halal Foods to the bottom row where other foods are listed, with a scroll graphic on each side of the "Villager".

**2<sup>ND</sup> MOTION:** Ed Kokalas

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

**TAX MAP: 251.14-2-2 – HOW SWEET IT IS. (PREVIOUSLY LICK- A-T-STITCH)**

**APPLICANT: JANEY HOOEY**

**OWNER: JOHN CARR**

**ZONE: CMU**

**SIGN APPLICATION: #1013**

- Wall sign to be hung above windows under two gooseneck lighting fixtures.
- Size is 21 square feet. Size meets code.

**MOTION:** Patty Kirkpatrick made a motion to accept the How Sweet It Is sign as presented.

**2<sup>ND</sup> MOTION:** Chuck Luke

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**TAX MAP: 251.14-2-1 – BELLA'S DELICATESSEN (PREVIOUSLY BOCA VIVA)**

**APPLICANT: KELLY NAJDEK**

**OWNER: BILL MASSRY**

**ZONE: CMU**

**SIGN APPLICATION: #1015**

- Wall sign to be hung above shop in center of building. (Exact spot as Boca Viva.)
- Lighting above sign. Two fluorescent tubes. (Same as Boca Viva.)
- Size is 25 square feet. Size meets code.
- Applicant explained the location and background will remain the same; he is changing the lettering and adding a graphic. White with black outline.

**MOTION:** Patricia Dow made a motion to accept the Bella's Delicatessen sign as presented, using the Boca viva sign, replacing the lettering with white lettering and black outline. The chef's hat graphic will be white with a black outline.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**TAX MAP: 264.06-2-51 - THE VILLAGE BLACKSMITH STEAKHOUSE (PREVIOUSLY BELLA LUNA)**

**APPLICANT: FRED AUSTIN**

**OWNER: ROBERT FLACKE**

**ZONE: CR**

**SIGN APPLICATION: #1018**

- Applicant is changing the name of the restaurant and seeking approval of a new sign.
- This freestanding sign was reviewed last year. The height is approximately 20 feet. Code requirement is no greater than 25 feet high.
- The sign is illuminated from below (approved 2009) by 2 fluorescent bulbs. One 8' bulb on either side of the sign.
- The size of the sign is 25 sq. feet.

**MOTION:** Chuck Luke made a motion to approve the sign as presented.

**2<sup>ND</sup> MOTION:** Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

**PATTY KIRKPATRICK RECUSED HERSELF AT THIS POINT.**

**TAX MAP: 251.18-3-63.1 – THE CANDY JAR (PREVIOUSLY THE T-SHIRT SPOT) – 144 CANADA**

**APPLICANT: PATTY KIRKPATRICK**

**OWNER: DAVID BENHAM**

**ZONE: CR**

**SIGN APPLICATION: #1016**

- Wall sign to be hung above door/window – centered. Will use existing gooseneck lighting. Size is 20.33 square feet. (Meets code.) Graphics are actually cut out and not vinyl on a rectangular shape.

**MOTION:** Ed Kokalas made a motion to accept the sign as presented.

**2<sup>ND</sup> MOTION:** Chuck Luke

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Recused	Aye	Aye

**TAX MAP: 251.18-3-62 – D'S DOGS – THE VILLAGE'S BACKYARD GRILL**

**(OLD STONE BUILDING ON THE CORNER OF KUROSAKA LANE AND CANADA ST.)**

**APPLICANT: PATTY KIRKPATRICK**

**OWNER: DAVID BENHAM**

**ZONE: CR**

**SIGN APPLICATION: #1017**

- Rectangular wall sign to be hung above the front door. Round sign will be on side of building.
- Existing lighting on either side of sign on the front. Size is 25 square feet.

**MOTION:** Patricia Dow made a motion to accept the signs as presented. The oval sign will be on the side of the building and the rectangular sign on the front of the building.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Recused	Aye	Aye

**PATTY KIRKPATRICK REJOINED THE BOARD AT THIS POINT.**

**TAX MAP: 251.10-3-49 – PINEBROOK MOTEL – 2905 LAKESHORE DR**

**APPLICANT: LUCAS MONTGOMERY**

**OWNER: TARIQ TARAR**

**ZONE: CR**

**SITE PLAN APPLICATION: # 1011**

- Adding a 20' x 20' freestanding deck. The deck will be located on top of a flat rock.
- The deck will be located between the motel units and the house.
- There will be two sets of stairs on either side of the deck.
- The railings will be the same as the railings on the rest of the property. Pressure treated lumber will be used. Existing lighting will be used.

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

**MOTION:** Patricia Dow made a motion to approve the freestanding 20' x 20' deck as presented for the Pinebrook Motel. The deck will be situated between the house and the motel units as shown.

**2<sup>ND</sup> MOTION:** Ed Kokalas.

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye.	Aye	Aye

**TAX MAP: 251.18-3-38 – RILEY'S – 139-141 CANADA ST.**

**APPLICANT: MIKE RILEY**

**OWNER: MIKE RILEY**

**ZONE: CMU**

**SITE PLAN APPLICATION #: 1020**

- Applicant/owner is redoing the façade of the building.
- Mike presented material and color samples for the roof material and the façade. The building will look very similar to the Visitors Center. The doors and windows will remain the same.
- Mike mentioned there will be a designated spot for signage on the front of the building (the overhang) and there will be gooseneck lighting.
- Patricia pointed out the side of the flat roof can be seen when traffic is approaching from the south. It would be nice to wrap the new façade around the building a little bit. Mike mentioned the roof line will be wrapped around; it will not look like the Adirondack Brew Pub.
- The project will be started in the fall of 2010.

**MOTION:** Patricia Dow made a motion to approve façade change for 139 – 141 Canada St. as presented. The colors as presented. The façade will wrap around the side of the building.

**2<sup>ND</sup> MOTION:** Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye.	Aye	Aye

**TAX MAP: 251.14-3-36 – DUFFY'S CONVENIENCE STORE - 320 CANADA ST**

**APPLICANT: LINDA DUFFY**

**OWNER: LINDA DUFFY**

**ZONE: CR**

**SITE PLAN APPLICATION: # 1019**

- Applicant is moving the outdoor seating to an area protected by a roof and will be expanding the parking capacity by four additional spaces.
- Linda explained the Board of Health only allows her to have eight tables because she is a market serving food. Last year she added the courtyard, however, because she is only allowed 8 tables the courtyard was smaller than originally planned resulting in a lot of wasted space in the area. Also, the courtyard wasn't used as anticipated and many people didn't know she was also operating as a convenience store.
- She will still serve food and the tables will be located under the roof. The table area will be fenced from the parking spaces.
- There will be parking lot bumpers placed just before the fence at the eating area.
- The fence will be permanently mounted into the pavement.
- She will have designated one way in and out traffic flow. The parking on the side (Amherst St.) and the parking in the convenience store parking lot will use the same one-way exit. The area should be marked to indicate which direction the cars should be parking and exiting. A planter(s) will be used on the east side of the parking area to separate the first parking space on Amherst St. (closest to Duffy's tavern) from the parking for the convenience store. This will serve to

## APPROVED

## LAKE GEORGE VILLAGE 26 OLD POST ROAD APRIL 21, 2010 PLANNING BOARD MINUTES

separate the two parking areas – Amherst St. and the convenience store - to provide for a better flow of traffic towards the exit.

- If the area on the northern side of the property (previously the Sunglass shop) is an operating business there will be a fence installed in order to separate the pedestrian traffic.

**MOTION:** Patty Kirkpatrick made a motion to approve the addition of 4 parking spaces at Duffy's Convenience Store. If a business will be operating at the northern side of the parking area there will be a fence between the parking area and pedestrian traffic. This fence does not have to be permanently affixed. Safety parking lot bumpers will be placed in front of the 4 parking spaces at the convenience store. The fencing at the front of the convenience store will be permanently affixed. A planter(s) will be used on the east side of the parking area to separate the first parking space on Amherst St. from the parking for the convenience store. Directional signs will be installed. Approval of the building lighting and the lamp posts is reserved until samples are provided.

**2<sup>ND</sup> MOTION:** Ed Kokalas.

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye.	Aye	Aye

## MINUTES

March 17, 2010

**MOTION:** Chuck Luke made a motion to approve the minutes without change.

**2<sup>ND</sup> MOTION:** Patricia Dow.

Robert Mastrantoni	Patricia Dow	Chuck Luke
Aye	Aye	Aye

## DISCUSSION

### *ALTERNATIVE ENERGY DEVICES*

Patricia Dow pointed out that when the board resumes the discussion regarding alternative energy devices, consideration needs to be given to § 220-28B - *No accessory structure shall be located closer than 10 feet from a principal structure.* Previously, the board discussed allowing alternative energy devices on roofs only. If a decision is made to restrict alternative energy devices to certain areas and to call them accessory structures then § 220-28B will need to be modified.

### *WINDOW DISPLAYS*

Prior to discussing alternative energy devices, the board had discussions regarding window displays and was looking at the material Carol compiled of what and how other municipalities regulate window displays.

Patty Kirkpatrick opened a discussion regarding window displays by pointing out (in the material provided) many municipalities regulate window coverage by only allowing a certain percentage to be covered – many municipalities state 30% of the window space must be clear. Patty believes limiting the amount of coverage would eliminate some of the other problems the Village has with other situations. In the documentation some municipalities refer to merchandise being 2 feet back and 3 feet back. Patty feels the Village's streetscape would be improved if how much merchandise that can be displayed up against a window is regulated. She feels reducing the display area is something that should be looked into.

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

Patricia mentioned when the committee which worked on redoing the Zoning Chapter was in place there was a discussion regarding affixing merchandise to windows as a form of window display. Carol pointed out that there was a more recent discussion (a couple of years ago) when the Planning Board met with ELAN, in particular Lisa Nagle and Tig ?, Tig is ELAN's legal advisor. At that time Tig implied it would be difficult to do anything about merchandise affixed to the windows if it is not regulated. Currently, it isn't clear if it is merchandise display or a sign.

Doug asked how moving window displays 3 feet back would solve the problem?

Patty indicated she thought the best approach would be to limit the amount of window coverage to something like 70%.

Patricia pointed out there are two discussions, one is having merchandise back from the window and the other is the percentage of the window that is covered.

Patty stated she is not addressing how close to the window merchandise is displayed but rather how much of the window space is taken up by the display.

Doug asked if the discussion of percentage is referring to merchandise on the window or away from the window? He pointed out there are shops which have the entire window area taken up by merchandise on the window and there are shops who have the entire window area taken up by merchandise that is displayed away from the window. In other words, the merchandise is not on the window but the entire window area is taken up by display.

Consideration needs to be given for how the 30% will be regulated and enforced? Are all store windows going to be measured and then the display measured? This would have to be done each year.

Doug pointed out that the Village has allowed sidewalk cafes on Village property, however, retailers are not allowed to display merchandise on Village property; limiting window displays could be viewed as yet another restriction placed on the retailers in the Village.

Chuck pointed out if a tenant is paying rent by square footage then requiring window displays to be 2 feet back from the window would be taking space away from what the tenant is paying for.

**SIGNS**

Patricia suggested developing guidelines for signs. Implement a color palette. Carol suggested allowing people to have signs approved by the Zoning Office within certain limitations.

- Pick certain colors but not as many as in the palette developed by the Planning Board – maybe 5 colors from the entire palette.
- Pick a couple of shapes – rectangular and oval.
- No graphics or one graphic.
- Pick a few fonts.
- No lighting or gooseneck lighting.

If a sign meets this criteria (to be developed) then it can be approved by the Zoning Office and does not have to go before the Planning Board for review. All other signs are subject to Planning Board review; the Planning Board suggests using guidelines and colors (this needs to be developed).

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
APRIL 21, 2010  
PLANNING BOARD MINUTES**

Robert made a motion to adjourn the meeting, seconded by Patricia and unanimously carried.  
Aye – 5    Nay - 0    Motion carried.

Respectfully submitted.  
May 3, 2010  
Carol Sullivan