

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
MAY 15, 2019 – 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

Board members present: Carol Sullivan (Chair Person), Patricia Dow, Dean Howland, Dan Wolfield, Walt Adams

Board members absent: N/A

Others present: Dan Barusch (Director of Planning and Zoning), Stephanie Fregoe (Clerk), Robert Mastrantoni, Frank Mineo, Sunny Chawla, Charles Leonelli

Carol Sullivan called the meeting to order at 6:00pm.

**TAX MAP: 251.18-4-3
APPLICANT: FRANK MINEO
ADDRESS: 91 CANADA STREET
ZONE: COMMERCIAL MIXED USE
APPLICATION: SIGN 4-2019**

Applicant is proposing two signs. Sign #1 is a pre-existing structure with internal light box, located at the front and south end of the building. Sign #2 will be attached to the building with halo lighting.

Carol Sullivan addressed the wall sign first. The wall sign is proposed to go on the mansard façade, which is not allowed by Code: **220-24(A)(5): No sign shall be attached to any roof or mansard facade.**

Ms. Sullivan offered other suggestions to Mr. Mineo such as placing the sign on the building. Mr. Mineo could also go before the Zoning Board to seek a variance to have the sign on the mansard façade. Dan Barusch addressed the signs at Fun World Arcade and the Village Mall. They both have mansard roofs that have a cut out and level area where the signs are. Ms. Sullivan explained that those were from years ago and may be from before this particular sign code. The Board also discussed the Pancake House sign and the color being changed on that building to a brown color.

Mr. Barusch asked if Mr. Mineo could propose to cut out the section of the mansard façade to put up the sign. Ms. Sullivan explained that when the new code came in, things were grandfathered in, that had a permit. She asked for the Board's opinions. Dan Wolfield said that he would like to see a variance granted instead of cutting out a piece of the building that later on would look awful if there was no longer a sign there. Mr. Mineo rents the building, he does not own it. The Board discussed the size of the proposed sign and if a smaller sign would be allowed

with future code updates. Ms. Sullivan agreed with Mr. Wolfield that once a tenant leaves and their sign is removed; the backboard may not look nice. Walt Adams and Patricia Dow agreed.

Dean Howland asked if the sign was made a little smaller if it would fit between the steel columns, underneath the mansard façade. Mr. Barusch doesn't believe the sign would meet the clearance requirements. He then discussed hanging signs with the Board. There is no definition of hanging signs in the Code. The Board continued to discuss the sign codes in Chapter 220 and whether or not Mr. Mineo would meet the height requirements for a hanging sign.

Ms. Sullivan explained to Mr. Mineo that he would need to go before the Zoning Board of Appeals if he wanted to put a sign up on the façade. If ZBA says yes, then the Planning Board can approve or not approve his sign. Dan Barusch will give him the application for ZBA and share with him the code that he would need exemption from. Mr. Barusch asked about the type of material for that sign and if it is reflective. He noted that there is a section in our Code that addresses reflective material. Mr. Mineo said that the sign would be matted. The sign hasn't been painted yet so he can check with the sign maker on the copper color.

Ms. Sullivan addressed the freestanding sign. Mr. Wolfield asked if the word "gaslight" would be cut out and what would keep the birds out? Mr. Mineo explained that there would be translucent material with the letters cut out of the black material. The sign will not be open to allow for birds to get in.

Patricia Dow made a motion to approve the freestanding sign at Gaslight, with the aluminum panel, with the translucent behind it so there are no open spaces in the lettering to the box, and illuminated from within, at 91 Canada Street.

2nd MOTION: Dan Wolfield

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

TAX MAP: 264.06-2-48

APPLICANT: ROBERT MASTRANTONI

ADDRESS: 67 CANADA STREET

ZONE: CMU

APPLICATION: SIGN 5-2019

Applicant is proposing a new sign using the existing free-standing sign frame. The sign will be six feet, 10 inches by four feet high and made of plastic material. Lettering will be green with white background. The coffee cup logo will be twelve inches high. Two gooseneck lights on each side of sign.

Robert Mastrantoni stated that he is keeping the existing frame work and painting it and it will be the color of the building. Ms. Sullivan asked about the number of gooseneck lights. Mr.

Mastrantoni said he would put one or two on each side, whichever the Board wanted. Ms. Dow asked if the lights would be on the side or the top. Mr. Mastrantoni said they would be on the top facing down. Mr. Wolfield pointed out that the light shown in the application is on the side. Mr. Mastrantoni said that side light will be removed. Ms. Sullivan confirmed that one or two lights would go on the top of the sign, in the middle and Mr. Mastrantoni agreed.

The Board discussed the size of the sign and the frame. Mr. Mastrantoni explained that the preexisting sign was covered in plywood and originally backlit, when it belonged to the real-estate office. He will not be back lighting his new sign, just using the gooseneck lights. Ms. Sullivan asked how big the gooseneck lights would be. Mr. Mastrantoni was unsure of the size. Ms. Sullivan wanted to get an idea of what they would look like if he was to put up one or two lights. The Board discussed the different available sizes. Mr. Howland and Ms. Sullivan agreed that two smaller lights, six or eight inches in diameter, would look good. Mr. Wolfield asked what color the lights would be. Mr. Mastrantoni said probably black. The sign will be white and green.

The Board discussed the smaller sign that will be under the free standing sign and if it counts towards the overall square footage. Mr. Mastrantoni explained that it would not be lit up. Mr. Wolfield expressed his concern for an already large sign and then adding another one. Ms. Sullivan noted that the frame doesn't count in the overall size. Mr. Barusch calculated both signs into the overall square footage, which is just over 30 square feet total. Mr. Wolfield asked about the quality of the plastic being used. Mr. Mastrantoni said that it would be a hard plastic, with adhesive letters, similar to the Lake George Olive Oil sign. Mr. Wolfield noted that the application stated the letters would be painted. Mr. Mastrantoni said they would be printed on a machine. The material is coming from the sign maker. Ms. Dow asked if he has considered having both the signs on the same background since there is so much background. Mr. Mastrantoni said he could have them added together. The Board discussed the size and location of the smaller sign if it's added to the larger sign.

Dean Howland made a motion to approve the sign that was presented by Robert Mastrantoni at 67 Canada Street for La Dolce Vita Café. The major part of the sign will be six foot ten by four feet, applied to replace the preexisting sign area and the smaller sign will be placed just beneath it, ten inches less in width than stated. The material will be Lexan with decal letters. He will also be replacing two each, gooseneck lights will be placed on the north and south side. The frame of the box will match the building and the column will also be that color.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Mr. Howland asked about the changes to the building regarding the patio and doors. There were going to be two eight-foot sliding glass doors. Mr. Mastrantoni explained that they were eliminated because the steps would need to come out another four or five feet and it wasn't feasible. Warren County had him add in a handicap ramp. Ms. Sullivan asked for clarification, there are no more French doors, and now there are two doors. One door has a ramp. Mr.

Mastrantoni agreed. One door has to have a ramp and then there is a front door for the steps. He has also put steps on the handicap side. Mr. Mastrantoni has discussed the changes with Dan Barusch. Mr. Barusch and the Board discussed modifications and at what point an applicant would need to go back before the Board for approvals. After two small changes, Mr. Barusch will send an applicant back to the Board for review.

TAX MAP: 251.18-3-56

APPLICANT: CHARLES LEONELLI

ADDRESS: 216 CANADA STREET

ZONE: COMMERCIAL

APPLICATION: SPR7-2019

Applicant is proposing a change of use from retail space to an ice cream shop.

Charles Leonelli introduced Sunny Chawla as the tenant who will be running the ice cream shop. Ms. Sullivan asked how many feet inside the door the ice cream counter will be located. Mr. Chawla replied that it would be seven or eight feet in. Ms. Sullivan asked if he has checked local fire codes. Mr. Chawla replied that he has received his Department of Health permit. Ms. Sullivan explained that the Fire Department would explain how wide the aisles need to be, that you have to have a straight back aisle for people to get out. Mr. Leonelli said that they are proposing to sell ice cream in this location the same way it has been run for years. Ms. Sullivan said that she understands, but he still needs to be up to code. Since the ice cream shop was taken out, they still need to comply with any new fire and health codes. He would need to contact the Warren County Fire Marshall. Dan Barusch explained that he is now coordinating with Glens Falls Department of Health so his office will be up to date on permits. Ms. Sullivan noted that Mr. Chawla would need to be up to date with his grease trap as it is a requirement of the Village Code and not the Health Department.

Mr. Barusch asked about signage. Mr. Chawla will have vinyl on the glass. Ms. Sullivan said that signage on the door can be 25% of the door as stated in our Village Code. He will not have any graphics other than maybe an ice cream on the door. Ms. Sullivan mentioned the ice cream cone that the previous tenants had attached on the side of the building and noted that it is not allowed. The store will be called Adirondack Ice Cream.

Patricia Dow made a motion to approve the change of use from retail to an ice cream shop, called Adirondack Ice Cream, the signage only, 20% or less of the glass and on the glass, no attachments to the building, and the grease trap to be installed if not already done. Carol Sullivan asked that he check the counter set back with Warren County Fire Marshall.

2nd MOTION: Walt Adams

Carol Sullivan	Patricia Dow	Dan Wolfeld	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

The Board discussed sign approvals and color choices. Patricia Dow suggested that applicants provide color swatches. The Board continued to discuss changes that an applicant makes after an approval. Reference was made to Robert Mastrantoni's La Dolce Vita project.

MINUTES – March 20, 2019 (CS, PW, DH, WA)

Carol Sullivan made a motion to approve the minutes from March 20th, 2019 with one minor spelling change.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Dan Wolfeld	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Meeting was closed at 7:00pm.