

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
MAY 15, 2013
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni – Chairperson, Patricia Dow, Dean Howland, Chuck Luke, Dan Wolfeld

Board members absent:

Others present: Carol Sullivan (Secretary), Doug Frost (Enforcement Officer), Doug Coon, Perry Connors, Brendan Wrenn, Christina Solimonta, Brian Sawn

REGULAR MEETING

Robert opened the meeting at 7 PM.

MINUTES – There are no minutes for review this evening.

November 28, 2012 (PD, CL, WA)

January 16, 2013 (CL, DH, WA)

TAX MAP: 251.18-3-37

LOCATION: 127 CANADA ST (CORNER OF CANADA AND MCGILLIS)

APPLICANT: DOUG COON

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION #1330 – FUNWORLD

- A-frame sign application. Size 21" x 41". This application applies to use beginning in September 2013.
- Doug presented a sign which has interchangeable letters with a white background. The board expressed concern that the name of the business did not appear on the sign. This particular sign looks like a reader board in the a-frame design. Doug asked if there was anything in the Code and Carol responded the Code only addresses a-frames and does not address a particular design; design is up to the Planning Board.
- Doug explained that the sign is not designed to have a name addition added to it.

MOTION: Patricia Dow made a motion to approve the sign with the condition that the name of the business will be added to the a-frame. The name of the business will appear above the framing of the sign at the top; i.e. the name of the business will be "fixed" on the sign and will be located above the framing and above the interchangeable lettering (white) portion of the sign.

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

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TAX MAP: 251.14-3-7

LOCATION: 277 CANADA ST.

APPLICANT: CHRISTINA SOLIMANTO

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION #1331 – SPLIT DECK

- New retail shop (Split Deck) opening at 277 Canada St. (previously Alternative Silvermine).
- 6' X 4' wall sign is presented this evening.
- The board expressed concern that the sign presented will actually extend above the roof-line; the sign will not blend in with the building. Christina commented that the design – using playing cards as part of the design, requires a higher sign. There is very limited space on the building for a wall sign except for a long and narrow sign. The board discussed the possibilities for sign placement with the applicant.
- The board suggested having the card graphic in the center or on the side.
- The applicants left the meeting for a short time to measure the façade for the new size of the sign. Façade/shingled portion is 17 inches high. Where the number (277) appears is 10 inches and it sits 18 inches back. There are 3 ½ inches between the sign support/holder and roof.
- The board agreed the best alternative is to allow the sign above the roof otherwise it will be too close to the sidewalk and someone could hit it.
- The board agreed the sign can be 24 inches high and up to 10 feet long. The cards can be located on the side or in the middle. The board agreed the elements of the sign as they were presented in the 6' x 4' sign can be used in the new size, including the colors. If any of the elements or colors change the applicant will have to return to the Planning Board for approval.
- Two black gooseneck lights will be placed over the sign facing down.

MOTION: Patricia Dow made a motion approve the sign using the revised size of 2' high by up to 10' long. The sign will be placed on the shingled portion of the front of the building and will be centered over the door. The elements shown in the 6' x 4' sign as originally applied for are the elements (including the colors) that can be used in the 2' x 10' sign. These elements can be rearranged at the applicant's discretion. If any of the elements change including adding or eliminating a specific element, the applicant understands that she must return to the Planning Board at some later date for approval prior to installation of the sign. The sign can extend toward the number of the building; the number is positioned above the door. The sign cannot extend more than 3 inches toward the number above the door and no more than 4 inches above the roof line. Two black gooseneck lights will be installed at the back of the sign and will extend over the top of the sign.

2ND MOTION: Dan Wolfield

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

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TAX MAP: 251.18-4-5

LOCATION: 109 CANADA ST. (NEXT TO MCDONALD'S)

APPLICANT: SHIMON ASSUR

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION #1329 – CRAZY COOL

- New retail shop (Crazy Cool) is opening at 109 Canada St. (previously Backwoods Charm)
- 8' X 3' wall sign presented this evening. It will be placed right above the doorway. Previously installed lighting will be used – 3-8 foot fluorescent lights and 2 “eye-ball” lights that were previously installed.
- Sign is plastic and durable.
- At the meeting the applicant also presented color samples for painting the façade underneath the windows in the color purple to match the sign.

MOTION: Dan Wolfield made a motion to approve the 3 foot by 8 foot sign with the color scheme as presented as well as the façade color change (bare purple bloom) to the window bottoms and the arched window portion on top.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

TAX MAP: 251.18-3-63.1

LOCATION: 168 CANADA ST. - (NEXT TO SILVERMINE)

APPLICANT: BRENDAN WRENN

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION #1332 – 25 SILVER BOUTIQUE

- New retail shop (25 Silver Boutique) is opening at 168 Canada St. (previously Saratoga Sundress)
- 9' X 2' wall sign is presented this evening. Existing gooseneck lighting will be used.

MOTION: Dean Howland made a motion to approve the 9 foot by 2 foot sign as presented.

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

At this time Patricia Dow recused herself from the board.

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PLANNING BOARD MINUTES****TAX MAP: 251.14-3-57****LOCATION: LOWER AMHERST****APPLICANT: BILL DOW****ZONE: COMMERCIAL MIXED USE****SIGN APPLICATION #1343 – BOARDWALK RESTAURANT**

- Patricia Dow presented to new 22.5 square foot new wall sign for the dining deck. It will have a green border with red and blue lettering. The background will be white. Script and block lettering will be used. Patricia was uncertain if lighting will be installed and suggested they would come before the Planning Board if lighting is going to be installed.

MOTION: Dan Wolfeld made a motion to approve the sign as presented – green border, red and blue lettering on a white background.

2ND MOTION: Dean Howland

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Recused	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

At this time Patricia Dow returned to the board.

TAX MAP: 251.14-3-1**LOCATION: 34 MONTCALM****APPLICANT: DEBBIE PROULX****ZONE: COMMERCIAL MIXED USE****SITE PLAN APPLICATION #1340 – BUILDING VACANT FOR MORE THAN A YEAR.****SIGN APPLICATION #1339 – POLISH WATER ICE**

- Applicant is opening a new business. This business is a franchise – colors and sign design are prescribed by the franchise.
- Sign application consists of a hanging sign, door sign and window sign.
- The applicant asked if language could be added to the door and window signs and the board agreed language could be added however, it cannot exceed the percentage requirements for coverage. The applicant understands and agrees to remove some of the graphics if the percentage is exceeded.
- The board reviewed the Site Plan application and concluded the applicant's site changes were simply a reconfiguration of the interior.

MOTION: Dan Wolfeld made a motion to approve the sign design as presented. The double-sided hanging sign as presented. The door sign as presented with the addition of "no fat, no cholesterol, no dairy" added to the door sign. The window sign as presented with the addition of "no fat, no cholesterol, no dairy" added to the window sign.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

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MOTION: Dean Howland made a motion to approve the Site Plan application as presented.

2ND MOTION: Patricia Dow.

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

TAX MAP: 251.14-3-1

LOCATION: 34 MONTCALM

APPLICANT: BRIAN SAWN

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION #1342 – ALL IN 1 EXCHANGE

- Applicant is opening a new business. Retail to retail.
- Sign application consists of a 3' X 2' hanging sign (bottom is 8 feet from the porch/walkway of store). Material is PVC plastic, raised # 1, border red and black, phone number is black lettering.

MOTION: Patricia Dow made a motion to approve the sign as presented. As discussed it will have a black and red border with a black border around the numeral 1 and the phone number has been added.

2ND MOTION: Dan Wolfield

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

TAX MAP: 251.18-3-41

LOCATION: 175 CANADA ST (MAYARD CENTER)

APPLICANT: MIKE RICHARDSON

ZONE: COMMERCIAL MIXED USE

SIGN APPLICATION #1341 – COCKTAILS COFFEE BAR/EXPRESSO DELI

- 2' X 4' hanging sign. Lighting will be the existing lighting
- Mike Richardson did not attend this evening. The board agreed Doug Frost could represent him; Mike's shop is located in the Mayard Center.
- Doug pointed out the sign is about 105 ± feet into the Mayard Center.
- The board questioned the use of the term cocktails; Doug indicated the establishment is not serving alcohol.

MOTION: Patricia Dow made a motion to approve the sign as presented; size, colors and location as indicated on the application.

2ND MOTION: Dean Howland

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

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OTHER BUSINESS

Dan Wolfield suggested a change to the Village Sign ordinance as it relates to A-frames. He would like to see the code reflect that A-frame signs must have the business name permanently placed on the A-frame. He suggested eliminating the "easy-use" reader board style. This particular style does not have much style and sort of distracts from A-frames that have been designed with more detail. If a business wanted to use a reader board as something they could change periodically the sign ordinance could reflect that only caulk boards (with some design – like the winery has done) would be allowed.

MOTION: Robert Mastrantoni made a motion to adjourn the meeting at 8:20 PM.

2ND MOTION: Patricia Dow.

Robert Mastrantoni	Patrica Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0. Motion carried

Respectfully submitted,

Carol Sullivan

May 29, 2013