

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
MAY 19, 2010
PLANNING BOARD MINUTES**

Board members present:

Robert Mastrantoni – Chairperson, Dan Garay, Patty Kirkpatrick, Ed Kokalas (alternate), Chuck Luke.

Board member absent: Patricia Dow

Others present:

Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Dan Brown (Architectural Consultant to the board), Jim Blau, Rachel Sanabria, Pete Marzano, Mike Lewis, Ron Viola, John Carr, Ray Perry, Paul Meyer (Georgian sign), Tony Chiaravalle, Gerald Bongiorno, Ashish Tariq, Richard Carlson

Robert Mastrantoni opened the meeting at 7 PM.

TAX MAP: 251.10-3-61 – VACANT LOT – SCRIMSHAW ESTATES

APPLICANT/OWNER: JIM BLAU

ZONE: SFR

SITE PLAN APPLICATION: #1024

- Applicant/owner has submitted plans for construction of a single family home.
- Stormwater management – documentation attached in plans. Minor stormwater project. Creating approx 3,373 square feet of impermeable surface. Maximum lot coverage 50%. Does not exceed maximum coverage. There are no gutters on the home. There is a trench which will run along Route 9N (Bolton Rd.) and circle the house. There will be a rain garden which will catch stormwater.
- Applicant has been granted a variance for:
 - Side yard: Required side yard setback is 15 feet. Applicant's relief is 1.3' for the corner of a rear screened porch resulting in a side yard setback of 14.7 feet at that corner.
 - Rear yard: Required rear yard setback is 20 feet. Applicant's relief is 3' for the corner of the garage resulting in a rear yard setback of 17 feet at that corner.
 - Front yard: Required front yard setback is a minimum of 10 feet. Applicant's relief is 4 feet for the main house overhang resulting in a 6 foot setback for the area of the overhang.
 - Applicant has received relief of 1 foot for the area of the screened porch which projects to the front yard resulting in a setback of 9 feet in that area.
- Jim Blau explained the house including the garage is about 2,000 square feet and the lot is approx. a little over a quarter of an acre.
- This is the last vacant lot in Scrimshaw estates.
- The exterior will be earth tone colors.
- Front of the house faces the lake. Garage faces 9N.
- Sewer moratorium ends in August but can be extended. Therefore, the house can be built; the sewer and water can be hooked up but not turned on until the moratorium has ended. A Cert. of Occupancy will be issued after the moratorium has ended.

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- Short From SEQR
Amend Part 1 # 10 – Yes, Warren County Bldg. Permit. #12 – No.
Part II
A – No
B – No
C1 – No adverse effect.
C2 – No adverse effect. Will increase the character of the neighborhood.
C3 – No adverse effect.
C4 – No adverse effect. While the SFR construction changes the intensity of the use (vacant to SFR) the zone allows for SFR construction.
C5 – No.
C6 – No.
C7 – No.

MOTION: Patty Kirkpatrick made a motion for a negative declaration on the SEQR noting that # 10 should be changed to Warren County Building Permit and # 12 to No.

2ND MOTION: Dan Garay

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

MOTION: Patty Kirkpatrick made a motion to approve the single family home construction as presented. The house can be built; the sewer and water can be hooked up but not turned on until the sewer moratorium has ended. A Certificate of Occupancy will not be issued until the moratorium has ended.

2ND MOTION: Dan Garay

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

TAX MAP: 251.18-2-13 – 90 COOPER ST

APPLICANT: MICHAEL LEWIS

OWNER: FRANK CARCIO

ZONE: SFR

SITE PLAN APPLICATION: #1030

- Construction of 10' x 20' deck at single family residence. Deck will be attached to the south side of the residence.
- The ground will be leveled to allow for one step up onto the deck. There will no outlets on the deck and lighting will be existing lighting.

MOTION: Chuck Luke made a motion to approve the deck as presented; there will be no railing or roof.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

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TAX MAP: 251.14-3-40 – 3 PINE POINT LANE**APPLICANT/OWNER: RON VIOLA****ZONE: CMU****SITE PLAN APPLICATION: #1032**

- Applicant has received a variance for 100% relief to install a 4 foot high fence. The fence will run east - west and will end at the lake waterline. The 100% variance will allow the fence to be installed with a zero setback (50' required for lakeshore properties).
- When approved by the ZBA on 11/4/2009 the following conditions were a part of the motion.
 - The existing healthy Maple tree will remain in place and the diseased tree can be removed.
 - The structure will not exceed 4 feet in height.
 - The applicant will use materials that are esthetically pleasing and earth tone colors that blend in with the surrounding landscape.
- Applicant is before the board this evening for approval of the design of the fence. The fence will go from the edge of the water and join (at the west end) to the fence installed by Marine Village. Ron Viola provided a picture of a fence he would like to use. The fence looks like field stone. It will not be white.

MOTION: Patty Kirkpatrick made a motion to approve the 4' high, vinyl, fieldstone design fence as presented.

2ND MOTION: Ed Kokalas

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

TAX MAP: 251.18-3-57 – 204 CANADA ST. – VILLAGE MALL – BOOTH LAKESIDE**APPLICANT: GERALD BONGIORNO****OWNER: SEAN QUIRK****ZONE: CMU****SITE PLAN APPLICATION: #1027 AND SIGN APPLICATION #1028****SITE PLAN**

- Owner has received a variance to operate a 48 square foot booth as a business.
- Applicant is seeking to operate a beverage service from the booth, primarily "Hawaiian shaved ice". (Change of Use – storage to business.)
- The board encouraged Gerald to have as much landscaping and potted plants as the area will allow.
- Trash will be removed daily.
- Chapter 118, Article II requires seating to be provided for 24 people when a new business is serving through a window.
 - Gerald indicated there will be 3 large picnic tables.

SIGN – one wall and one freestanding (allowed by code).

- Applicant is seeking approval of a 6.63 Sq. Ft. wall sign. The sign will be mounted on brackets. One light (existing) underneath sign. (See attached pic).
- Applicant is seeking approval of a free-standing sign. Sign will be 10' high (code allows for 25'). size = 1 ft high x 2 ft wide. (2 sq. ft.)

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26 OLD POST ROAD
MAY 19, 2010
PLANNING BOARD MINUTES**

MOTION: Chuck Luke made a motion to accept the signs as presented; the current roof sign will be lowered and attached to the booth wall using brackets. There will be one freestanding sign as presented.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

MOTION: Patty Kirkpatrick made a motion to accept the change of use for the storage booth changed to a business – currently “Hawaiian Shaved Ice” – as presented.

2ND MOTION: Dan Garay

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

TAX MAP: 251.18-3-63.3 – SILVER CHAMELEON – 142 CANADA

(PREVIOUSLY MAGIC SHOP)

APPLICANT: RACHEL SANABRIA

ZONE: CMU

SIGN APPLICATION: #1025

Wall Sign

- Oval. 13.78 Sq. Ft. 25 Sq. Ft. allowed by Code.
- Existing overhead gooseneck (2) lighting. Actual sign colors – black, silver and a brown log.
- The exterior of the building will be painted in the same color as the existing color (brown).

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

2ND MOTION: Ed Kokalas

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

TAX MAP: 251.14-2-2 – SCOOP'S ICE CREAM PARLOR – 327 CANADA

(PREVIOUSLY WAS PART OF COMMON MAN BISTRO)

APPLICANT: PETER MARZANO

ZONE: CMU

SIGN APPLICATION: #1026

Wall Sign

- Carved rectangle. 24.37 Sq. Ft. 25 Sq. Ft. allowed by Code.
- Existing overhead lighting – 3 gooseneck lights.
- Colors – background = mahogany, lettering = off white, edge = gold leaf.

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

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

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26 OLD POST ROAD
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PLANNING BOARD MINUTES**

TAX MAP: 251.14-3-27– THE GEORGIAN – 384 CANADA**APPLICANT: HANLEY SIGN CO.****ZONE: CR****SIGN APPLICATION: #1029****New freestanding sign replacing existing freestanding sign.**

- 20 feet high. 25 feet allowed by code.
- Signage area:
 - Electronic message center = 28" x 96" = 18.67 sq ft. Will be able to convey event information for the location in a smaller area because the digital display is smaller than the changeable copy boards. Doug reminded the Peter Meyer (sign company rep.) and the board that the sign cannot scroll; it can be changed daily but it cannot scroll or flash. Peter Meyer assured the board the message board is computer driven and can be programmed as required by code.
 - Total signage area = from the bottom of the message center to the top of the lettering, including the width is approx. 34 square ft. 50 Sq. Ft. allowed by code. This is a 75% reduction in overall sign area from the current sign.
 - Because the new sign is much narrower the existing setback will increase.
 - The Georgian Lakeside Resort lettering and the message board will be lit at night. Along the front rim of the sign there is LED amber light.

New restaurant Wall Sign

- Rectangle. Backlit. Giovanna's on the Lake = 24 Sq. Ft. 25 Sq. Ft. allowed by Code.

MOTION: Chuck Luke made a motion to accept the new freestanding sign as presented and the new restaurant sign as presented.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

TAX MAP: 251.14-2-2 – MOOSE TOOTH GRILL - 327 CANADA**(PREVIOUSLY COMMON MAN BISTRO)****APPLICANT: JOHN CARR****ZONE: CMU****SIGN APPLICATION: #1034****Wall Sign**

- Carved rectangle. 24.24 Sq. Ft. 25 Sq. Ft. allowed by Code.
- Overhead lighting – 75 watt bulb. Existing.
- The moose head will be carved and extend out slightly.

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

2ND MOTION: Ed Kokalas

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

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**TAX MAP: 251.14-3-5 - PABLO'S BURRITO CANTINA – 275 CANADA
(PREVIOUSLY SUB CITY)**

APPLICANT: RAY PERRY/BRETT LANGE

ZONE: CMU

SIGN APPLICATION: #1035

Wall Sign

- Flat vinyl rectangle. 24.24 Sq. Ft. 25 Sq. Ft. allowed by Code.
- Format follows the format of the signs on the building for the other businesses.
- Overhead lighting – 75 watt bulb. Existing.

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

2ND MOTION: Chuck Luke

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

Ray addressed the board regarding the conditional approval (until July 1, 2010) that was given to the Magic Castle Golf sign. The sign was conditionally approved in order to provide time to redesign the sign and tone down or remove the graphics in order to simplify the sign.

- Ray apologized to the board for thinking about this afterwards. He pointed out the sign was previously approved and does meet the size requirements. He and Brett Lange just purchased the building after it has been vacant for 18 months. Money is an issue as they are just starting up. This is an existing sign that was previously approved and he feels at the time he was too eager to agree to change it. Ray asked the board to rescind the conditional approval.
- Robert polled the board members and all were in agreement that the sign could stay as it is currently designed.

MOTION: Robert Mastrantoni made a motion to rescind the Magic Castle Golf (sign) motion made at the April 21, 2010 Planning Board meeting.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

MOTION: Patty Kirkpatrick made a motion to leave the Magic Castle Golf sign as it currently exists.

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

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**TAX MAP: 251.14-3-1 – MAIN STREET EXCHANGE – 38 MONTCALM
(PREVIOUSLY FREIDA BEE)**

APPLICANT: TONY CHIARVALLE

ZONE: CMU

SIGN APPLICATION: #1036

At this point Robert mentioned that Tony is his brother-in-law and polled the board members regarding whether or not they felt he should recuse himself for review of the sign. The board indicated they were comfortable with Robert remaining on the board for the sign review. Robert did not recuse himself.

Projecting Sign (Double sided).

- Rectangle. 2 x 2 ½ ft. = 5 Sq. Ft. 5 Sq. Ft. allowed by Code.
- Existing overhead lighting.
- Existing brackets.

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

2ND MOTION: Chuck Luke

Robert Mastrantoni	Dan Garay	Patty Kirkpatrick	Ed Kokalas	Chuck Luke
Aye	Aye	Aye	Aye	Aye

MINUTES

April 21, 2010

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

2ND MOTION: Robert Mastrantoni

Robert Mastrantoni	Patty Kirkpatrick	Ed Kokalas (Attended 4/21/2010 mtg.)	Chuck Luke
Aye	Aye	Aye	Aye

SIGNS

The board discussed the idea presented at the last meeting of coming up with sign guidelines and allowing signs to be approved by the Zoning Office if the sign meets certain criteria.

- Patty felt the idea was a good one if people are given enough choices so they are able to incorporate their own personal preference.
- Chuck and Ed expressed concern that people may develop a sign with less design simply to bypass the board. For instance, the Silver Chameleon and the Moose Tooth Grill which were reviewed tonight showed that some thought and creativity was put into the design. Both of these signs were professionally designed and if there is an option of not going before the Planning Board it's possible a plain sign with little or no design could be developed.
- Chuck feels that many of the sign companies know what is allowable within the Village. Providing the option of not going before the Planning Board could limit the creativity.
- The board agreed that many of the signs they have reviewed this year show a certain amount of creativity while working within the standards set by the code.

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- Patty agreed that it was probably a good idea to have the signs come through the Planning Board therefore, not eliminating creativity, however, she feels the board should come up with a color palette and other guidelines people would find helpful when designing a sign.
- The board discussed whether or not providing guidelines and a palette would indicate that the sign would be approved. I.E. using colors from the palette and design ideas from the guidelines implies approval.
- Carol pointed out there are a number of signs that have been approved over the last 5 years; these signs can be and are used as examples. The board agreed that the process appears to be going smoother than in previous years and the signs seem to be more consistent with others in the Village or area where located.

Robert made a motion to adjourn the meeting, seconded by Patty and unanimously carried.

Aye – 5 Nay - 0 Motion carried.

Respectfully submitted.

June 2, 2010

Carol Sullivan