

DRAFT - MINUTES

**LAKE GEORGE VILLAGE ZONING BOARD MEETING
JUNE 1, 2016 - 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

BOARD MEMBERS PRESENT: Ron Mogren - Chairman, Kevin Merry, Mike Ravali, Tom Sullivan
BOARD MEMBERS ABSENT: Rob Gregor

OTHERS PRESENT: Doug Frost (Code Enforcer), Katharine Erceg (Secretary), Jon Lapper, Dave Kenny, Frank Dittrich

Ron Mogren opened the ZBA meeting and the Public Hearing at 6 PM and noted there was no public attendance.

TAX MAP: 251.14-2-3

APPLICANT/OWNER: KENNY & DITTRICH AMHERST, LLC.

ADDRESS: 365 CANADA ST

ZONE: COMMERCIAL

AREA VARIANCE :1584 PUBLIC HEARING

Jon Lapper, Project Attorney, addressed the Board regarding the signs for the new Marriott Courtyard Hotel; Jon stated that the 25 square foot regulation is inadequate for the size of the building. The signs will be channel letters with each letter lit internally against a dark background. Tom Sullivan asked about the lighting of the letters. Applicant stated that each letter is lit internally with LED lighting. Ron Mogren asked Doug Frost about the size of letters of the sign, which are 24" each. Ron Mogren stated that three signs are allowed because the building fronts 3 streets, one does not require a variance because it's in compliance. The other two require relief. Ron Mogren stated his concern regarding issuing a variance for the sign. Tom Sullivan stated that proportionately a smaller sign would not look right but agreed that it was a large sign. Jon Lapper stated that the building is very large and that they need the larger sign so it looks right. The size of the letters being used is the smallest size that the letters come in. Kevin Merry asked about the re-zoning of Canada Street and whether the sign ordinance was updated, Doug Frost stated that it was not. Kevin Merry also stated that the sign would not look right if it were smaller. Tom Sullivan asked what the length of the building is, it is 200' long. The building fronts an entire block of Canada St.

Close of public hearing at 6:18pm

The Board then reviewed the SEQR Short Form and agreed there was no environmental impact from the signs.

Ron Mogren made a motion to approve the SEQR Short Form.

MOTION 2ND: Tom Sullivan

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

Ayes = 4 Nays = 0 Motion carried.

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Ron Mogren made a motion to approve the application as presented and addressed the benefit to the applicant as weighed against the detriment to the health safety and welfare of the neighborhood or community is greater because

1. An undesirable change will not be produced in the character of the neighborhood or will not be a detriment to nearby properties because of the size of the building in proportion to the sign;
2. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant because the alternative would be too small for the building;
3. The requested area variance is not substantial because it's asking for relief of 23' for each sign and the letters as proposed are proportionate to the size of the building;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because the signs are attached to the building with the exception of the monumental sign; and
5. The board feels the proposed sign is in keeping with the building and smaller signs would look odd and lead to confusion regarding the location of the motel.

Ron Mogren made a motion to approve the signs as presented.

MOTION 2ND: Mike Ravali

Ron Mogren	Tom Sullivan	Mike Ravali	Kevin Merry	Rob Gregor
Nay	Aye	Aye	Aye	Absent

Ayes = 3 Nays = 1 Motion carried.

MINUTES

Ron Mogren made a motion to approve the June 3, 2015 minutes.

MOTION 2ND: Mike Ravali

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

Ayes = 4 Nays = 0 Motion carried.

Tom Sullivan made a motion to adjourn.

MOTION 2ND: Kevin Merry

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

Ayes = 4 Nays = 0 Motion carried.

Respectfully submitted,

Katharine Erceg

June 2, 2016