

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 1 of 10

Attorney Mark Schachner met with the Planning Board members at 6:30 for legal discussion regarding the Sign section of the Code.

Board Members present:

Robert Mastrantoni, Dan Courtney, Margi Mannix, Patricia Dow, Dolores Marinelli,

Others present:

Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary), Gasper Moschera, Karine Scroggy, John Scroggy, Robert Leombruno, Michael Zhang, Mike Mastrantoni, Kris Johnston, Robb Hickey, Mickey and Linda Duffy.

Chairman Mastrantoni opened the Planning Board meeting at 7 PM.

Chairman Mastrantoni suggested moving the approval of the minutes and "old business" to the end of the meeting and the other board members agreed. He also moved Robert Leombruno's variance application to the beginning of the meeting.

OLD BUSINESS

TAX MAP: 251.10-3-47

APPLICANT: RAY AND CLAIRE HIPPLE

LAKE GEORGE INN/BALMORAL

ZONE: CR

- Sign – new sign has already been installed.
- Waiting for information from the Hipple's re how they are going to correct.
- 7/18/07 – Planning Board asked Jerry to contact the Hipple's regarding their sign and the fact that they have not rectified the issue nor have they returned to the Planning Board with a course of action.
- Jerry mentioned we have not heard from the Hipple's and the board asked that he get in touch with them to determine their course of action and returning to the board for sign approval.

NEW BUSINESS

Board Members present:

Robert Mastrantoni, Dan Courtney, Margi Mannix, Patricia Dow, Dolores Marinelli,

Others present:

Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary), Gasper Moschera, Karine Scroggy, John Scroggy, Robert Leombruno, Michael Zhang, Mike Mastrantoni, Kris Johnston, Robb Hickey, Mickey and Linda Duffy.

TAX MAP: 251.14-2-37

APPLICANT: BOB LEOMBRUNO

VARIANCE APPLICATION FOR SIGN 0744

CHOICE INN AND MOHAWK MOTEL

ZONE: CR

- 435 Canada St.
- Variance for freestanding sign at southern end of property. Sign = 25 square feet. Reader Board = Approx. 45 square feet. Code allows for a maximum size of 50 square feet.

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 2 of 10

- Robert Leombruno mentioned there is one change from what is stated in the application. The Choice Inn and Suites sign will be the exact size as the Mohawk sign, 3 feet by 8 feet (north end of property) it is replacing. The application indicates the Choice Inn & Suites panel would be the same size as it currently is.
- Robert Mastrantoni asked if he understood correctly that for both signs the only thing changing is the panel (wording) and Robert Leombruno indicated that is correct.
- Robert Leombruno indicated the exact footage of the sign with the reader board is 70 square feet.
- The sign on the north end will remain 3 feet by 8 feet and will be Choice Inn & Suites.
- Margi Mannix asked about having two different names and whether or not it is confusing to the customers. Bob Leombruno responded that he has not encountered any problem.
- Patricia Dow asked what the footage is on the front of the property between the two signs. Robert Leombruno responded 153 feet.
- Dan Courtney mentioned the intent of the Code is to reduce the size of all the signs and reduce lighting, as well.

MOTION: Dan Courtney made a negative recommendation to the Zoning Board of Appeals based on:

- The use of two freestanding signs on Canada St. with two different names for one property is confusing. Having these two signs so close to the bordering neighbors is confusing to the public.
- Oversized signs and their lighting have a negative impact on the aesthetics of the community.
- The community should move away from the "older" signs that are large and brightly lit.
- Having two signs on this property, even if they are 153 feet apart, is a lot of signage for one property.

2ND: Patricia Dow.

| | | | | |
|--------------------|--------------|--------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

TAX MAP: 251.14-2-15

APPLICANT: GASPER AND ANN MOSCHERA

SITE PLAN APPLICATION 0742

ZONE: SFR

- 10 Joques Farm Rd - deck addition at rear of home.
- Gasper Moschera indicated he plans to add onto an existing deck and though not indicated in the plans he submitted, he will also be adding a small wrap around deck to the side of the house, as well. The deck along the house will be about 18 feet by 7 feet.
- The existing deck is 25 feet by 10 feet. The addition to this deck will be 17 feet by 5 1/2 feet. This portion of the deck will be at an angle because the property line is at an angle and the setback will be maintained.
- With the addition(s) all set back requirements will be met.

MOTION: Dolores Marinelli made a motion to accept the Site Plan application for a 17' by 5 1/2' deck addition and an 18' by 7' deck extension along the east side of the house.

2ND: Robert Mastrantoni.

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| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

Robert Mastrantoni excused himself from the Board's review of application 0743 @ 7:30 PM. Dan Courtney assumed the responsibilities of the chairman.

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 3 of 10

TAX MAP: 251.18-2-41

APPLICANT: MIKE MASTRANTONI

SITE PLAN APPLICATION 0743

ZONE: CR

- 80 Schuyler St (Littledale Cottages) – convert two cottages to one year round residence.
- Jerry Devoe provided some history to the Planning Board members. These cottages have probably been in existence since the 1930 – 40s. The new construction has already begun. Two cottages are being combined into one year round residence.
- Mike Mastrantoni explained he started to gut the inside of the cottages and because he wasn't doing anything to the footprint he didn't realize he had to come before the Planning Board. He has since stopped working on the cottage(s).
- Dan Courtney asked for clarification – two cottages with a common wall are being combined to make one residence. Mike responded this is correct.
- Mike explained the two cottages (# 7 and #8) are on Montcalm St. Nothing is being added to the outside of the building. Both doors have been removed and replaced with one 3' by 3' window and the other with a 2' by 2' window; this will be the front of the residence which faces south. The door has been moved to the east side and there will be a set of stairs installed. There will not be a porch or deck added.
- The exterior will have texture 111 (T111) on it which will match the main house on the property. The color will be brown and tan similar to the main house.

MOTION: Dan Courtney made a motion to approve converting cabins #7 and #8 into one year round residence. The outside on the single residence will be T111, to match the house. The colors will be brown and tan to also match the house. Stairs will be added for the door.

2ND: Margi Mannix

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|--------------------|--------------|--------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

Robert Mastrantoni rejoined the Board @ 7:48 PM.

TAX MAP: 264.06-2-20

APPLICANT: KARINE SCROGGY

SITE PLAN APPLICATION 0746

ZONE: RMU

- Fire rebuild at 31 Dieskau St. (Not on same footprint).
- Alex and Chris Johnston contractors.
- The board members reviewed the plans and discussed the new construction. The front of the new home will be on Dieskau St and the rear on Cortland.
- Dan Courtney questioned what material will be on the exterior material of the home – vinyl. The color(s) will be similar to the home which burnt.
- The house will be a different footprint and situated on the middle of the lot, more towards the east.
- The new home will be 15 feet from the top stone wall.
- The back of the house will be approximately 60 - 80 feet from Cortland St.
- The width of the house is 44 feet.
- The covered porch looks out onto Dieskau St.
- Robert asked about stormwater management. Kris Johnston (contractor) indicated they are not disrupting more than 5000 square feet of area. He also pointed out that the new home is smaller than the previous home allowing for more permeable surface than there was previously. He

Page 3 of 10

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 4 of 10

mentioned the old garage and apartment will be removed at some point too which will increase the permeable surface.

- Robert indicated the board would like to see a stormwater management plan with water contained on the site. Jerry indicated that a gutter system draining to dry wells may be enough to contain the stormwater on the property.

MOTION: Dan Courtney made a motion to accept the plans for the new home construction on Dieskau St. contingent upon, submission of a stormwater management plan and site stabilization during construction. The existing garage and apartment will be demolished after construction of the new home, as soon as feasible. The exterior will be vinyl siding and the colors of the exterior of the home will be green - similar to the colors of the previous home.

2ND: Dolores Marinelli.

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|--------------------|--------------|--------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

TAX MAP: 251.18-3-63.11

APPLICANT: HONG ZHANG

SITE PLAN APPLICATION 0747

ZONE: CR

- New business (change of use) to be located at 142 Canada St.
- Previous business was Molly Malones. This store was divided into two by the current owner – David Benham. Cresthaven Lodges put in a “satellite” location for sale of time-share units.
- This application is for the remaining half of Molly Malones. Applicant is proposing a “traditional” Chinese acupuncture facility. Change of use = Site Plan review.
- Acupuncture does not involve the use of needles, hands are used.
- Jerry Devoe mentioned all the work must take place within the store and the Mr. Zhang or his employees cannot solicit people walking by. Customers must enter the store on their own with no solicitation taking place out doors.
- The Planning Board asked whether or not other licenses are required. Jerry indicated Mr. Zhang’s attorney told us there were no other licenses required.
- Planning Board members asked about signage. Carol mentioned Mr. Zhang had previously indicated he would apply for a sign once he had approval for the business.
- Dan Courtney asked about employees. Mr. Zhang indicated he will have two other people in the shop. His hours of operation will be 10 AM to 9 PM, perhaps longer.
- Patricia Dow asked how big the shop is now. Jerry mentioned he has not been in the shop but is aware that Molly Malones was divided into two rental properties. Jerry also said he had been in Cresthaven’s shop next door and it is approximately 20 feet wide and 60 to 75 feet wide.
- Dolores asked where the work is conducted – tables? Mr Zhang said he would have two maybe three tables. Dolores also asked if there is a waiting area that will be screened off. Mr Zhang indicated there will be a screened off area - screened off with curtains.
- Dan Courtney asked if the seating area will be in front and the area where the acupuncture is conducted will be in the back, behind curtains. Mr. Zhang indicated that is how he will have the shop set up.
- Mr. Zhang mentioned there will be one restroom for customers.
- Patricia Dow asked Mr. Zhang if he had any literature, pamphlets or brochures on the operation. Mr. Zhang said he did have literature but not with him this evening and that he would deliver something to the Village office.

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 5 of 10

- Dan Courtney asked for confirmation from Mr. Zhang that customers keep their clothes on and acupuncture is applied through clothing. Mr. Zhang indicated this is how the acupuncture is conducted.
- The Planning Board members pointed out to Mr. Zhang that there is no heat in the building where his shop will be located and therefore, his business will be limited to the summer season.
- Mr. Zhang mentioned that he would like to open as soon as possible and that he will only be conducting acupuncture.
- Robert expressed concern over how people will be "lured" inside. Patricia pointed out that she believes people are familiar with acupuncture and Jerry, as Code Enforcement Officer, will have to make sure there is no hawking.
- Dolores suggested a sign on the window, just "acupuncture" on the glass would be acceptable for this year.
- Robert suggested a conditional approval for 1 year. Jerry explained to Mr. Zhang he will have a conditional approval for the rest of this year and next year he will have to return for approval.

MOTION: Dolores Marinelli made a motion to approve the change of use to be located at 142 Canada St to a traditional Chinese acupuncture shop to be operated by Hong Zhang. Approval is conditional for the balance of the 2007 season. A temporary sign can be put on the window, vinyl lettering. The sign cannot exceed 35% of the window space. The shop will have two or three tables, one bathroom available for customer use and a waiting area. Hours of operation will be 10 AM to 9 PM.

2ND: Robert Mastrantoni

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|--------------------|--------------|--------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

TAX MAP: 251.14-3-37

APPLICANT: MICKEY AND LINDA DUFFY

DUFFY'S TAVERN – LOWER AMHERST

SITE PLAN APPLICATION – 0735

ZONE: CMU

- Planning Board has been waiting for stamped plans for roof (approved at 6/20/07 PB), Amherst St. 3 foot deck extension and east side deck.
- Linda Duffy mentioned she had just received the plans this afternoon around 4 PM. She also said if she had received them sooner she would have brought them in sooner. She had hoped to have the plans sooner and was going to request a "special" meeting of the Planning Board in order to move this project along.
- Linda mentioned she provided the survey the day after the previous meeting.
- Linda explained again what they plan to do is extend the existing deck on the Amherst St side of the building. This will be a 3 foot uncovered extension. She also explained they are looking to extend the "wrap around" deck on the east side of the building.
- Linda explained the roof has not been started due to their contractor being on vacation. She added they may not complete the roof during the summer because they can't afford to lose the use of the upper deck for 2 weeks during the summer months.
- Linda explained they added the cantilevers for the extended deck on the Amherst St. side of the deck because they had the decking floor removed so they could replace it. While the deck floor was ripped up they added the cantilevers because it's safer to have one single board for the cantilever running under the deck floor. It was also easier to get to the cantilevers from above rather than having to add a small section afterwards from underneath. She added they never intended to add the 3 foot extension without approval and they added the cantilevers when the floor was ripped up for

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 6 of 10

safety, to save time and for ease of installment. She had no idea they would be waiting so long for the plans.

- Linda mentioned they have not done anything to the east side where they want to add the deck extension. She mentioned there was some wood hanging off the east edge of the upper deck and that's the wood Patricia saw when she (Patricia) questioned Jerry about what was being constructed. Linda stated when Jerry called her she immediately went to the building and discovered some of the wood had been stored on the east upper deck and was hanging over the edge giving the appearance, perhaps, that construction was taking place. It was not and she pushed the boards into the building.
- Dan Courtney explained to Mickey and Linda, as far as special meetings the board will conduct special meetings for signs, or something that is aesthetically simple. He added if there's a huge project involving a lot of money the board will try to have a special meeting before the person starts spending a lot of money.
- The board began discussing the plans.
- Mickey and Linda explained there will be railings surrounding the Amherst St. side upper deck. There will be ashtrays for cigarette butts and there will be tables and chairs in this area, as well. Robert suggested putting up signs to deter people from throwing the cigarette butts over the railing onto the sidewalk below. Dan Courtney suggested having a cigarette butt facility attached right to the railing – a flower box filled with sand, for instance.
- Robert asked about the property line location. Jerry Devoe said they are well within their own property line. The extension does not extend over to Village property.
- The discussion then focused on the "wrap around" deck. Linda indicated "wrap around" is just a term she has used. She then, using the plans, showed the board members where they would like to install a deck on the upper east side of the building. She explained the east deck will actually cover a roof which is connected to the downstairs portion of the building and the east deck will connect to the rest of the deck on the east side. This deck will be uncovered and there will be seating on it so people can sit and view the lake. The deck will be 9' by 14'.
- Dan Courtney expressed concern regarding the east deck addition, saying it overlooked the residences in the area. Linda and Mickey explained the deck is actually in an alcove and Dan said he was aware of that and knew exactly where it is to be located. Linda and Mickey stated the deck doesn't overlook the residential property but does overlook the Boardwalk parking lot.
- Dan expressed concern over the additional noise that will occur if this deck is added.
- Linda asked Dan if he was speaking as a neighbor or a board member. Dan responded "both" but then stated, "as a board member".
- Dan explained "we don't want decks overlooking houses". Linda indicated the deck is 100 feet in front of "you" – "100 feet at least".
- Dan expressed concern and indicated this is an issue which he feels needs to be discussed "a lot more" and he expressed concern that the plans were brought to this meeting and the Board did not have a chance to review them prior to the meeting. Mickey indicated this deck was proposed 3 months ago and Dan commented the first time he saw it was at last month's Planning Board meeting.
- Linda asked Dan and Patricia to "step down" if they could not be open minded about this deck addition.
- Linda expressed concern because the deck is more than 100 feet from Dan's residence. Dan added it's not just his house but the entire neighborhood he is concerned about and Linda countered that the deck over looks the parking lot and out to the lake.
- Robert Mastrantoni mentioned if Dan has concerns he should put them on record tonight. Dan countered, he will and would like to "do it for next time" because there are other people "down there" that have concerns – "everybody down there". Linda then asked Dan what the difference is from the cars that are parked in the Boardwalk parking lot that are 20 feet away from his house and why isn't

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 7 of 10

that an issue? Dan replied that it isn't just his house, it's the added noise – we're talking about a deck that is overlooking houses. Dan then indicated he would like everyone to "look at it" and Linda again asked Dan and Mrs. Dow to remove themselves from the board for this discussion and vote.

- Linda pointed out, first the discussion was about the structure and now the discussion has turned to noise and overlooking Dan's house. Dan added, "it's overlooking the whole neighborhood".
- Linda again asked Dan and Mrs. Dow to remove themselves from the board.
- Dan again stated the Board Members should have the opportunity to look at the location and Linda asked why this wasn't done already when it was discussed at the last meeting. Dan explained normally the board gets plans and the board has time to look at them. Linda explained these are the same plans as last month and Dan countered there were no plans last month – "there were drawings on a paper". Linda asked what the difference is and Dan explained the difference is "it" gives the board a chance to "go there and look at it", "they can't go there and look at it when they finally get the plans when they sit down". Linda indicated, "you knew exactly what we wanted to do with the drawings", "you asked for stamped plans and a land survey". Linda said she provided the survey and got the stamped plans. Dan said the plans were not received until tonight when they sat down.
- Patricia Dow asked when the deck was going to be built and if they were going to wait until the end of the summer. Linda said, "no the wrap around deck can be built in two days". The roof will be installed at the end of the season.
- Dan again stated, "there are a lot of people concerned". Linda, speaking to Dan, "you were concerned about that back parking lot too, Dan, and that's why there is an issue here". Linda again expressed concern over the conflict of interest.
- Dan again explained to Linda the board should have the material to review at least a week in advance and this procedure was explained to Linda last month.
- A discussion ensued between Dan and Linda regarding the process, receipt of plans, time to review the plans and Linda indicating the board knew what their plans were last month when she presented a drawing and pictures. Linda added she felt there was time to go to the building and review the location of the deck. Again she asked Dan to dismiss himself if he was not going to be open minded. She again asked Dan to dismiss himself and Mrs. Dow to dismiss herself because she feels the issue is the deck overlooking their residences when it doesn't, it actually overlooks the parking lot.
- Jerry Devoe intervened by saying she could not ask Dan to be dismissed or Mrs. Dow dismissed. He further explained if she and Mickey feel something is illegal or that something happened that does not feel appropriate then they have a right to appeal it. He added any board member has to "do the right thing" however, we're a small community and there's an "overlap of people in this community and there's no question that everybody, including me, has some interest in something in this community". If a board member feels they have a conflict of interest it is up to them to recuse themselves. "If they make a decision and they didn't recuse themselves then you have an option to appeal that decision through an Article 78".
- Robert intervened indicating he would take a roll call of the board members to see if they wanted to move this forward tonight or if they wanted to go on site to see where the deck would be added.
- Robert added this is bar that has been in existence for a long time (29 years). If there is an issue regarding the noise then "noise" should be discussed.
- Mickey and Linda stated there is a deck already on the east side of the building and they are adding onto that with 9' by 14' addition over the "shed roof". Linda pointed out this portion of the deck is mostly used during the daytime and the "Canada St. side" is used mostly at night. Dan added, "people don't want people looking down on them whether it's day time or the night time".
- Robert suggested blocking off the area at a certain time in the evening.
- Dan stated he'd rather have the board members go over and look at it because there are other concerns of other people "down there".

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 8 of 10

- Linda asked if the board goes to see the location of the deck would she have to wait another month for another Planning Board meeting. Patricia responded by saying she felt the members could go and see it and then setting a date for a meeting, in a week or two.
- Mickey asked who are these other people? The deck extension faces the courthouse and the east side deck faces a parking lot.
- Robert intervened saying it appears the board wants to have the opportunity to visit the location. The plans were received tonight; the board will visit the site and is willing to do a special meeting. The special meeting can be held next week. The roof is approved and it's just the east side deck that is now under question.
- Jerry Devoe indicated there will be another sketch plan review for the Georgian next week and perhaps this issue could be resolved at that meeting.
- Linda asked about the cantilevers that are out 3 feet and if they can proceed with that extension of the deck. Robert Mastrantoni polled the board members for issues regarding the Amherst extension (3 feet) of the upper deck. This extension will not be covered.
- Dan Courtney again expressed concern for the increase in size of the overall deck space.
- After another discussion regarding the timing and size of the deck space, Robert again, asked the board members if they were OK with the extension, the 3 foot extension.
- Jerry asked if any of the work would be started in the next week and added, if work isn't going to begin in the next week then the board can move on the remaining issues, the east deck and the 3 foot extension when they meet next week to review the east deck issues that have been raised.
- Mickey and Linda's contractor indicated he would like to start the decking on the cantilevers. The board agreed to act on the decking on the cantilevers (3 foot deck extension), defer the east side deck until the board members have a chance to go to Duffys Tavern and determine exactly where the deck will be located and discuss the east side deck at a special meeting next week. Date and time to be determined.
- Jerry Devoe reminded the board members they should view the location separately, meeting as a group constitutes a meeting.
- Dan reminded Mickey and Linda that the board is still waiting for a sign permit application for the convenience store. The sign was installed without a permit. Mickey asked if the problem is with the sign lighting up. Patricia Dow stated it's a backlit sign and should have a dark background. Linda indicated she would submit an application. The current sign is a white background with green lettering. Carol pointed out the "Lemon Peel" sign which was approved last year has a green background with cream color lettering.

MOTION: Robert Mastrantoni made motion to approve the 3 feet deck extension on Amherst Street. The east side deck will be tabled until the board has a chance to visit Duffy's Tavern and view the site where the deck will be located and determine a date and time for a meeting to discuss the east side deck.

2ND: Margy Mannix

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|--------------------|--------------|--------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 9 of 10

MINUTES

- June 20, 2007 minutes.
- Patricia Dow requested a change to the June 20, 2007 minutes indicating the discussion regarding the Adirondack Clothing Company (page 5) did not accurately reflect what she said.
- 7/19/07 - Carol reviewed the tape and changed the minutes to accurately reflect what was stated on the tape. See attached e-mail.

MOTION: Robert Mastrantoni made motion to approve the June 20, 2007 minutes with the change as stated.

2ND: Dolores Marinelli

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|--------------------|--------------|------------------------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Absent from 6/20/07 meeting. | Aye | Aye |

OTHER BUSINESS

- A discussion ensued regarding the use of suction cups to display t-shirts in the Adirondack Clothing Co. store windows.
- Jerry reminded the board members that there is nothing in the Code that states this cannot be done. Dolores expressed concern and stated "the entire window cannot be blocked with signage" and a t-shirt is a sign. She said she believes a t-shirt is considered a sign.
- The board discussed the "old" zoning vs. the new zoning. They now have an opportunity to clean up the Sign section in the Code.
- Margi suggested implementing standards for window displays. Robert expressed concern because there are windows in the Village which have flashing lights and while lighting is not a sign flashing lights in the window are not attractive either.
- A discussion ensued about receiving incomplete applications and plans. Carol and Jerry explained the situation, using the acupuncture shop as an example. The original application was turned away and the next day David Benham approached the Mayor looking for a method to speed up the process.
- Dan began talking about the Duffy application. He understands that applications have to be "pushed through" however, when there is a controversial item, such as Duffy's deck it should be looked at more carefully and it should have the appropriate amount of time for review. Last month the Duffy's approached the board with an application and pictures of what they would like to do and the board members had no chance to look at it. The board had no idea about the east side deck and it's controversial.
- Jerry pointed out there was a sketch last month and the board knew the deck was controversial but not to the community or neighborhood, it's controversial to two people who sit on the board. Jerry pointed out that Patricia Dow did not say anything throughout the previous discussion that occurred with the Duffy's tonight.
- Dolores and Robert indicated they had taken a class and during the class the discussion focused on whether or not someone should recuse themselves. The instruction given was – if at any time there is any question about anything you should recuse yourself. Robert added at the instructor indicated - if you have concerns, state your concerns for the record and if at that point you feel you should not recuse yourself from making a decision you can make a decision by saying "no" during the voting process.

APPROVED 9/19/07

Minutes of Lake George Planning Board Meeting, held **JULY 18 , 2007 @ 7:00 PM** at the Village of Lake George Administration Building, Old Post Road, Lake George, New York.

Page 10 of 10

- Dan pointed out that no one knew about the “second” deck and that’s why he feels the deck was “backdoored”. A month ago the explanation was one deck adding to the side and no one ever said “we’re adding another deck, facing the lake and facing the neighborhood”. Jerry indicated he knew about the deck and was fully aware of what the Duffy’s wanted to do.
- Dan indicated anyone who would be interested should be given the opportunity to speak about the deck. Jerry mentioned this is not a variance hearing and therefore, neighbors are not notified. Dan again stated there are other people concerned about this – if there is public concern the board should look into that. Dolores asked who else lives there? Dan’s response was, Tompkins, Cutro, Hawley, Viola, - and the deck overlooks all this.
- Dolores said she didn’t believe the board could limit what they do with their property but they can look at the noise issue. Dan said he felt they could limit, especially since the deck is overlooking the residences. Dan said he felt you can limit a deck overlooking other houses.

SPECIAL USE PERMIT

- Material was handed out to the board regarding Patti Kirkpatrick’s request to abolish the Special Use Permit process.
- The board indicated they would review the Code sections and make a determination of whether or not the special Use Permit should be abolished.

SITE PLAN REVIEW PROCESS

- Jerry explained to the board, the Mayor has asked him how the Site Plan review process could be streamlined by use of a local permit process.
- Jerry explained he is going to recommend to the Mayor a local permit be created to be used for minor projects. With any project site disturbance and stormwater management must be considered. Jerry is suggesting that everything from a single family home and up in zoning part of the Site Plan review process. Down from there, for things like, decks, deck extensions, storage sheds, fences, garages, anything less than 500 square feet, an alteration to an existing home less than 500 square feet will be subject to the local permit.
- The Planning Board will have the opportunity to review this before a Local Law is passed to amend the Code.

SKETCH PLAN REVIEW – THE GEORGIAN

- Sketch Plan review set for 7/26 at 4 PM.

MOTION: Dan Courtney made a motion to adjourn the Planning Board meeting at 10 PM.

2ND: Margi Mannix

| | | | | |
|--------------------|--------------|--------------|--------------|-------------------|
| Robert Mastrantoni | Dan Courtney | Margy Mannix | Patricia Dow | Dolores Marinelli |
| Aye | Aye | Aye | Aye | Aye |

Respectfully submitted, July 24, 2007
Carol Sullivan