

Minutes of the Lake George Village Zoning Board of Appeals meeting and Public Hearing held on **AUGUST 1, 2007** at 7:00 P.M. at the Village Administration Building, 26 Old Post Road, Lake George, New York.

**Members Present:** Ron Mogren, Robb Hickey, Virginia Henry, Chuck Luke

**Members Absent:** Tim Hill, Christine Molella (asked to attend, did not.)

**Others Present:** Jerry Devoe (Code Enforcement Officer), Carol Sullivan (Secretary), Robert Leombruno, Dottie Moore.

Chairman Mogren called the meeting to order at 7:05 PM.

Chairman Mogren opened the Public Hearing for an area variance application for a 70 square foot sign at the southern end of Choice Inn/Mohawk Motel property located at 435 Canada St.

**TAX MAP: 251.14-2-37**

**APPLICANT: BOB LEOMBRUNO**

**AREA VARIANCE APPLICATION FOR SIGN 0744**

**CHOICE INN AND MOHAWK MOTEL**

**ZONE: CR**

- Applicant's sign application was reviewed at the 6/20/07 Planning Board meeting – rejected.
- Applicant's variance application was reviewed at the 7/18/07 Planning Board meeting – negative recommendation to ZBA.
- Ron Mogren pointed out the purpose of the zoning regulations regarding signs is to allow signs in good taste but to limit the size and number of signs on each piece of property. The Zoning Committee spent a lot of time developing regulations that would work for everyone yet provide some limitations so the commercial district doesn't appear to be over powered by signs.
- Bob explained he is only changing the face of two signs. The large sign at the southern end of the property will have a face stating America's Best Value and the face of that sign will be 25 square feet. This sign also has a reader board and the combination of the face of the actual sign and the reader board (45 square feet) makes the sign approximately 70 square feet in size. 50 square feet is allowed.
- Bob also explained the need to keep Choice Inn and Suites name; he has used this name prior to Choice Hotels International "trade marking" it and therefore, he is grandfathered to continue using it until such time as he removes the sign/name from his property.
- He would move the name Choice Inn and Suites to the sign at the northern end of the property in order to maintain the name. The franchise has a 1 year contingency period and if not well received then they will not be part of this property and Bob will continue using Choice Inn & Suites.
- A discussion between the Board members ensued regarding the 3 freestanding signs on the property and the oversized sign.
- Robb Hickey pointed out because the property faces two streets then according to the Code two signs are permitted.
- Chuck Luke suggested changing the Mohawk sign at the back of the property, on Old Post Road, to Choice Inn & Suites and removing the Mohawk sign which is now at the northern end of the property on Canada St. This proposal allows Bob to retain the Choice Inn & Suites name (on Old Post Road), and to have one sign on Canada St.
- The Board discussed Chuck's proposal and other options.
- The Board proposed - removing the sign at the north end of the property, having one freestanding sign (25 square foot sign and 45 square foot reader board) at the southern end of the property and changing the sign on the west side of the property, Old Post Road, to Choice Inn & Suites. Bob Leombruno accepted this compromise.

**APPROVED****Page 2 of 2**

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**Motion:** Ron Mogren made a motion to approve the area variance for removing the Mohawk Motel lighted sign at the north end of the property on Canada St., to allow one freestanding sign (25 square foot sign and 45 square foot reader board) at the southern end of the property (text change to America's Best Value) on Canada St. and changing the sign on Old Post Road to Choice Inn & Suites.

Robb Hickey read the following Fact Finding items into the motion.

1. The variance will not have an undesirable effect on the character of the neighborhood and will not be a detriment to nearby properties because the number of signs on Canada St. is being reduced to one freestanding sign 70 square feet in size.
2. The benefit sought by the applicant cannot be achieved by some other method because he is agreeing to comply with the Code by having two signs on his property one on the front street (Canada) and one on the back street (Old Post Road).
3. The requested variance is not substantial because the allowance is for an additional 20 square feet on the south property sign.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood because the applicant has agreed to remove one freestanding sign from the Canada St. side of his property.
5. The alleged difficulty was not self-created.

**2nd:** Chuck Luke

<b>Robb Hickey</b>	<b>Ron Mogren</b>	<b>Chuck Luke</b>	<b>Tim Hill</b>	<b>Virginia Henry</b>
Aye	Aye	Aye	Absent	Aye

**Motion:** Robb Hickey made a motion to close the public hearing.

**2nd:** Virginia Henry.

**VOTE**

<b>Robb Hickey</b>	<b>Ron Mogren</b>	<b>Chuck Luke</b>	<b>Tim Hill</b>	<b>Virginia Henry</b>
Aye	Aye	Aye	Absent	Aye

Public hearing closed at 7:45 PM.

**ADJOURN**

**Motion:** Robb Hickey made a motion to adjourn the meeting at 7:45 PM.

**2nd:** Virginia Henry.

**VOTE**

<b>Robb Hickey</b>	<b>Ron Mogren</b>	<b>Chuck Luke</b>	<b>Tim Hill</b>	<b>Virginia Henry</b>
Aye	Aye	Aye	Absent	Aye

Respectfully submitted,  
Carol Sullivan  
August 8, 2007