

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
OCTOBER 19, 2011
PLANNING BOARD MINUTES**

Board members present: Patricia Dow - Acting Chairperson, Patty Kirkpatrick, Chuck Luke, Dan Wolfeld

Absent: Robert Mastrantoni,

Others present: Todd Ryan (6 Norman contractor), Evan Mouton, Carl Alberino (LG Bakery)

REGULAR MEETING

Patricia Dow opened the meeting at 7:05 PM.

TAX MAP: 251.14-3-9

APPLICANT: CARL ALBERINO (LAKE GEORGE BAKING CO.)

LOCATION: 43 AMHERST STREET ZONE: CMU

SITE PLAN APPLICATION: 1147

Applicant has been granted a variance for a zero foot setback for the outdoor deck located at the northwest corner of Lake George Baking Company at 43 Amherst St. Owner/applicant has constructed a deck in this area, however, Lake George Village ZBA and Planning Board approval is required before Warren County can issue a Certificate of Occupancy for the deck. It has been determined that the stormwater drain underneath the deck is an overflow drain. If there is an overflow problem the deck does not affect the use/need for this drain.

- Carl explained that he built the deck without proper permits, has received a variance from the ZBA board for zero set back and tonight he is before the Board to discuss the design of the deck and the furniture design he is using.
- The Board discussed the overflow drain which is now underneath the deck. Miller Associates provided a letter (dated August 2, 2011 - exhibit 1 attached) explaining that the drain covered by the deck, is an overflow drain for storm water which is collected in the roof drains and piped to an infiltrator bed in the parking lot. If the infiltrator system fails, storm water would over flow to the surface through the overflow drain and would not back-up the roof drains. The Board agreed a trap door should be installed on the deck floor which will provide access to this drain should there ever be a need to access it.
- Carl explained he had 2 2-top tables and one larger table that can fit 4 or 6 people. The Board agreed the design of the outdoor furniture was acceptable.
- There is a light on the building which lights the deck. The deck is open during the bakery's hours of operation. Carl explained at night he removes some of the furniture and secures the deck.

MOTION: Patty Kirkpatrick made a motion to approve the deck at 43 Amherst Street, with the provision, that any changes required because of the County's inspection and NYS Code requirements will be made and with the provision a "trap door" will be installed on the deck floor to allow for access to the storm water overflow drain beneath the deck floor.

2ND MOTION: Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

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Enclose an existing 11 '6" x15'6" deck to a 3 season porch. Deck is located on the front of the house.

- Todd Ryan, Evan's contractor, explained he will be enclosing the current deck with walls and a roof, creating a 3-season porch/sunroom. The finish will be the same as the current house finish.
- The current 4 foot overhang will be eliminated and a complete roof will be installed in keeping with the existing roof line.
- New footers will be installed.
- The footprint will remain the same.
- Two sliding doors will be installed, one on the front and one on the side. Steps will be installed leading to the ground level.
- For safety purposes outdoor lighting should be installed at the doorway in the front of the house.

MOTION: Chuck Luke made a motion to approve the deck enclosure at 6 Norman Street, with cedar siding, rolled roofing to match the existing roof, an outdoor light in the front, with sonic tubes and concrete footings for added support, and construction as shown in the plans.

2ND MOTION: Patty Kirkpatrick

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

MINUTES

July 20, 2011 (RM, PK, CL)

September 21, 2011 (PD, PK, CL, DW)

MOTION: Patty Kirkpatrick made a motion to approve the September 21, 2011 minutes as presented.

2ND MOTION: Dan Wolfeld

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfeld
Absent	Aye	Aye	Aye	Aye

WINDOW DISPLAY

For discussion and recommendation to Village Board:

Should signage be included in determining how much space can be taken up with display? What is an acceptable amount of coverage?

Patty believes that whatever is in a window, up against a window, whether it's a sign, a TV or merchandise, if it's up against the window it should be taken into consideration with the 35% rule.

The definition of a sign encompasses everything.

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If signs and/or merchandise are attached to the window then only 35% of the window space can be covered. If displays are set 3 feet back then the displays, signs or whatever can go to the ceiling? Dan would be OK with this option as it would provide a choice to the merchants.

Carol pointed out that many of the retail businesses and restaurants pay a high rent by square footage. Requiring items to be moved 3 feet back takes away from the square footage. Dan mentioned providing a choice allows the retailer to choose, if items are attached to the window then they can take up 35%. A display 3 feet back provides for a larger display area.

Chuck mentioned that window space is important to retailers because they are trying to capture a limited audience with their product. There may be some displays we don't agree with and that ruins the display opportunity for others but most retailers are trying to get their product in the window.

Patty feels crowded windows provide too many choices, can be overwhelming and don't make the shop look high-end. She also pointed out that there are a lot of shops in the Village that have displays set back from the window and do take up the window space but the merchandise is not attached to the window.

Dan feels signage and merchandise should remain separate and each have their own rules.

Some places have smaller windows than others. Every store is different.

Who should this apply to? Just retailers? Retailers and restaurants, taverns, bars?

If the purpose is safety, to be able to see into a building, then allowing displays that are 3 feet back to completely cover the window area doesn't allow for seeing into a building.

Carol suggested the Board think of some of the issues they have with the windows, all the windows, as they currently exist in the Village of Lake George. The Board should define what it is they want to accomplish and each member can make a list of various issues. With a statement of what the Board would like to see and a list of issues, the Board can start to formulate a recommendation for the Village Board. The Board agreed, before the next meeting each member will formulate ideas and issues to be discussed at the next meeting.

MOTION: Chuck Luke made a motion to adjourn the meeting at 8:10 PM

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Patty Kirkpatrick	Chuck Luke	Dan Wolfield
Absent	Aye	Aye	Aye	Aye

Respectfully submitted
CAROL SULLIVAN
November 1, 2011