

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
MAY 20, 2015
PLANNING BOARD MINUTES**

Board members present: Robert Mastrantoni – Chairperson, Patricia Dow, Chuck Luke, Dan Wolfeld, and Dean Howland

Board members absent

Others present: Katharine Erceg (Secretary), Doug Frost (Code Enforcement Officer), Brian Donovan, Michael Riley, Daron Minholz, Moustafa El Kerdany, Linda Duffy, Kim Zeppieri, Adirondack Sign Co., Oliver Hatchett Sr, Ashish Tari, Michael Rynn, Salim Amersi, Dan Neary, Russell Radigan

TAX MAP: 251.14-3-36

APPLICANT: CUP O’ JOE’S LLC

ADDRESS: 320 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION – SITE PLAN APPLICATION 1517

Applicant stated they would like to put a deck on the front of the property part of which extends onto village property (an encroachment has been granted by the village). Dean clarified that they were looking for approval for the design of the deck. Doug stated they only had to approve the design. Patricia stated that the façade change was very confusing because it stated there was no façade change but there actually is. Linda clarified to the board that it is not a restaurant but a cigar store and smoking area. The applicant then explained the separation of the two decks (Bank Café and Cup O’Joe’s) The applicant then explained there will be a railing separating the 2 decks, that the railing will be 42” and how the seating will be in relation to the two decks and the walkway going into the front doorway of Cup O’ Joe’s. Applicant explained that there would be greenery along the railing. The board agreed there should be some kind of barrier with regard to the cigar smoke. Dan stated they still needed a railing to separate the 2 pieces of property. The applicant then explained about the railing, Doug stated there still needs to be a railing separating the two properties. They cannot be contiguous. Chuck asked about the shrubs/flowers in relation to the property and applicant showed where the landscaping would be located. Dean asked if they were putting a stone veneer on the building. Patricia then asked why the applicant did not provide samples of the material going on the façade. Applicant explained the material being used on the façade. The doors will be stained and have an Adirondack look on the outside of the building. There will be cedar shakes on the outside of the building. The windows will be opening in instead of out. Dan stated that the bank café and adjacent properties should all match. Patricia stated to the applicants that the application was confusing and the applicant should have been better prepared and the applicant should come back with their colors and the type of furniture and façade colors.

MOTION: Dan Wolfeld made a motion to approve the site plan and façade with several changes being noted to the plans the bank café decking will match the other decking and there will be a separation with pavers. The railings will be as presented on the Duffy’s side, deck color and railing will come back for approval. Shrubbery will be surrounding the deck and additional railings (42” as specified by the applicant) The Applicant will come back with samples of the tables and chair colors and style. Plum creek stone veneer and cedar shake and the cedar trim are approved as well as the preexisting lighting.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfeld
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

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**TAX MAP: 251.18-3-38
APPLICANT: MICHAEL RILEY
ADDRESS: 139 CANADA STREET
ZONE: COMMERCIAL MIXED USE
APPLICATION – SITE PLAN APPLICATION 1522**

Applicant stated he is changing a doorway to improve the look of the building and bring it up to code and match the adjacent building. Also, to improve handicap access and the doors will swing both ways for safety. Dan asked if the future sign will match the rest of the building. Applicant replied it will match.

MOTION: Patricia Dow made a motion to approve as presented.

2nd MOTION: Dan Wolfield

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-69
APPLICANT: LAKE GEORGE CARRIAGE CORP.
ADDRESS: BEACH RD START/END OF HORSE CARRIAGE RIDES
ZONE: COMMERCIAL MIXED USE
APPLICATION: SIGN**

Dan asked if there would be a person in the ticket booth, the applicant stated that the building would be for storage for water buckets, etc. The sales will be taken by the drivers of the carriages by using a wireless device.

MOTION: Patricia Dow made a motion to approve as presented.

2nd MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-63.2 and TAX MAP: 251.18-3-70
APPLICANT: MOUSTAFA EL Kerdany
ADDRESS: 166 CANADA STREET AND 28 BEACH ROAD
ZONE: COMMERCIAL MIXED USE
APPLICATION – SIGNS**

166 Canada Street - Applicant explained he is using the existing lighting on the building and that the sign will be white with red lettering.

MOTION: Dan Wolfield made a motion to approve as presented.

2nd MOTION: Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

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28 Beach Road - Applicant explained the size of the sign going underneath the awning of the Lookout Café and that it will be a vinyl sticker type sign going onto the wooden placard already there.

MOTION: Patricia Dow made a motion to approve the sign as presented

2nd MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.14-3-36

APPLICANT: LINDA DUFFY

ADDRESS: 320 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIGN

Dan asked the applicant what they used for posts. Applicant explained they are treated lumber and are already in place. The sign lettering will be green with a wood background and double sided. The roof of the sign will be green shingle and there will be landscaping around the sign, done by the village, and there will be chestnut stain on wood.

MOTION: Chuck Luke made a motion to approve the sign for Duffy's corner deli with the 2 10' four by four posts and the building materials as presented with green lettering and a green shingle roof and chestnut stain on the background.

2nd MOTION: Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-4-2

APPLICANT: KIM ZEPPIERI

ADDRESS: 91 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIGN

The sign will be a replacement sign for the one that's there now (Jasper's). Both signs are LED lighting the bottom sign is digital but not scrolling. The sign is double sided. Dan asked if the lower sign could be made more proportional. The applicant explained the signs only come in a few sizes and colors, however the background is changeable. The board then explained they would like to see a narrower lower sign and felt it would look better.

MOTION: Dan Wolfield made a motion to approve the sign for Mia's buffet as presented in the 6x6 size as well as the LED light box sign to be 6 feet or less and 1'9 inch height

2nd MOTION: Dean Howland

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

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**TAX MAP: 251.18-3-38
APPLICANT: ADIRONDACK SIGN CO.
ADDRESS: 134 CANADA STREET
ZONE: COMMERCIAL MIXED USE
APPLICATION: SIGN**

Applicant explained that the sign was for the new Kilwin's Ice Cream. Patricia asked the size of the sign in relation to the existing sign on the building. Dan asked if there will be lighting. There will not be.

MOTION: Dean Howland made a motion to approve as presented.

2nd MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**APPLICANT: OLIVER HATCHETT SR.
ADDRESS: 14 BEACH ROAD, STORE #6
ZONE: COMMERCIAL MIXED USE
APPLICATION: SIGN**

Applicant explained where the sign would be. Patricia asked about the logo and if it was a registered trademark, the Applicant explained that it was a large company in the mid-west.

MOTION: Patricia Dow made a motion to approve as presented

2nd MOTION: Dan Wolfield

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.14-3-27
APPLICANT: ASHISH TARI
ADDRESS: 384 CANADA STREET
ZONE: COMMERCIAL RESORT
APPLICATION: SIGN**

Applicant explained that the Georgian is adding the restaurant name "Giovanna's" to the existing sign located at the entrance to the hotel. It will be double sided. The sign will have lighting and be maroon in color.

MOTION: Patricia Dow made a motion to approve the Giovanna's sign to fit within the gold borders of the main sign and have it back lit on either side of the sign so the dimensions won't be exactly as shown.

2nd MOTION: Robert Mastrantoni

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

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**TAX MAP: 264.06-31 & 32
APPLICANT: MICHAEL RYNN
ADDRESS: DIESKAU STREET
ZONE: RESIDENTIAL MIXED USE
APPLICATION: SITE PLAN #1459**

Applicant was in front of the board to get the colors and stonework on the façade of the townhomes approved. Each unit will be cypress and clay, alternating, for the 4 total units. Dan asked if there was something that separated the vinyl (i.e. a trim piece). The applicant explained that there were firewalls in between each unit. The board thought some sort of trim piece would look better between each unit and color change. The applicant explained the roof will be shingle. The stone will be only on the bottom 4' of the units and stop at the bottom of the windows.

MOTION: Dan Wolfield made a motion to approve the stonework siding and roofing colors for the townhouse, stone will be a grey stone, siding will be natural clay and cypress, alternating. The roof shingles will be black onyx. The stone will stop at the bottom of the first floor windows.

2nd MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfield
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.14-3-26
APPLICANT: SALIM AMERSI
ADDRESS: 400 CANADA STREET
ZONE: COMMERCIAL RESORT**

Dan Neary, the applicant's architect, presented the board with changes to the façade of the Surfside hotel. The first significant change is the move away from panels and put on a stucco system which is much thinner and a more superior product to the fiber cement system previously shown. It will also be easier to bend the stucco around the curves of the building. The product is actually a metal lath and base stucco then a 1/4" of stucco 7/8" thick. All the colors of the façade will be the same as approved previously. Dean stated that the new product is an upgrade and it holds its color better and it will look nice and is a more forgiving product and will need less repainting. Board stated that they are ok with the material change. Applicant's architect then stated that the 3rd floor mechanical room was going to have outside air grills in the ceiling of the porch and could be seen from the ground and now that will be eliminated. Also, it will eliminate groups of people from congregating on the balcony and will be replaced with windows. The grouping of windows, in a bow configuration on the radius, and repeating below as a matching pair will eliminate the outside porch. The windows will match all the other windows in color. Patricia stated she preferred the way the building was before and to eliminate the porch makes the building look to dominate in relation to the surrounding buildings. Dan agreed with Patricia regarding the mass of the building and that the porch created a nice line in the building. The applicant stated that the curved windows are custom fabricated. The Board stated they understood that but that they spent a lot of time on the original design and the look of the trees and plantings. Chuck stated he liked the original design and that he liked the idea of it being open, with guests being able to gather on the porch, as all the other hotels have balconies and porches where guests congregate. Applicant stated he was concerned about partying on the porch. Dan asked how wide the porch is. The depth of the porch is 10'. Dan asked if it would be feasible to make the porch smaller. Dean stated that all the other hotels and restaurants have balconies and that the overall design looks nicer than what is being presented. Robert polled the board and the board stated that they liked the previous design that was approved. They are ok with the material change but when it comes to the aesthetic change it's not ok. Applicant

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stated he would like the board to really consider this because they have already spent a lot of time on the design and he doesn't feel this would compromise the design at all and that the windows are Marvin windows and specially designed for the property and it would create a lot of complications in the HVAC system to keep the balcony. Chuck stated that the view north on Canada street was very nice and that he loved the whole plan and the look that they were trying to achieve with the railings and the indentations as compared to the new plan which has a very monotonous look. The Board discussed whether they could meet somewhere in the middle of the old and new design. Applicant's architect asked if the two issues could be split and could the applicant come back with a modification to the design. The board agreed. Doug asked the board to please specify to the applicant exactly how they felt about the new design. Patricia felt that cutting it in half didn't work and it wouldn't have the same visual impact and the building needs the setback to reduce the feeling of mass. The board agreed that there needs to be internal rearrangement rather than then modifying the design. Chuck stated he liked the setback look. Dan agreed with Patricia. Dean stated he preferred leaving the first column the way it is and have a 4' walkway to the street. Robert stated that the board prefers what they previously approved.

MOTION: Dan Wolfied made a motion to approve the building material and height of the stonework on the columns.

2nd MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfied
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-41

APPLICANT: RUSSELL RADIGAN

ADDRESS: 175 CANADA STREET STORE #6

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIGN

Doug Frost explained the location of the store in the Mayard Center, he explained the sign will hang underneath the awning.

MOTION: Patricia Dow made a motion to approve the sign as presented.

2ND MOTION: Chuck Luke

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfied
Aye	Aye	Aye	Aye	Aye

MOTION: Chuck Luke made a motion to approve the April 15, 2015 minutes as presented.

2ND MOTION: Patricia Dow

Robert Mastrantoni	Patricia Dow	Dean Howland	Chuck Luke	Dan Wolfied
Aye	Aye	Not present at 3/18 meeting.	Aye	Aye

Aye = 4 Nay = 0 Motion carried

MOTION: Robert Mastrantoni made a motion to adjourn

2nd MOTION: Patricia Dow

Respectfully submitted,

Katharine Erceg

May 27, 2015