

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
JULY 15, 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), Linda Gibson, Michael Stafford, Kathy Flacke- Muncil, Joe Mastrodomenico, Izzy Levy, Linda Duffy

**TAX MAP: 251.14-4-26.1**

**APPLICANT: LINDA GIBSON**

**ADDRESS: 90 MONTCALM STREET**

**ZONE: RESIDENTIAL MIXED USE**

**APPLICATION – SPECIAL USE APPLICATION**

Ms. Gibson was not on the agenda, she submitted plans for parking for her proposed bed & breakfast to the village offices for review on the day of the meeting-the board felt they did not have sufficient time to review the parking plans and voted to table the application till the August 12, 2015 meeting.

**MOTION:** Robert Mastrantoni made a motion to table the application because the applicant did not have her parking plans submitted within sufficient time for the board to review and make a determination.

**2<sup>ND</sup> MOTION:** Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-62**

**APPLICANT: BELLA’S DELI**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIDEWALK CAFÉ**

Applicant is proposing a sidewalk café in front of the delicatessen at 176 Canada Street, it was previously approved by the Village Board of Trustees. Applicant explained there would be two small bistro tables on the sidewalk and explained that she does meet the 10’ set back. Dean Howland asked if there would be tables on the south side. The tables outside right now are temporary. Robert Mastrantoni asked about the handicap ramp on the street. Dan Wolfeld asked about the side door, applicant explained they did not use it. Applicant explained where the handicap ramp is located and that it could not be moved. Dan Wolfeld asked about the north corner and the high traffic on that corner with traffic going in and out of the Kurosaka Lane access and the post office, which is on the opposite corner. Dean Howland asked about a railing and Applicant explained that there are railings that will also be used on the lower part of the café. Patricia asked about putting a table on the right hand side and perhaps not having a table on the north side. Dean Howland remarked how it was nice to see people using the sidewalk cafes in the Village. Dan Wolfeld then commented on the wrought iron table and chairs which are going to be used and Robert Mastrantoni commented on the flower boxes to be put in.

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**MOTION:** Patricia Dow made a motion to approve application for a sidewalk café at 176 Canada Street with two tables on the existing platform to the left of the front door, two tables on the deck to be built down from the platform and the flowers and furniture as presented.

**2<sup>ND</sup> 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: 251.14-3-36**

**APPLICANT: BRIAN DONOVAN/CUP O' JOE'S LLC**

**ADDRESS: 320 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN(S)**

Linda Duffy represented the Applicant, who needed approval for a product offering sign on the fascia of the building and also an A frame sign with the business logo on it. Dan Wolfield remarked that the sign was already made and said it looked large, Doug Frost said it was 3x5' sign. The A frame sign will sit on the deck or in the parking lot/pavers. It will be a two sided sign.

**MOTION:** Chuck Luke made a motion to approve the A frame sign as presented within the setbacks required by the village code

**2<sup>ND</sup> MOTION:** Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

The Applicant then explained the product offering signs, which will be located, on the fascia of building, they will be made of wood. Dan Wolfield remarked he was not in favor of the signs and would prefer a different sign. Dan Wolfield then referenced the Village Sign Ordinance in regard to the fascia product offering signs. The Board then agreed that the building looked nice and the Applicant explained that people don't realize that the business is a smoke shop and not a bar and that the signs are necessary to clarify what is being sold at the business.

**MOTION:** Patricia Dow made a motion approve the four small signs as presented, to be placed on the awning, that will say cigars, tobacco, cigarettes and mini-cigs with the wooden letters being used 8 and 3/4" thick and brown in color.

**2<sup>ND</sup> 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: 251.14-3-7**

**APPLICANT: IZZY LEVY/LOVE MY LIGHT**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN**

The Board discussed the location of the building and the mansard roof and the brackets, which were used by the previous renter of the property, and that the sign measures exactly the width and height of the brackets. It will be 2 feet by 6 feet.

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**MOTION:** Dan Wolfield made a motion to approve the sign as presented at 2'x6' to hang above the door of 277 Canada Street.

**2<sup>ND</sup> MOTION:** Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-70**

**APPLICANT: THE FORT WILLIAM HENRY**

**ADDRESS: BEACH ROAD**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN-OLD CURIOSITY SHOPPE**

The board discussed the existing sign. Applicant explained that the sign will be within the 25 square feet at 16".5 and will put the raccoon mascot on the sign but will be smaller so it will account for the raccoon head and tail. Patricia Dow asked the applicant about the generic beach toys signs and other product offering signs that go with one or more of the stores. Applicant explained that none of the other signs are coming down. Dan Wolfield remarked that the whole area seems busy and perhaps less signage would be better. Dean Howland remarked that the shape of the existing store signs were a nice design. Chuck Luke then remarked that the other signs are product signs and that they match and he is ok with the Curiosity Shoppe sign. Patricia Dow asked the Applicant to consider taking some of the signs down. Applicant remarked that the company would definitely look at that option.

**MOTION:** Chuck Luke made a motion to approve the sign as presented with the white background, yellow stripe and depiction of a raccoon and not to exceed the 25' square feet.

**2<sup>nd</sup> MOTION:** Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

**MOTION:** Dan Wolfield made a motion to approve the May 17, 2015 minutes as presented.

**2<sup>ND</sup> MOTION:** Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

The board then had a discussion regarding Linda Gibson's special use application: Dan Wolfield remarked about the letter the Planning Board received from Michael Stafford and whether legal counsel should be contacted regarding the easement. Doug Frost then suggested that Mark Schachner, Esq. could be consulted on the easement, Chuck Luke then addressed the criteria for the special use permit and questioned if the Applicant met all the criteria as stated on the application. Dan Wolfield remarked that he thought there could be risk involved. Doug Frost suggesting sending Attorney Schachner the appropriate information and see what he thinks and whether he should attend the August meeting. Robert Mastrantoni questioned whether the easement was granted solely for residential purposes and after looking at the deed it appeared only for residential use. The Board also questioned if the curb cut would eliminate the use of the easement and how many parking spaces will the bed and breakfast have. Dean Howland remarked that the Applicant would definitely need to use the curb cut to avoid the easement.

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**MOTION:** Robert Mastrantoni made a motion to adjourn

**2<sup>nd</sup> MOTION:** Patricia Dow

Respectfully submitted,

***Katharine Erceg***

July 17, 2015