

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
APRIL 17, 2024 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

Board members present: Carol Sullivan (Chairperson), Patricia Dow, Patrina Leland, and Dean Howland.

Board members absent: Kevin Merry and Walt Adams

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Victoria Grabko, Alexey Grabko, Vincent Cianciolo, Dennis Quirk, Yerbol Kenzhebekov, and Heath Mundell.

Carol Sullivan called the meeting to order at 5:01 pm.

PUBLIC HEARING:

APPLICATION: SUP#1-2023 (RENEWAL)

APPLICANT: KONSTANTIN GRABKO – B&B ANCHOR

TAX MAP: 264.06-2-23

ADDRESS: 58 COURTLAND STREET

ZONE: RESIDENTIAL MIXED USE

The Village of Lake George will conduct a public hearing in relation to 58 Courtland Street regarding the renewal of SUP#1-2023. Owner Konstantin Grabko appeared in front of the Planning Board on June 21, 2023, and obtained approval that included one condition; to allow him to operate his business for a trial period of one year. The one-year trial will end on May 1, 2024; therefore, the applicant must re-appear to obtain permanent approval to continue his B&B business.

Carol Sullivan opened the public hearing at 5:01 pm.

Victoria Grabko and Alexey Grabko were present to represent B&B Anchor. Carol Sullivan informed Victoria Grabko that they must go through the process of a Public Hearing for them to continue having their business at 58 Courtland Street. She continued by saying that she and Dan Barusch had spoken and because there were no complaints from the public, she saw no issue with the Board approving this application permanently. Carol Sullivan asked the Board for their comments. The Board said as long as there were no complaints, they're good with allowing a permanent bed and breakfast at that location. Carol Sullivan opened the floor for public comment, to which there were none.

Carol Sullivan closed the public hearing at 5:01 pm.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Dean Howland made a motion to approve the permanent B&B at tax map number 264.06-2-23 which is located at 58 Courtland Street.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

NEW BUSINESS:

APPLICATION: SIGN#3-2024

APPLICANT: YERBOL KENZHEBEKOV – DEL LAGO

TAX MAP: 251.18-3-36.2

ADDRESS: 10 MCGILLIS AVENUE

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for permission to place wall mounted lettering on the existing wall and roof portion for his new business, Del Lago. The applicant did provide two options for the Board to review. Both options provide the same lettering and lighting but are slightly different due to the exterior façade change of the building. Both options will have the bottom roof portion of the building painted blue with the wall mounted letters to be placed on top of it. The letters will be 16” tall, measure 1” thick and will be made of PVC. As the sign would contain only wall-mounted lettering, a border would not be needed. The letters will be white and will have the support of two existing gooseneck style lights that will have LED light bulbs installed. There will only be one graphic between “Del” and “Lago” on the wall. The graphic will be identical to the lake shape of Lake George. To finalize the look of the sign, the letters and the lake will be backlit with halo lighting. The lake will have blue halo lighting and the letters will have white halo lighting.

Yerbol Kenzhebekov was present to represent Del Lago. Carol Sullivan wanted to ensure she read the request right, so she asked if the request was for updates to the sign or for both the exterior façade and the sign. Yerbol Kenzhebekov responded with yes. Carol Sullivan asked if the two renderings he submitted were what he envisioned for his business. Yerbol Kenzhebekov said he made two more renderings for the Board to review and asked if he could present those to the Board. Carol Sullivan agreed. While Yerbol Kenzhebekov was handing out the two additional renderings to the Board, Carol Sullivan inquired if these new renderings would replace the original two that were submitted. Yerbol Kenzhebekov said no and explained that these were additional options for them to choose from. Carol Sullivan understood and informed the Board that they would have all four renderings to review and choose from.

Heath Mundell joined the meeting at 5:05 pm.

Once the Board reviewed both renderings, Yerbol Kenzhebekov asked the Board if it would be possible to change the colors of the shingles on the mansard roof. Carol Sullivan said in the renderings, it did showcase the color change. She said that the decision would be reviewed and made by the Board, so do allow time for them to discuss options. Carol Sullivan asked the Board for their comments regarding what rendering was their favorite. Yerbol Kenzhebekov wanted to chime in before the conversation took place

to state that the colors in the rendering would appear differently on paper than they do in person. He explained that there's a lot of different shades of blue and his main goal would be to have the "bunglehouse blue" color on his building. Carol Sullivan said that they would entertain the application tonight but, in the future, to please submit the sample of the color he wants for his building.

Dan Barusch wanted to ask Yerbol Kenzhebekov a question about the roof. He asked if he planned to replace those shingles and add new colored ones, or if he was going to completely remove the shingles and paint that portion of the roof. Yerbol Kenzhebekov said remove and paint. Carol Sullivan asked Yerbol Kenzhebekov if he knew what was under those shingles currently. Yerbol Kenzhebekov said it could be plywood as it was an old building. Heath Mundell said that his plan would be to have an aluminum façade placed in that area. Carol Sullivan wanted confirmation that the brown shingles would be removed to add an aluminum façade that would be painted based on the color the Board decided. Before clarification could be provided, Dean Howland wanted to ask Heath Mundell a question. He asked if they would be getting white aluminum shingles. Heath Mundell said it would be aluminum flush panels, not shingles.

Carol Sullivan polled the Board to talk about the Board's thoughts on color of the exterior building. Carol Sullivan lifted each rendering and asked for the Board's opinion, starting with Dean Howland, and ending with Patricia Dow. Carol Sullivan showed the first two renderings to the Board that were originally submitted with the application. The Board mutually agreed that they would not want rendering one or two on the building. Before Carol Sullivan asked the Board their thoughts on rendering three and four, Dan Barusch wanted clarification on the siding and asked if the siding would remain brown. Yerbol Kenzhebekov said in the email between him and Dan Barusch, it stated that Dan Barusch reviewed and approved the color use on the building. Dan Barusch said he can't approve colors on buildings as façade changes go to the Board. He said there once was an applicant that painted his business blue without Board approval, so he had to obtain after-the-fact approval from the Board, and the Board was not pleased with him.

Carol Sullivan wanted to inform Yerbol Kenzhebekov about the requirements for the Village's design standards. She explained that per those requirements, these Boards must ensure that the buildings' color meld in together. She provided examples of nearby buildings, such as the white house across the street and the gray B&B building, and explained that if they allowed the blue, it wouldn't meld in. Yerbol Kenzhebekov reiterated that he obtained approval from Dan Barusch via email and recalled Carol Sullivan being part of the email. Carol Sullivan reiterated that Dan Barusch could not approve colors on buildings.

Carol Sullivan held up the last two renderings for all to see. She informed that the blue in the rendering didn't match any of the blues within the Village's color palette. Patricia Dow looked through the palette and said that there was no color close to the one in the rendering. Yerbol Kenzhebekov went over to Dan Barusch and pulled up the prior email, showing him what was discussed about the "bunglehouse blue". Dan Barusch reviewed the email and said that the problem was that the color in the email and the color in the renderings were two different versions of the color. He continued reading the email and said that the choice should be ok because it's a mellowed out blue and matches the earth tone palette the Village has adopted. Dan Barusch did confirm that Carol Sullivan was included in the email as well.

Carol Sullivan said that the application could be tabled tonight and can be revisited next month so Yerbol Kenzhebekov could bring the swatch in for the Board to review. Dan Barusch explained that he and Jim Anagnos peeked at the color and did indicate that the color in the rendering did not match what was enclosed in the email. Carol Sullivan asked Yerbol Kenzhebekov if he could review the Village color palette and pick out the color he'd like to use. If there's a color that resembles the "bunglehouse blue" in the palette, he could pick that out and they could approve the application tonight.

Yerbol Kenzhebekov apologized to the Board for the confusion he caused in this process. He told the Board that he could have the swatch brought in after the meeting so they could review. Carol Sullivan said it wouldn't be necessary if he picked out a color in the booklet that matches what he wants. Yerbol Kenzhebekov started to review the colors but then stopped and said that he had the swatch in his car. He offered to go grab it to which the Board said go ahead. While Yerbol Kenzhebekov was outside the meeting room, Dan Barusch and the Board discussed the renderings with Heath Mundell.

Patricia Dow asked for the measurements of the sign. Dan Barusch explained that when there's no actual backing, the dimensions of the letters and graphics would be measured and that's how they determine the size. The Board and Dan Barusch discussed the differences between the signs with backings and the sign in front of them. Carol Sullivan said if the applicant made the decision to extend the lettering on the building, it would allow a huge sign. Dan Barusch said the lettering and the graphics would have to follow the 25 square foot rule. There was still confusion amongst the members, so Dan Barusch used an example that included the measurements of 2' by 10'. After providing that example, everyone understood. Patricia Dow reviewed the two renderings again and inquired about the white sign face. Carol Sullivan said that it would be removed. Patricia Dow said it was present when she drove by recently and wanted to know more about it. Heath Mundell and Patricia Dow discussed further about the white sign face to clear up the confusion.

Carol Sullivan shifted the conversation to discuss color again once Yerbol Kenzhebekov returned to the meeting. Carol Sullivan asked if he had the swatch on his person. He assured the Board that the swatch would be brought before the end of the meeting. Carol Sullivan asked the Board if that was alright with them, to which they said yes. Carol Sullivan asked the Board if the conversation could be changed to talk about the sign. Before the topic could change, Patricia Dow asked Yerbol Kenzhebekov if he could just pick a color from the approved color palette. Yerbol Kenzhebekov said he did not want to pick out a color from there as there wasn't the "bunglehouse blue" he was going for.

Patrina Leland rephased the question in another way to ask if Yerbol Kenzhebekov would pick from a color from the approved colors rather than picking the "bunglehouse blue" color. Yerbol Kenzhebekov reviewed the palette and pointed out the color that was close to the "bunglehouse blue" color. Patrina Leland said that being close to the color wasn't what they were looking for. Dan Barusch asked Yerbol Kenzhebekov if the color he picked in the palette would be okay with him. Carol Sullivan added that if he picked that color, he would have to have the building be that color, not the "bunglehouse blue" color. Carol Sullivan announced that the color chosen for the exterior walls of the building was from the Sherwin Williams brand, labelled under SW2810, color "Rookwood Sash Green". Carol Sullivan asked the Board if they agreed with the color choice. Patricia Dow said that because the color changed, it would affect the sign colors. Carol Sullivan said that the sign colors would be discussed in a bit. Yerbol Kenzhebekov reviewed the renderings he submitted and used it as reference to discuss the changes he had for his building. He explained that the walls would be painted the "Rookwood Sash Green" and would be

complimented with white trimming. The design of the sign would have blue lettering and the area behind the lettering would be white.

Carol Sullivan inquired about the mansard roof change. Yerbol Kenzhebekov confirmed that there would be no reconstruction of the roof so the existing brown shingles would remain on the building. Carol Sullivan stated what Yerbol Kenzhebekov agreed to to ensure the Board was on the same page. Carol Sullivan shifted the conversation back to the sign. She asked how big the sign would be. Heath Mundell asked if she was inquiring about the size of the letters or the area behind the sign. Dan Barusch said they were inquiring about the area behind the sign. Before Heath Mundell could answer the measurement question, he wanted to ensure the Board understood that the plan was to remove the existing, damaged plywood and replace it with a piece of colored plywood. He reassured the Board that the plywood would be painted white, and that the plywood would be behind the proposed lettering. Carol Sullivan asked for the measurements of the new plywood. Heath Mundell said the gable measures 16' by 3'. The Board asked Dan Barusch for clarification on the sign as there was confusion. Dan Barusch confirmed with Heath Mundell what the sign included and based on that, the white plywood would be the soffit and the lettering would be the sign. The Board and Heath Mundell went back and forth about the sign as the Board pointed out that the white plywood placement on the building makes it its' total entity. The Board also added that because of the placement, it would be considered as part of the sign. Dan Barusch said if that's what the Board wants to go with, they can move forward with it, but he wanted to ensure that everyone knew that this was not his determination.

Dan Barusch drew on rendering three and held it up for the Board to see. Dan Barusch explained that he drew the rectangle to show what would be considered as part of the sign. He continued to explain that just because they plan to paint the plywood white wouldn't mean that plywood was part of the sign. The Board stated that it does look like a sign. Dan Barusch said he can understand where they're coming from by appearance and said the decision is ultimately up to them; but to him, the plywood would not be part of the sign. Heath Mundell asked Dan Barusch what that means for Yerbol Kenzhebekov. Dan Barusch explained that the lettering would be following the sign regulations, but the white plywood would not be. Heath Mundell asked if not painting the whole gable would be an option. Carol Sullivan suggested painting some of the gable brown to match the shingles so that way the white plywood portion would follow regulations.

Heath Mundell asked for clarification on the Board's definition of a sign. He provided the example of having lettering on a wall, and the whole wall was painted white, what would the Board constitute that as? Carol Sullivan said the whole wall wouldn't be part of the sign. Heath Mundell and the Board continued going back and forth to resolve the confusion. Patricia Dow explained her reasonings by holding up two different renderings and discussing the differences between the two. She explained having the gable match with the existing shingles would not consider it as part of the sign but if the gable is painted white and the shingles remain a different color, that itself would classify it as a sign. Heath Mundell acknowledged Patricia Dow's explanation and did offer to have a white sign back installed to the white gable instead of just having the white gable with lettering. Patricia Dow asked if that was what he was going to do. Heath Mundell said no. He started to suggest having the plywood be painted white with brown edges and then having the letters be placed on that with the halo lighting. He also offered once again to install a sign back and attach the letters there. Patricia Dow said she had expressed only her opinion on the sign and asked for the other Board members to comment.

Dean Howland wanted to know about the existing gable. Heath Mundell said it was just shingles on the side and T1-11 type plywood on the gable end. Dean Howland, Heath Mundell, and Dan Barusch continued the conversation about what's existing while the remaining Board members were reviewing the remaining renderings. Dean Howland suggested shingling the gable and then adding the lettering on top of that. Heath Mundell was not for the suggestion. Patrina Leland offered the suggestion of having the white only be behind the letters while the rest of the plywood was brown to make it look complete and follow the 25 square foot regulation. Carol Sullivan asked Yerbol Kenzhebekov if that would be an option for him. Yerbol Kenzhebekov said he wanted to have the plywood be the same color as the building.

Carol Sullivan halted the conversation to go over what was discussed about at this point. She wanted confirmation from Heath Mundell about what was mentioned. She asked him if this information was correct: the building would be the "Rookwood Sash Green" with white trim, the plywood area would be "Rookwood Sash Green" with the letters lit by halo lighting and attached to a white sign back. Heath Mundell said yes, that was correct. While Heath Mundell was offering to provide an updated rendering of Café Lago, Yerbol Kenzhebekov was informing the Board that he may change the mansard roof.

Carol Sullivan stopped Yerbol Kenzhebekov and informed him what he was requesting now was not included in the application. She explained what the Planning Board's job was to ensure everyone was on the same page as to what this business is going to look like. So, Carol Sullivan went over the color of the building, color of the gable, and gathered confirmation that the existing shingles would remain on each side of the gable. Patricia Dow asked Heath Mundell about painting the gable and the sides of the gable all one color so the sign back wouldn't be needed. Heath Mundell expressed his frustration saying that they had to have a sign backer if they paint the plywood white, but now they change the color from white to green, they're not required to have one. He asked for clarification on that and expressed what he felt would be the right move for the business. He explained that having a green background with white letters would not benefit Yerbol Kenzhebekov as it would take the glimmer from the building.

Dean Howland wanted to put in his input of the application thus far. While Dean Howland, Dan Barusch, and Heath Mundell discussed the building design, the remaining Board members discussed their feelings about the application to obtain a consensus. Patricia Dow reminded the Board and informed Heath Mundell that the point of this Board was to ensure that they follow the rules and regulations of the sign code, which would prohibit attention-seeking colors on a building. She expressed that having the bright white behind the letters would transform that area into what's prohibited. Heath Mundell restated his opinion on how the business should have more of a pop to the façade than a dull one.

The Board took a minute to picture the updated sign design and then asked what color the letters would be. There was a mix up in the colors: some said navy blue, and some said green to match the building. Heath Mundell asked the Board what color they would like it to be. Carol Sullivan said it was up to the applicant, not up to them. Heath Mundell asked the question to Yerbol Kenzhebekov to which Yerbol Kenzhebekov said the proposed color of the building. Carol Sullivan asked if the lake would be blue as she did not want to assume. Heath Mundell said yes.

Dean Howland asked Heath Mundell to provide an updated rendering to the Board. Carol Sullivan said she would like to see an updated one as well but before they move forward with that, she wanted confirmation from each Board member that they were okay with the design change. Starting with Patricia Dow all the way to Dean Howland, the Board were in mutual agreement with the design change, but each

member expressed the need for an updated rendering. Carol Sullivan reminded the Board that they have the power to table the application.

Carol Sullivan turned the conversation to talk about what was included in the application. She said in the application, it states that there would be halo lighting as well as use of the existing goosenecks. Heath Mundell said that the bulbs for the goosenecks would be changed to LED, so that way Yerbol Kenzhebekov has that light control to dim the lights if needed. Carol Sullivan asked where the goosenecks would be located. Dan Barusch pointed them out on the rendering, showing each gooseneck facing upwards on the corners of gable.

Carol Sullivan asked the Board how they would like to proceed. Patrina Leland asked if they would like to do a conditional approval. Dan Barusch informed the Board they should approach with caution as the application in front of them and what was discussed were two separate things. He strongly suggested that before giving approval, Yerbol Kenzhebekov should resubmit an application that shows the changes with a final rendering. He concluded by saying that the decision was ultimately up to them. Yerbol Kenzhebekov informed the Board that if he wasn't under the impression that Dan Barusch approved of the color, he wouldn't have gone forward with it. Carol Sullivan said he understood where everyone was coming from and explained that there were mistakes made, but this needed to be solidified before any decision was made.

Carol Sullivan lifted one of the renderings Yerbol Kenzhebekov handed out and inquired why he submitted this if all along he wanted the "Rookwood Sash Green" color on his building. Yerbol Kenzhebekov said he wanted to provide options to the Board just in case he couldn't get it. Yerbol Kenzhebekov started to explain how old the building was and how the shingles really need to be redone. Carol Sullivan said she was under the impression that the shingles wouldn't be updated. Yerbol Kenzhebekov advised that he wanted to update the shingles as they're falling apart. Carol Sullivan responded by saying that the shingles could be updated but must remain the brown color. Yerbol Kenzhebekov said replacing the shingles would be a future project and that he understood that they must remain brown. Carol Sullivan concluded the conversation by letting him know that if he would like to change the color of the shingles, and/or the material, he would have to appear in front of the Board.

Carol Sullivan rereviewed the fourth rendering and asked Yerbol Kenzhebekov why he submitted this if he didn't envision it for his business. She expressed her interest in how clean and how nice the façade would look with this color palette. Patrina Leland and Patricia Dow chimed in and expressed their interest in rendering four as well. Yerbol Kenzhebekov said he did like the design from rendering four. Dan Barusch asked Yerbol Kenzhebekov if he would be okay with having the building brown. Dean Howland said he didn't mind the building being the "Rookwood Sash Green" color. Carol Sullivan said what Yerbol Kenzhebekov could do was use the approved "Rookwood Sash Green" color as it was from the approved color palette, and then have the top of the building be made of colored metal. Yerbol Kenzhebekov liked Carol Sullivan's suggestion and said he would like to do that.

Carol Sullivan said that if he would like to do that, that's fine with the Board; but he would need to solidify that idea. She said the reason why the Board needs to know these details was because they need those details to make a motion to grant approval. Patrina Leland asked what color the letters would be if he were to have the building as well as the metal part be green. Heath Mundell said green. Patrina Leland

said that it wouldn't make sense to have everything green. Yerbol Kenzhebekov said the letters would be white so it would match the trim.

The conversation shifted back to numerous other ideas and what was discussed about prior. Carol Sullivan pulled the conversation back to ask the Board for their commentary. She said at this point, she felt that Dan Baruch was right, and that this conversation had gone too far. She pointed out that the renderings and the application presented don't match what was talked about and requested Yerbol Kenzhebekov to resubmit the application. She continued saying with every change he wanted to make, he must have the application reflect those changes. Dan Barusch interjected to quickly comment on the roof change. He explained that instead of pitched, it would be straight. Carol Sullivan still was persistent on having them resubmit an application.

Carol Sullivan said that everything she has mentioned was based on her opinion, she was not speaking for the Board. She wanted to make sure Yerbol Kenzhebekov understood her suggestions of picking certain colors as the goal would be to have everything match the color scheme of the neighborhood. She also suggested to have him look through the approved color palette to pick a color for the gable section. She lifted the booklet and went through each one of the pages to show him examples of colors she would go with. She said white would be too bright, but a cream color would be good.

Carol Sullivan informed the Board of her feelings on tabling the application. She asked each member to comment on where they're at. Heath Mundell asked what specifically needed to be changed. Carol Sullivan said he would need one rendering of what Yerbol Kenzhebekov would want. He also would need to refill out some pages of the application to provide the correct information. She provided the example of the change on the color of the building; since because the application said it would be blue when now changed to reflect green, it must say the "Rookwood Sash Green" instead of the blue color.

Yerbol Kenzhebekov asked if tabling the application would mean having to wait until next month for a resolution. Before Carol Sullivan could confirm or deny, Yerbol Kenzhebekov said he couldn't wait till June and needed a resolution tonight. Yerbol Kenzhebekov apologized for not having the color right on the application. Dan Barusch said the decision was more than just the color. He said based on the numerous ideas thrown around in the meeting tonight, starting with the changes to the roof to the colors of the whole building; he wouldn't be surprised if the Board was leaning towards tabling.

Carol Sullivan asked Yerbol Kenzhebekov if it would be helpful to him if the Board gave him approval to paint the building the "Rookwood Sash Green". Yerbol Kenzhebekov received a swatch for the "Bunglehouse Blue" and brought it in front of the Board. He asked if the Board was okay with this blue-green color. Carol Sullivan held the swatch up to the Board and asked for their thoughts. The Board was in mutual agreeance that the "Bunglehouse Blue" would be the new color for the façade. Carol Sullivan announced to everyone that the Board has determined the final plans for the exterior façade would be: the walls and roof will be painted in "Bunglehouse Blue", the trim will be white, and the white colored letters will be wall mounted on top of the "Bunglehouse Blue".

Carol Sullivan asked Yerbol Kenzhebekov if the overhang under the roof would be white as well. Yerbol Kenzhebekov said yes. Carol Sullivan asked if the top portion of the roof would remain black. Yerbol Kenzhebekov confirmed that as well. Dean Howland wanted clarification on the back side of the building.

He asked if that would remain white or if that would be painted the “Bunglehouse Blue”. Yerbol Kenzhebekov said that space would remain white.

Before a motion was created, Carol Sullivan wanted to confirm with Dan Barusch if they could move forward with approving the application. Dan Barusch said rendering one was the most accurate rendering to what was requested. He said to just ensure that color “Bunglehouse Blue” and the straightening of the roof was included in the motion. Patricia Dow wanted to ensure that the blue lake wouldn’t match the same blue that’s being approved. Yerbol Kenzhebekov said it would be different. She asked if it would be halo lit to which Heath Mundell said yes. Dan Barusch asked if aluminum that would be painted blue would be placed on the the gable. Heath Mundell said yes. Carol Sullivan asked for clarification on the roof: whether if the roof would be straight or if it would remain at an angle. Yerbol Kenzhebekov said straight. Patricia Dow had questions about the roof. Carol Sullivan, Dan Barusch, and Heath Mundell took time to answer all questions about what would change and how the change wouldn’t change much to the existing.

Carol Sullivan asked the Board if they had any other questions or comments regarding the sign, the façade, and the roof change. There were no further questions. Carol Sullivan asked if the Board was all set and could move forward with a motion. The Board was in mutual agreeance on approving the application with conditions.

Patricia Dow made a motion for the property at 251.18-3-36.2 to approve one of the renderings that was given to us which was the first one here where the mansard roof is the same color as the building. The color that’s going to be happening on the building and the mansard roof is “Bunglehouse Blue” from Sherman Williams, HGSW0048. The lettering for “Del Lago Restaurant & Bar” will be white in the dimensions shown. The Lake will be blue, it’s halo lighting, as shown and the white trim on the building. The white trim as indicated on the design will be white on the building amongst the bunglehouse blue on the building. The mansard roof will be straightened out, slightly, to go more vertical with the top part extending out towards the street and parking lot and the roof being added to to fill in the small gap. There are two existing lights at the bottom of that section and those remain the ability to turn them down to not distract from your halo lettering. So, the dimensions of the sign are “simply around the letters.” The back of the building will remain white as it is right now.

2nd MOTION: Patrina Leland

Carol Sullivan	Patrina Leland	Patricia Dow	Dean Howland
Aye	Aye	Aye	Aye

Aye = 3 Nays = 0 Recused = 1 Absent = 2 Motion carried

Dan Barusch informed the Board that Debonnay Meyers will have the resolution sheet state approved with conditions. He explained that those conditions include the building being painted the “Bunglehouse Blue” with the white trim and the mansard roof being straightened out. Dan Barusch asked the Board if they would like to view a final rendering. Carol Sullivan said she was fine with what was said and did not need to see it. The rest of the Board members agreed with Carol Sullivan.

APPLICATION: SIGN#5-2024

APPLICANT: STEPHANIE BENN – BAMBAZ RESTAURANT

TAX MAP: 251.18-3-63.2

ADDRESS: 164 CANADA STREET
ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for one sign for their business, Bambaz Mac-N-Meatballs. It will be a rectangular-shaped sign and will measure 13.33 square feet in total. The rectangular sign will be mounted to the building, above the window, and will be made from hard plastic. The background of the sign will be white, and it will have a gold laminated border. The border will not be raised and will measure 1 inch in width. The letters will consist of two colors: red and gold and all letters will be laminated. There will be no raised graphics in the design. Instead, the applicant will have their logo in the center of the sign, which will measure 14” in diameter. The sign will not have any changes to the existing lighting as applicant will utilize the two gooseneck lights overhead.

Vincent Cianciolo was present to represent Bambaz Restaurant. The Board reviewed the packet that included the new sign design before any questions were asked. Dean Howland asked if the sign design would be similar to the banner that’s currently at their restaurant. Vincent Cianciolo said it was close to it and that it had been out there for a year. Patricia Dow had concerns about the repetitive product placement throughout the exterior of the restaurant. She explained that both the sign and the neon lights in the window have created a lot of redundancies. Vincent Cianciolo said he would remove the neon signs for him to have this sign approved. Vincent Cianciolo continued his statement to say that his previous sign got rejected because it had several variations of colors, which made it go over the sign color rule. He said he lost business because he had a banner as a sign. He expressed that it left an impression that his business was unprofessional.

He changed the topic to discuss his unwillingness to change his sign. Vincent Cianciolo informed the Board that his logo was recognizable, and he would not change the logo. Carol Sullivan asked how many locations he had. Vincent Cianciolo said six locations, and a food truck that has a contract with the Village for Fridays at the Lake. Patricia Dow lifted the rendering for Vincent Cianciolo to see. She asked why he wanted a sign that had the logo with all his products enclosed and then the actual sign listing all the same products from the logo. Vincent Cianciolo said seeing the logo from the street would be hard to read, hence why he has his products on the sign. Vincent Cianciolo used the Village of Lake George logo as an example. He said that the design makes it hard to read the print because of how small it was, hence, why he was taking this step to remove that problem.

Patrina Leland made a motion to approve for tax map 251.18-3-63.2, Bambaz Restaurant, 164 Canada Street, the sign as presented. He has told us that he would take down some of the neon signs that are in the window that duplicate the sign.

2nd MOTION: Dean Howland

Carol Sullivan	Patrina Leland	Patricia Dow	Dean Howland
Aye	Aye	Aye	Aye

Aye = 3 Nays = 0 Recused = 1 Absent = 2 Motion carried

Dan Barusch recommended the Board to put specificity on that condition. Carol Sullivan asked how many neon signs were there. Vincent Cianciolo did not provide an answer to Carol’s question. He said that he would review his neon signs and would remove the ones he wants to take down. Patricia Dow said she would prefer the ones that advertise his smash burger, pizza, and his mac and cheese. Vincent Cianciolo

reiterated that he would make the decision on what signs were to be removed from his window. He also told the Board that there was nothing in the Zoning law for neon signs. Carol Sullivan said that he offered to remove some of the neon signs so she wanted the clarification for the record as to what signs would be removed. Vincent Cianciolo repeatedly denied the Planning Board to have a choice as to what signs should be removed.

Carol Sullivan said that the Board could make a motion for conditional approval, but Vincent Cianciolo would have to update Dan Barusch on that. Vincent Cianciolo told Carol Sullivan that he would not have a final answer until he checks it out. Carol Sullivan said that was okay for him to check it out, but all he needs to do is just update Dan Barusch when he makes that determination. Dan Barusch mentioned that there was the possibility that Vincent Cianciolo could change his mind after the approval and keep all the neon signs in the window. Vincent Cianciolo said he would remove a couple of them.

Carol Sullivan said Vincent Cianciolo said on record that he would remove more than one sign so as long as he follows that, he will be good. Patricia Dow asked Vincent Cianciolo how many signs he had. Carol Sullivan said he didn't have an answer right now. Vincent Cianciolo responded with eight. Patricia Dow suggested for him to have at least three come down.

Patrina Leland amended the motion for the sign for the amendment that he will take at least three neon signs from the window.

2nd MOTION: Dean Howland

Carol Sullivan	Patrina Leland	Patricia Dow	Dean Howland
Aye	Aye	Aye	Aye

Aye = 3 Nays = 0 Recused = 1 Absent = 2 Motion carried

The Board was going to move onto the next item on the agenda, but they noticed that Jessica Sarriano was not there. Debonnay Meyers asked the Board if they would like to review Dennis Quirk's application instead. The Board agreed.

APPLICATION: SPR#5-2024
APPLICANT: DENNIS QUIRK
TAX MAP: 264.06-2-11
ADDRESS: 33 SEWELL STREET
ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to change the use of an existing building from a laundromat into housing. The request will require internal renovations to allow two apartments to be constructed. The first apartment will offer space for two bedrooms, a kitchen, one bathroom, one dining room and/or living room. The second apartment will offer space for one bedroom, one bathroom, one dining room and/or living room, and a kitchen. Plans included with the application contain information relating to smoke detectors, carbon monoxide detectors, exhaust fans, the dimensions of each apartment, and the engineer's notes relating to the project.

Dennis Quirk was present to represent 33 Sewell Street. The Board reviewed the packet that included the new interior design before any questions were asked. Carol Sullivan said she had no issues with the

change of use from a laundromat to apartments but had questions on the exterior façade of the building. Carol Sullivan went over each item within the packet to ensure that these specific things would be changed. She asked Dennis Quirk about the windows and the doors. Dennis Quirk admitted that they need to be touched up with paint. The Board asked him what color. Dennis Quirk said he would reach back out to the Board with further details. Carol Sullivan asked if the porch would remain the same to which he confirmed. Dennis Quirk informed the Board that some windows and doors would be replaced. Dean Howland wanted to explain to Dennis Quirk that the windows in the bedroom need to be egress windows per County regulations. Carol Sullivan halted the conversation to explain that the egress windows were County regulation, so the County should handle that.

Carol Sullivan circled the conversation back to state that the Planning Board needs a rendering to show the exterior façade of the building. She explained that it seemed like the Board had no objection regarding the change of use; but it seemed like there were questions about his plans on the landscaping, the color of the building, the color of the windows and doors, whether if he's going to pave the existing driveway, and what the exterior façade would look like with all those changes. Dennis Quirk stated he understood where the Planning Board came from and did assure the Board that he would supply all that information to them. Carol Sullivan asked about his plan for stormwater management. Dennis Quirk said stormwater was already addressed. Dennis Quirk concluded that he was going to include paving the driveway in the project, but it wasn't feasible right now.

Carol Sullivan asked the Board for their thoughts. Dean Howland said he wouldn't mind approving the inside. Patricia Dow said while he has work done in the inside, Dennis Quirk could work on plans for the outside and present them back to the Planning Board. The Board were in agreement to move forward with a motion to approve the interior portion of the project. Before a motion was made, Patricia Dow said she had some questions she wanted answered. Patricia Dow asked Dennis Quirk if the apartment was handicap accessible. Dennis Quirk said he would follow what the state instructs him. Patricia Dow asked about parking. Dennis Quirk said there were eight or nine spots in the front, so two to three spots per apartment would be enough. Carol Sullivan asked if these apartments would be available year-round. Dennis Quirk said yes.

Patricia Dow said she had no concerns about water usage as it was a laundromat but, she did express concerns about the increase of sewage. Carol Sullivan said that concern would be handled with Dan Barusch. Dennis Quirk added that he would have professionals come in and check to ensure he has what would be required. Dan Barusch indicated that the sewage would decrease. He then asked Dennis Quirk how many bedrooms there would be. Dennis Quirk said five in total. Dan Barusch told the Planning Board that 550 gallons a day wasn't a lot. Patricia Dow asked if the existing apartment upstairs would be changed. Dennis Quirk said not at this point. Patricia Dow asked if there were stairs at the backside of the building for that apartment. Dennis Quirk confirmed.

Carol Sullivan pulled the conversation back to what was discussed so far about the proposed project. She confirmed that the Board had no issues with the use change but did express that the Board would like renderings to be submitted to show the exterior work. She explained that all the information that was provided about egress windows and the handicap regulations would be handled by the County and/or by the State as it's out of the Planning Board's jurisdiction. Carol Sullivan then asked Dennis Quirk if he had plans to redo the roof. Dennis Quirk did not have an answer regarding the roof yet but said he would start working on the exterior rendering for the next meeting.

Dean Howland asked if there was another laundromat nearby. Dan Barusch and Debonnay Meyers explained that the nearest laundromat would be in the Town of Lake George, nearby Walgreens.

Carol Sullivan made a motion to approve the application for tax map 264.06-2-11, 33 Sewell Street to convert the current laundromat to two apartments with one existing apartment so that the interior work can be done. The applicant has agreed to come back to us with rendering showing the color of the building, the landscaping, the parking, etc.

2nd MOTION: Patricia Dow

Carol Sullivan	Patrina Leland	Patricia Dow	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Dan Barusch asked Dennis Quirk if he had Tom McKinney look at the interior plans. Dennis Quirk said no. Both Dan Barusch and Dennis Quirk talked about the upcoming steps for permitting the change of use while the Planning Board was getting ready for the next applicant.

APPLICATION: SIGN#6-2024

APPLICANT: JESSICA SARRAINO – PEAK SEASON

TAX MAP: 251.18-3-38

ADDRESS: 139 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for one sign for their business, Peak Season. It will be a rectangular-shaped sign and will measure 10.83 square feet in total. The rectangular sign will be mounted onto the existing brackets directly over the entrance to the business, on the façade facing Canada Street, and will be made from aluminum composite. The background of the sign will be sage green, and it will have an aluminum border. The border will be raised by 1” and the width of the border will be 1”. The letters spelling out “Peak Season” will be raised by ½” and will be made of PVC while “Goods, Gifts, & More” will be vinyl and not be raised. All letters in the sign will be an off-white color. For their graphic, there will be a small cabin with a primitive tree inside of it and it will be raised ½”. The size of the graphic is 16.89”. Their graphic will match the color of the letters.

The Board asked Dan Barusch if the representative for the Peak Season sign was on their way. Dan Barusch said the owner of Peak Season was on their way. He explained that based on the conversation he had with the owner, there was a miscommunication between the sign company and her that led to neither attending the meeting. Dan Barusch informed the Board that the sign company was told, once by him and once by Debonnay Meyers, that either the owner or the sign representative had to attend the meeting tonight. Dan Barusch added that the sign representative called him today and asked if the item was still on the agenda.

Patrina Leland reviewed the application and couldn’t recall where this location was. Carol Sullivan said where the old Mermaid used to be. Dean Howland wanted to ask a question about the old hardware store. He said he went past it and noticed that they were changing the exterior portion of the building. He asked if they had to appear in front of the Planning Board for that. Dan Barusch asked the location of said building. The Board told him right across from Price Chopper. Dan Barusch said the work was only going

to replace the siding, not change the color. Dean Howland recalled there being a blue shingle roof but wasn't entirely sure. Carol Sullivan added that they put new windows in. Dan Barusch halted the conversation to explain that they do have a permit for interior work to convert what's existing to a two family. He explained the timeline of the whole project so that way the Planning Board had a better understanding of what was going on. The Board and Dan Barusch chatted about that project and what's on the agenda for next month until the owner came in.

A member of the public came in and asked where the driving course was. The Board, Dan Barusch, and Debonnay Meyers worked with her to guide her in the right direction.

Jessica Sarraino arrived at the meeting to represent Peak Season. The Board reviewed the application before any questions were asked. Carol Sullivan opened the floor for questions, starting with Patricia Dow. Patricia Dow pointed out that the blue building and the color of her sign would clash with each other. Jessica Sarraino explained that the theme of the store was Adirondack, so she did want the green-colored sign to follow with her selected theme. She did express that she wasn't pleased with the color of the building, but she was working with what she has. Patricia Dow said she liked the design of the sign, but it was a shame that the blue color of the building wouldn't compliment it.

Carol Sullivan asked about the lighting. Jessica Sarraino said she would use the existing gooseneck lighting. Carol Sullivan said in the application it states "N/A"; so, she wanted to say on record that there would be lighting, and the plans were to use the two existing goosenecks that were located on the front of the building. Carol Sullivan asked the remaining Board members if they had any questions to which they said no.

Patricia Dow made a motion to approve the sign at tax map 251.18-3-38 at 139 Canada Street for Peak Season as presented in the application. Single sided sign to be placed whereas indicated in the application, above the door to the store and that there are two existing goosenecks lights.

Patricia Dow asked Jessica Sarraino if there were two lights or one. Jessica Sarraino said she would double check to make sure. She said she was told the lights got removed when the other sign was removed.

Patricia Dow added to her motion to include the goosenecks that aren't there now but will be back.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patrina Leland	Patricia Dow	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

MINUTES:

FEBRUARY 21, 2024 (CS, KM, PD, DH)

Carol Sullivan asked the Board for their thoughts regarding the February 21, 2024, meeting minutes. The Board concluded that they would approve the meeting minutes as presented.

Carol Sullivan made a motion to approve the February 21, 2024, meeting minutes as presented.

2nd MOTION: Patricia Dow

Carol Sullivan	Patrina Leland	Patricia Dow	Dean Howland
Aye	Recused	Aye	Aye

Aye = 3 Nays = 0 Recused = 1 Absent = 2 Motion carried.

Motion to adjourn by Carol Sullivan at 6:40 pm., seconded by Patrina Leland, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers