

LAKE GEORGE VILLAGE PLANNING BOARD MEETING
MAY 15, 2024 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES

Board members present: Patricia Dow (Acting Chairperson), Patrina Leland, Kevin Merry, Walt Adams, and Dean Howland

Board members absent: Carol Sullivan (Chairperson)

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Ethan Hall, Chris Jones, Heath Mundell, Robin Chiaravalle, Patty Kirkpatrick, Michael Menter, Patrick Menter, and Carmen Agrusti.

Patricia Dow called the meeting to order at 5:00 pm.

NEW BUSINESS:

APPLICATION: SIGN#4-2024

APPLICANT: TONY CHIARAVALLE – MEZZALUNA

TAX MAP: 251.14-3-3

ADDRESS: 267 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for one free-standing sign for his business, Mezzaluna. It will be a rectangular sign and will measure 4' by 6' in total. The rectangular sign will be made of metal and will use the existing frame that's beside the building deck, but the frame is proposed to be updated/repaired and painted. The background of the sign will be burgundy and will not have a border. The letters will be made from graphic paint and will be placed in the middle of the sign. "Mezzaluna" will be white and will measure 16" while "Italian Cuisine & Amore" will be white and will measure 12". The lighting will include three fluorescent bulbs that will be built within the sign.

Robin Chiaravalle was present to represent Mezzaluna. Patricia Dow asked Robin Chiaravalle to introduce herself for the record. Robin Chiaravalle said she was present to represent Mezzaluna and that she was one of the owners of the business. Before Patricia Dow opened the floor for questions, she allowed time for the Board to review the application. Dean Howland inquired about the sign on the railing and whether it would remain or be removed. Dan Barusch stated that the sign on the railing was temporary and would be removed once they obtain approval for this sign. He explained that there was discussion of moving that temporary sign to another location on the property, but that conversation would have to occur on another date. Patricia Dow asked Dean Howland if he had any other questions to which Dean Howland said no. Dan Barusch reminded the Board that they must review the free-standing sign only.

The Board reviewed the pictures that were included in the application. The Board informed Dan Barusch that they couldn't see the colors as the pictures were in black and white. Dan Barusch asked Debonnay Meyers to hand the master copy around to each Board member for them to review. While the application was amongst the Board, Dan Barusch took the time to explain what the Chiaravalle's had been doing to spruce up the structure. He explained that the free-standing sign was originally JC Montana's and after that business closed, the structure had ivy and brush grown all around it. He said the Chiaravalle's had

been working hard to clean it up so that way when it came time to propose their new sign, they could request a new sign box. Patricia Dow asked Dan Barusch about the height of the sign. Dan Barusch said the height would be fine because it's free-standing. Walt Adams asked about lighting. Dan Barusch said the sign would have interior lighting and would use the existing pole. Patricia Dow had a question about the new sign box. Dan Barusch answered that it would be shaped as a plain rectangle.

Patricia Dow asked Robin Chiaravalle to confirm what Dan Barusch was saying. Robin Chiaravalle said that was correct. She explained that the sign box would be replaced, and they would use the existing pole and the existing lighting. Patricia Dow wanted to discuss the vines. She asked if the vines would be removed for the new box. Robin Chiaravalle said the grape vines would be maintained but wouldn't be removed entirely. Robin Chiaravalle explained the history behind the grape vines, and why she wanted to keep them on her property.

Patricia Dow asked the Board if they had any other questions pertaining to the application. There were no further questions or comments.

Walt Adams made a motion to approve the application created by Mezzaluna, located at 267 Canada Street Lake George, with the tap map 251.14-3-3, with the conditions to be approved with the free-standing sign, 4 by 6 rectangular made of metal with interior lighting and burgundy of color, letters to be a graphic paint in the middle of the sign, an updated sign box, and will be set with lights inside the sign.

Before the motion was official, Patricia Dow asked Robin Chiaravalle about the awnings. Robin Chiaravalle said that they were retractable and were to be in use in the daytime. Patricia Dow asked if the awnings were pre-existing. Robin Chiaravalle said no and explained that they put them up. Patricia Dow inquired about the colors. Robin Chiaravalle said cream, taupe, and terracotta. Dan Barusch informed the Board that the applicant was handed an awning application and was informed she would have to come back.

Patricia Dow added to the motion to include the condition removing the sign on the railing once the proposed sign is approved.

2nd MOTION: Kevin Merry

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|--------------|-------------|------------|----------------|--------------|
| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried

Dan Barusch asked if the Board would be opposed to administratively approving the railing sign to the back of the building. Robin Chiaravalle said there was a sign for JC Montana's back there at one point. Patricia Dow said she had no problem with it. Dan Barusch said when the Chiaravalle's decide on the location of the railing sign, he would let the Board know.

APPLICATION: SIGN#7-2024

APPLICANT: TONY CHIARAVALLE - PADDLES

TAX MAP: 251.18-3-40

ADDRESS: 157 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for one sign for his new business, Paddles. Paddles will be taking over the previous “Mezzaluna” space. The sign will be rectangular with smoothed edges and will be placed/hung under the existing overhang, above the deck area. It will measure 2’ by 10’ and will be made from wood. The background of the sign will be a golden yellow and will not have a border. The letters will be made of dark green paint and will be placed in the middle of the sign. There will be one graphic which entails one white fork and one white paddle that will be inside of a square with rounded corners. The graphic and the lettering will both measure 14” by 14”. The lighting will not change as applicant plans to use all four existing gooseneck lights that are on the building.

Patricia Dow asked Robin Chiaravalle if she was representing Paddles as well. Robin Chiaravalle said yes. Before Patricia Dow opened the floor for questions, she allowed time for the Board to review the application. Patricia Dow asked the Board their thoughts on the application. Walt Adams said he had no issues with it. Dan Barusch asked if the renderings were also black and white. The Board said yes, and Dan Barusch handed the original application to the Board for them to review.

The Board indicated that the sign looked a little bright. Patricia Dow asked the Board if they would prefer to have the yellow-color toned-down. The Board agreed with Patricia Dow’s suggestion. Patricia Dow asked Robin Chiaravalle if that would be acceptable for her. Robin Chiaravalle said she could find something more subdued. While the Board was discussing their thoughts on the sign, Patricia Dow was reviewing the Village color palette. She showed the Board each yellow color in the palette and asked them and Dan Barusch for their input. Dan Barusch said the color on the sign was like a yellow school bus. Robin Chiaravalle expressed that the color the Board picked would be the color she would go with. She also added that the sign hadn’t been made yet, so customizations were welcome. The Board decided to go with the color “classical gold” instead of the bright yellow color that was proposed.

Dean Howland made a motion to approve to approve the application created by Antonio Chiaravalle located at 157 Canada Street, tax map number 251.18-3-40. The application is for the presentation of the new sign at Paddles, it’s going to be the color presentation, the lettering is okay, but the color will be changed to “classical gold” at Sherwin Williams.

2nd MOTION: Kevin Merry

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|--------------|-------------|------------|----------------|--------------|
| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried

APPLICATION: SIGN#8-2024

APPLICANT: DAVE KENNY, JR. – THE GEORGIAN RESORT

TAX MAP: 251.14-3-27

ADDRESS: 384 CANADA STREET

ZONE: COMMERCIAL RESORT

Applicant is seeking approval for three signs for his businesses, The Georgian and The Galley (on-site restaurant). Two out of the three signs will be wall mounted and the third sign will be free-standing

(existing). The Georgian wall sign will be shaped like a sailboat and will be wall mounted to the office building at the front of the property. That sign will measure 7' 8 ¾" and 6' 3" and will include "Georgian Lakeside Resort" underneath in black lettering. The sailboat and the lettering will be made of aluminum and will be backlit with blue halo lighting. "Georgian" will measure 5.21 square feet and "Lakeside Resort" will measure 2.26 square feet in total. The sailboat, which will include all sailboat pieces, will measure 15.97 square feet. The second sign, the existing Georgian free-standing sign, will utilize the existing frame alongside Canada Street and will only see color and lettering/logo updates. The third sign is a replacement in-kind of the existing sign for Giovanna's, which will be replaced with a similar sign for "The Galley", the on-site restaurant. Applicants were required to appear in front of the Zoning Board on May 1, 2024, to maintain the pre-existing non-conforming freestanding sign.

Ethan Hall was present to represent The Georgian. Ethan Hall introduced himself for the record indicating he was representing David Kenny. He explained that he was from Rudinski Architecture and was ready to answer inquiries about the sign. Before Ethan Hall went into detail, the Board had the opportunity to review the application in full. Ethan Hall informed the Board that the Georgian appeared in front of the Zoning Board and obtained a variance to keep the size of the free-standing sign. He explained that the difference between the existing sign and the proposed sign was just the colors and the lettering. He stated that the applicant wanted all the signs on the property to follow the color scheme. He added that the reader board and the outline would stay the same and the pictures in the application depict their vision of what they're requesting.

Ethan Hall changed the topic to discuss the second proposed sign, the sailboat wall sign. He explained that it would be placed on the front of the building and would have stonework behind it. He added that the lettering under the sailboat would be made of brushed aluminum and would be backlit to cause a halo effect. Ethan Hall then led the conversation to discuss the final proposed sign, the sign for the restaurant. He explained that the restaurant sign would follow suit with the color change and the letter change. He indicated that the sign wouldn't be viewable from Canada Street; it would only be viewable from inside the parking lot.

Patricia Dow opened the floor for questions. Kevin Merry asked how the Board felt about the blue backlit lights. Patricia Dow asked Kevin Merry for his input first. Kevin Merry said he didn't recall other businesses having blue backlit lights. Dan Barusch provided Curated Phases as an example but explained that their color was a tan, orange color. Dan Barusch asked Heath Mundell if he recalled if he had installed blue backlit lights anywhere in the Village. Heath Mundell thought maybe the Lighthouse Grill did. Ethan Hall said the Marriott had white backlit letters. Dan Barusch asked if blue. Ethan Hall answered yes and reiterated that all the requests were to cater to the new color scheme. Patricia Dow recalled backlit lights on Del Lago's new sign. Dan Barusch did confirm that it was similar, but Del Lago used a different color. Ethan Hall indicated that the backlit lighting would be minimal and wouldn't be too extreme. Patricia Dow inquired about the lettering on the free-standing sign. Ethan Hall indicated that those letters wouldn't be backlit as they would be printed on the sign.

Patricia Dow asked Dan Barusch about the guidelines relating to grandfathered in and/or non-conforming signs. Dan Barusch went into detail about what was discussed at the Zoning Board meeting and what the code says regarding non-conforming signs. Dan Barusch concluded his explanation informing the Board that as long as neon colors weren't used, such as bright pinks and purples, the sign would be fine. Patricia

Dow asked if the colors in the renderings were true to color. Ethan Hall said the small renderings showcase the color scheme better and those colors shown would be the colors on everything.

Patricia Dow asked the Board for their final comments regarding all three signs. All Board members, minus Dean Howland, had no further questions. Dean Howland inquired about one of the plans submitted to which Ethan Hall answered that question after he reviewed what Dean Howland was looking at. Patricia Dow asked the Board again if they had any other questions to which the remaining members said no. The Board was in mutual agreeance to approve the application as presented.

Patrina Leland made a motion to approve the application created by Dave Kenny and the Georgian Resort, which is located at 384 Canada Street, tax map number 251.14-3-27 for approval of the three signs as permitted. Same color with the blue halo lights on the main building. Color change on the tall sign to match the existing new gray color as presented in the packet.

2nd MOTION: Patricia Dow

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| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried.

APPLICATION: SIGN#10-2024

APPLICANT: POONAM CHAWLA – CHAT HOUSE

TAX MAP: 251.18-3-47

ADDRESS: 217 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for one sign for their business, Chat House. The shape of the sign has two shapes: ovular on the top and long narrow rectangle with curved sides on the bottom. It will measure 18 square feet in total. The sign will be made of wood, PVC, and paint and will be placed on the exterior wall of the business, right above the door. The background of the sign will be white and will have a purple and pink border. The letters will be made from PVC and will be raised 1”. The sign will have two identical graphics on either side of the top half of the sign. Letters and colors include “Chat House” in purple, “& Ice Cream” in pink, “Samosa” “Chat Papri” “Ice Cream” in purple, “Pan Puri” “Falooda” in blue, and between each word will have a pink interpunct. Each letter and graphic will be halo lit. In addition to the halo lighting, the applicant would like to continue using the existing goose necks but update bulbs to LEDs for lamination control.

Heath Mundell was present to represent the Chat House. Heath Mundell introduced himself for the record and explained that the request was to create a new sign for the business to make it more up to date. Before Patricia Dow opened the floor for questions, she allowed time for the Board to review the application. Dean Howland looked through the application and asked how many signs they were looking to get approved tonight. Heath Mundell said one and explained that the rendering shows the same sign in three different ways, so they could see it in different timeframes. He explained the top one shows daytime, the bottom right one shows nighttime without use of the existing gooseneck lighting, and the bottom left one shows nighttime with use of the gooseneck lights. He added that all three pictures include the halo lighting and assured the Board that the lighting wouldn’t be overkill.

Walt Adams asked how many colors were on the sign. Heath Mundell said three colors, unless they count white. Patricia Dow brought up the green color on the bottom of the glass decal, which would make it more than the allowed color allotment. She also mentioned that the allowed number of graphics was two per the Village code, and per the rendering, there were three. Heath Mundell explained that the green color wasn't correct as it was supposed to be a clear glass color. Heath Mundell indicated that Hawaiian Ice's sign was bright and had more than the allotted colors. Dan Barusch mentioned that Hawaiian Ice obtained a variance from the Zoning Board. Before the color conversation continued, Dan Barusch informed all that he was pulling up the color ordinance on his phone so he could read the excerpt to all.

After a few seconds, Dan Barusch found the ordinance and read each excerpt to the Board and for the record. Dan Barusch said that the Planning Board could not allow florescent colors that could shock the senses such as and not limited to, bright pinks, greens, yellows, and oranges. Heath Mundell assured the Board that the purple color would not be florescent. He also offered to remove one of the ice-cream decals so the roof decal could remain. Dan Barusch asked Heath Mundell if both decals could be removed so it wouldn't bring up the color question. Heath Mundell explained that the green color was because of his printer and that the area would be a lighter purplish color. Dan Barusch suggested removing both ice-cream decals as having one ice-cream and the roof would make it look unbalanced. Heath Mundell expressed that the roof must remain as it's part of their logo.

Patricia Dow asked about the door decals that were in the rendering. She questioned if those would remain or if they would be removed after approval. Heath Mundell said the decals on the doors were to show their new logo. He also mentioned that if the proposed sign was approved, the decals would be removed immediately. Dean Howland asked if the white background would match the trim on the building. Heath Mundell said yes and added that the blue lettering on the sign would match the blue color on the building as well. He added that the pink and purple colors chosen would help the sign stand out. Patricia Dow expressed her feelings regarding the brightness of the sign, based on the color choices and the lighting. She said having the gooseneck and the halo lighting would be way too much. Heath Mundell said that issue would be solved with the installation of LED lights. He explained that the LED lights could be controlled via a remote and had the capability to be dimmed. Heath Mundell mentioned Del Lago as an example to showcase the dimmability of the LED's.

Walt Adams circled back to the decals on the doors. Heath Mundell explained that the decals were placed to show the new logo and was under the assumption that they would be removed as soon as they had approval. He indicated that the owners and the Village's Code Enforcement Officer couldn't agree with their a-frame sign, so they put the decals on the doors to mend the issue. Patricia Dow steered the conversation back to the proposed lighting. She expressed that the proposed lighting was way too much. Heath Mundell explained that the halo lighting would be a glow and wouldn't be too much. Patricia Dow asked the Board for their thoughts on the lighting. Kevin Merry agreed with Patricia Dow about the excessive lighting. Heath Mundell reiterated that the lighting would be controlled and wouldn't be too bright. Patricia Dow explained the reasoning behind why she was against it. She expressed that the applicant could turn it down when warned, but as soon as their threat is gone, they'd turn it back up and ignore the warning we'd give them. The Board asked the wattage of the bulbs. Heath Mundell estimated between 60 to 100 watts. Dean Howland suggested the Board to possibly consider having a conditional approval that would only allow a certain wattage bulb, so that way the applicant couldn't have the opportunity to turn it up. The Board did express interest in Dean Howland's suggestion.

Patricia Dow asked for Patrina Leland’s thoughts on everything. She indicated that she did not like the bottom right rendering. The Board indicated that that specific rendering was just showing her what it would look like at nighttime. Patrina Leland expressed her disinterest in the yellow color. The Board explained that the yellow color was from the lights. Dan Barusch added that the rendering she was referring to was showcasing the lighting without the assistance of the goosenecks. Patrina Leland reiterated her disinterest in halo lighting. She explained that to her, it adds another color to the sign and the backlit lighting makes the sign not appealing to the eye. Dan Barusch asked her if she had the choice, would she ask the applicant to remove the halo lighting and use the goosenecks only and Patrina Leland said yes. She explained that the lighting would make the white background turn yellow, and that wouldn’t be flattering. Patricia Dow chimed in and expressed that she agreed with Patrina Leland about this.

Heath Mundell explained that having the halo lighting would help the business attract more customers to their business, and because of that, it would help Lake George’s economy. Patricia Dow said if the sign wasn’t as busy as it was, maybe they would allow the halo lighting. Heath Mundell asked if they would reconsider the halo lighting if he removed the ice cream decals. Dean Howland asked Dan Barusch if Heath Mundell moved bottom portion of the sign to the section above the door, if that portion would constitute as a second sign. Dan Barusch confirmed that it would. Heath Mundell said that per the sign code, he wouldn’t be able to do that. Heath Mundell suggested removing the halo lit lighting around the “samosa” “pani puri” “chat papri” “falooda” and “ice cream”. The Board liked Heath Mundell’s suggestion and did ask him if the applicant would be okay with that. Heath Mundell said they would.

Patricia Dow went over the conditions with the Board before making a conditional approval. She indicated that the sign would reflect these changes: the roof decal would remain, the two ice cream decals would be removed, the purple and pink colors would be toned down to a more muted version of the color, the bottom portion of the sign that include “samosa” “pani puri” “chat papri” “falooda” “ice cream” would not have halo lighting, the stickers on the doors would be removed and the bulbs for the goosenecks above the proposed sign would have a maximum of 40 watts. The Board confirmed that what was discussed was what they would like to approve.

Patricia Dow made a motion to approve the application created by Poonam Chawla at 217 Canada Street, tax map number 251.18-3-47, with the following changes to the way it was presented: the two ice cream graphics will be removed from the sign, the roof would remain as the one graphic on the sign, the colors of pink and purple on the sign will be toned down so that it’s not so attention grabbing as per the Village request, no halo lighting on the bottom section “samosa”, “panpurri”, etc. no halo lighting on those words. Maximum 40-watt gooseneck bulbs in the goosenecks, remove the signs with the conditions of removing the signs from the doors when this sign goes up and the halo lighting to remain around the Chat house and the ice cream part of the sign.

2nd MOTION: Walt Adams

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|--------------|-------------|------------|----------------|--------------|
| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried.

APPLICATION: SC#1-2024

APPLICANT: PATTY KIRKPATRICK – HELLO SUNSHINE!

TAX MAP: 251.18-3-43

**ADDRESS: 185 CANADA STREET
ZONE: COMMERCIAL MIXED USE**

Applicant is seeking approval for a sidewalk café to be added to the new business, Hello Sunshine! There was prior approval for this location in 2023 for South End Grill/Greek Island but per our Village Code, each new business utilizing a sidewalk café needs their own individual approval. The sidewalk café will be located to the right of the front door on a pressure-treated wood deck with posts made of metal spindles. There will be tables, chairs and umbrellas located on the deck that will match what’s current at Nina’s Sweet Shoppe. Umbrellas will only be utilized in the morning. There will also be seasonal-themed flowers that will be planted to match. The hours of operation will be from 7:30am to 3pm or 7:30am to 9pm if fully staffed. Alcohol will not be served. Food service includes standard breakfast and having customers seat themselves after ordering. There is a current New York State Use and Occupancy permit active under #14678.

Patty Kirkpatrick was present to represent Hello Sunshine. Patty Kirkpatrick introduced herself as the owner and informed the Board that this application was identical to the one that was reviewed last year. She explained that “The Greek Island” was no longer and she would be the one running the new business with its’ sidewalk café. Patricia Dow expressed her curiosity on what Hello Sunshine’s sign was going to look like. Patty Kirkpatrick said there would be a sign, but she hadn’t worked on it yet and it is on her to-do list. Patricia Dow then questioned Patty Kirkpatrick about the color of the umbrellas. Patty Kirkpatrick said they would be blue and yellow. Patricia Dow asked if there would be any logos on there and Patty Kirkpatrick said no.

The Board asked her what her business would be classified as. Patty Kirkpatrick explained that her business would be a bagel bistro. She said she would offer coffee, pastries, and bagels. The Board reviewed what was discussed before moving forward to make a motion.

Walt Adams made a motion to approve for the sidewalk café for “Hello Sunshine!” at 185 Canada Street, tax map 251.18-3-43, based on a prior approval of the location with same deck dimensions as presented.

2nd MOTION: Patricia Dow

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| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried.

Patty Kirkpatrick and Dan Barusch had a quick conversation about the plans for her proposed sign before the Board moved onto the next application. Dan Barusch indicated that depending on the simplicity of the sign, it could be approved administratively. He asked her once she has a rendering to please forward that to him for him to be able to send it out to the Board members for review.

Patricia Dow changed the agenda order to review Park Lane’s application as Curated Phases’ representative was not present when they were called.

APPLICATION: SPR#6-2024

APPLICANT: MICHAEL MENTER – PARK LANE MOTEL

TAX MAP: 251.14-3-29

ADDRESS: 378 CANADA STREET

ZONE: COMMERCIAL RESORT

Applicant is seeking approval to update some lakeside exterior areas around the motel. It will focus on rebuilding the existing deck and the concrete walkway along the shoreline, as well as start new construction for a new set of stairs from the existing docks and lower beach area, into the water. The end goal of this project would be improving the aesthetic of the surrounding areas and aiding in the structural integrity of it.

Michael Menter, Hunter Menter, and Chris Jones were present to represent Park Lane. Chris Jones introduced herself as an architect representative for Park Lane and introduced Michael Menter and Hunter Menter as the owners of the motel. Chris Jones conducted his opening statement informing the Board that this project's goal was mainly to improve the waterfront. Improving the waterfront meant rebuilding the existing deck, rebuilding the existing concrete walkway along the shoreline, and adding a set of stairs that would lead someone to go into the water.

While Chris Jones was conducting his statement, the Board opened the application and maps to review each section of the project. Kevin Merry had a couple questions relating to the steps on the water side. He asked how many steps there would be. Chris Jones said five. Kevin Merry asked if there would be a railing installed to which Chris Jones replied yes. Patricia Dow asked if the railing had to be a certain height. Chris Jones said the railing would meet all the requirements. Dean Howland questioned the timing for Chris Jones's "three stages" explanation. Chris Jones said as soon as possible. While the Board was reviewing everything and generating their questions, Dean Howland and Chris Jones discussed the kayaks and paddleboards that would come out of the motel. Dean Howland expressed his concerns about safety and Chris Jones insisted that the owners would ensure safety was prioritized.

The Board kept reviewing the plans and continued asking similar questions about the deck. Chris Jones reiterated that the applicant just wants to rebuild the deck on the existing foundation. Dan Barusch inquired what was underneath the existing area. Michael Menter said rotting and decaying matter. Dan Barusch asked if that area had sleepers and/or posts existing. Chris Jones said he wasn't sure as he wasn't the one who constructed the existing platform. Kevin Merry asked what they would use to support that area. Chris Jones explained that he would use pressure treated lumber and foundation. Dean Howland asked if big foots would be used. Chris Jones said it would most likely just be the pressure treated lumber as their goal would be to not disturb that area as much.

Kevin Merry took pictures of the property and was confused where the existing foundation was. Chris Jones stood in front of the Board and reviewed the photos Kevin Merry took. Kevin Merry asked Dan Barusch to review the photos as well so they could have his input on the matter. Dan Barusch reviewed and indicated that the photos included in the application made it hard to review; but after reviewing the photos Kevin Merry took, he explained that it showed an old log for a seawall next to earth. Dan Barusch said if they planned to build a new structure in place of earth, they would need to obtain a variance. Dan Barusch informed all that the application specifically stated "rebuild", so based on the information he provided, the Board must decide whether that area has an existing structure or not.

Dan Barusch threw the question to the Board. Chris Jones kept insisting that the area was an existing structure. Dan Barusch asked Chris Jones to elaborate. Chris Jones said he had old photos to show that there was an existing deck there. Dan Barusch asked if Chris Jones had heard from Department of Environmental Conservation (DEC). Chris Jones said they were only interested in the stairs. Dan Barusch

told Chris Jones that DEC needs to re-review the area to get a better understanding of it. Dean Howland asked if the Lake George Park Commission would do anything. Dan Barusch said that they wouldn't do a thing, unless it had something to do with boats and docks. Chris Jones chimed in and said he reached out to the Park Commission and based on their conversation, they made it clear that it was out of their jurisdiction and directed him to contact DEC about it. Kevin Merry asked Dan Barusch why were they concerned about the stairs into the water. Chris Jones explained that the applicants wanted to improve the area to make it more appealing. Dan Barusch answered Kevin Merry's question in the perspective of the DEC and the Parks Commission so that way all Board members understood why.

Dan Barusch expressed his opinion about the project. He explained that the deck would be a nice addition; but this project would require a variance, a flood plan permit, and approval from the Village Board. He expressed that the photos shown tonight via Kevin Merry's phone showed an old log with some CMU blocks holding up earth. He said that it might've been a structure years ago, but it's at 0 feet of the shoreline and needs to be reviewed carefully. He added that the walkway would be fine because it's at grade. He also mentioned that the stairs would also be fine; but it's crucial that Park Lane gets approval and a permit from DEC.

Dan Barusch took time to explain what happened at the recent DEC visit. He said that when he walked with them around the water, they asked him how many floodplan permits were given in the Lake George area. Dan Barusch said he was glad he said not very much; but he indicated that if this project were to move forward, it would need one. Dan Barusch told Chris Jones that the best way to handle this would be to blow the area up on a survey map so it could show the high-water mark. Dan Barusch said that the DEC was going to want to look at that area more than the stairs. Chris Jones said he sent the whole project to DEC, and they said the stairs would be ok but that may change.

Patricia Dow took control of the conversation to express her feelings about the project as Acting Chairperson. She expressed that she did not feel comfortable moving forward with approving the application as is. She said she had some questions that were still unanswered and that they won't be answered tonight until the DEC and the Adirondack Park Agency (APA) review the application. Dan Barusch interjected by stating that the APA won't do much because the Village is considered a Hamlet unless there's freshwater or wetlands.

Dan Barusch directed the conversation to push the Board to table the application and for Chris Jones to follow up with DEC. He expressed that there were questions unanswered that DEC must review and come up with answers for. Dan Barusch said Chris Jones must know the flood plan regulations as well as the state building code for floodplans and if he doesn't, he should follow up with that before proceeding. Dan Barusch said that looking at the project, you would think it's just cosmetic; but it appears that it may be more than that.

There was some discussion about possibly using permeable pavers, but the owners and Chris Jones felt that this should be reviewed more and asked if they could come back before the Board. Dan Barusch did suggest having a special meeting in June for further questions if the Planning Board wanted that as an option. The Planning Board felt that the special meeting wasn't needed and that if they had the answers for the next meeting, they would review it then. Dan Barusch reminded them that they can't move forward with approving all parts without DEC permits.

Patricia Dow made a motion to table the application.

2nd MOTION: Walt Adams

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| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried.

APPLICATION: SPR#7-2024

APPLICANT: SEAN QUIRK

TAX MAP: 264.06-2-50

ADDRESS: 77 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to demolish the Pancake House building, from the ground upwards (no subsurface excavation). The approximate duration of the demolition would be a two-week period, which will be monitored by a professional archaeologist per NYS SHPO requirements. Demolition will include tearing down the building, filling in the crawl space, leveling out the area and using the area for parking. The worksite will have a fence around it to protect the safety of the workers and pedestrians. A short-form SEQR assessment (unlisted action) is required before approval can be granted due to proximity to archaeological resources.

Dan Barusch informed the Board that Sean Quirk would not be present tonight as they were still waiting to hear back from NYS SHPO and had to meet other requirements before appearing in front of the Board.

APPLICATION: SPR#4-2024

APPLICANT: CARMEN AGRUSTI – CURATED PHASES

TAX MAP: 251.18-3-70

ADDRESS: 14 BEACH ROAD

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to update their exterior façade of their business, Curated Phases. Applicant will be repainting the exterior, covering the existing brick with wood, replacing the existing shutters with wood, and covering the existing posts with wood so it’s cohesive with the store’s interior. Applicant will also be replacing the existing lighting with two rectangular wall sconces that will be placed on each side of the entrance door. The project will take approximately one to two days to complete, and the applicant has confirmed there will be no interior renovations.

Carmen Agrusti was present to represent Curated Phases. Carmen Agrusti introduced himself as the owner of Curated Phases for the record and asked the Board if they had any questions about the application.

The Board asked the applicant if the landlord was okay with him making the façade change. Carmen Agrusti said yes as he was paying for it. The Board all expressed interest in the wall sconces that were on either side of the front door. Carmen Agrusti explained that it would be backlit and would not have big bulbs inside. Patricia Dow asked the Board if there were any further questions about the application to which the Board said no.

Patrina Leland made a motion to approve the application created by Carmen Agrusti, Curated Phases, at 14 Beach Road under tax map number 264.06-2-50, as submitted.

2nd MOTION: Walt Adams

| | | | | |
|--------------|-------------|------------|----------------|--------------|
| Patricia Dow | Kevin Merry | Walt Adams | Patrina Leland | Dean Howland |
| Aye | Aye | Aye | Aye | Aye |

Aye = 5 Nays = 0 Absent = 1 Motion carried.

Debonnay Meyers advised the Board that there were no meeting minutes to review and approve this meeting as they had a big agenda. She also mentioned that they would have a big agenda for June as well.

Dan Barusch asked the Board if they had anything to bring up before the meeting is adjourned. Debonnay Meyers reminded the Board that the third Wednesday in June is Juneteenth, and the office would be closed that day. So, instead of not having a meeting that month, the date will be that Wednesday after Juneteenth. Dan Barusch asked for the specific date. Debonnay Meyers said it would be June 26, 2024. Dan Barusch reminded the Board members to keep Park Lane’s and Sean Quirk’s applications on hand as those applications could come back before the Board for next month’s meeting.

The Board asked for clarification as to why Sean Quirk couldn’t make the meeting tonight. Dan Barusch explained that because of the uncertainty of what’s underground and because of what was found by the Lobster Pot last year, Sean Quirk must follow certain steps to start the beginning stages of excavating. Dan Barusch added that next to where the remains were found would be where National Grid must go to disconnect the Pancake House’s service. Dan Barusch informed the Board that if there were any updates, he would provide them to them.

Motion to adjourn by Patricia Dow at 6:30 pm., seconded by Patrina Leland, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers