

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

**Board members present:** Carol Sullivan (Chairperson), Patricia Dow, Patrina Leland, Kevin Merry, Walt Adams, and Dean Howland.

**Board members absent:**

**Others present:** Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Chris Migliaro, and Tony Merrill.

Carol Sullivan called the meeting to order at 5:00 pm.

**NEW BUSINESS:**

**APPLICATION: SPR#10-2024**

**APPLICANT: SCRIMSHAW HOMEOWNERS ASSOCIATION – CHRISTOPHER MIGLIARO**

**TAX MAP: 251.11-2-2**

**ADDRESS: SCRIMSHAW LANE / BEACH AREA**

**ZONE: RESIDENTIAL**

Applicant is seeking approval to construct a 16' by 24' free-standing deck over the existing boardwalk bench footprint for the private beach area on Scrimshaw Lane. The project is within the 100-year flood plain and will involve constructing a tiki bar on top of the deck. The project is exempt from stormwater management and non-jurisdictional to the APA.

Patrina Leland recused herself at 5:00 pm.

Dan Barusch informed the Board that because Patrina Leland recused herself, it means that Dean Howland can participate in the discussion and in the voting for this application. He reminded Patrina Leland to un-recuse herself after this application was completed.

Chris Migliaro was present to represent Scrimshaw Homeowners Association. Carol Sullivan asked Chris Migliaro to provide details regarding the project for the beach area on Scrimshaw Lane. Chris Migliaro said his intentions were to construct a small 16' by 24' deck on the existing boardwalk. He explained that he was working with the Adirondack Park Agency (APA) to obtain permits and explained that his plan was to also add a 12' by 11' shed structure on top of the deck as a tiki bar for entertainment purposes. He concluded his spiel by informing the Board that he obtained his permit from the APA and was told that he had to appear before the Board as the next step in the project process.

Before Carol Sullivan opened the floor for questions, she allowed time for the Board to review the application. Kevin Merry was the first Board member to ask a question relating to the project. He inquired about the placement of the deck. Dan Barusch asked Kevin Merry if he had a copy of the site plan to which Kevin Merry said yes. Chris Migliaro walked in front of the Board and showed them the placement. He pointed out that the placement would be where the bench used to be. Kevin Merry inquired

about the surrounding wetlands. Chris Migliaro explained that he would be three feet away from the wetlands so there should be no disturbance concerns. He said that because the wetlands were near the construction site, that right there was the reason why he had to get a permit from the APA. Patricia Dow asked if the beach section was in the wetlands. Chris Migliaro showed her on the site plan all the wetland areas, so she had a better understanding of what areas were classified as wetlands and what areas weren't.

Carol Sullivan said she saw there was mention of a stream nearby. She asked if it was the English brook stream. Patrina Leland confirmed that the stream mentioned was English brook. Chris Migliaro said the English brook delta was north of the property and showed the Board on the site plan where it would be. Carol Sullivan inquired as to what the APA's comments were regarding the project. Chris Migliaro explained that he had to install some railings, so no one had the opportunity to disturb the surrounding wetlands.

Carol Sullivan changed the topic to discuss colors. She indicated that when she reviewed the application, she saw that no final determination was made. Chris Migliaro stated that the color scheme was still up in the air. Carol Sullivan asked Chris Migliaro if she could at least get an idea of what they were going for. She indicated they needed to know before moving forward. Chris Migliaro said the dock and the pavilion were reddish brown, so the color scheme would work around that. Carol Sullivan asked if "earth tones" would be a good way to describe the color scheme to which Chris Migliaro said yes. Carol Sullivan let Chris Migliaro know that he must submit the colors for the deck and the tiki bar to Dan Barusch as soon as he has them.

Kevin Merry wanted to switch the topic to discuss the tiki bar. He wanted confirmation that the bar would be placed on top of the deck. Chris Migliaro said yes and added that the structure would be brought down via a truck. Patricia Dow asked if the walkway could sustain the weight of a truck. Chris Migliaro said the company assured him that the structure would be brought down, whether it be with the truck on the gravel or an alternative way. Walt Adams asked if the tiki bar would be lit. Chris Migliaro confirmed that the use of tiki torches and/or use of fire as a light source would not be permitted. He did indicate that they may use string lights with LED bulbs. The Board questioned the existing lighting. Chris Migliaro mentioned that they use down lighting on the pathway. Kevin Merry asked for visuals of the proposed tiki bar. Chris Migliaro said it would just be a 12' by 11' structure placed on the deck. He said in the off-season, the structure would be covered with a tarp.

Carol Sullivan read each question on the Short Environmental Assessment Form Part 2 and asked the Board whether it would have a little to no impact or a moderate to large impact. The Board concluded that there would be little to no impact on each question.

Carol Sullivan made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2 – Impact Assessment form dated July 17, 2024, for Scrimshaw Homeowners Association.

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

Carol Sullivan	Patricia Dow	Kevin Merry	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Walt Adams made a motion to approve the application created by Scrimshaw Homeowners Association, Scrimshaw Lane on the Beach area, as presented with addition of to the 16 by 24 free-standing deck with final approval of the color to be submitted to the office.

Patricia Dow reminded Walt Adams to add lighting as a condition. Dean Howland asked the Board if they should request a rendering showing the color scheme before moving forward with the application. Carol Sullivan said she felt it wasn't necessary and asked the Board for their thoughts. Chris Migliaro said he went through the process with the APA and supplied them with all the details as to what the deck would be made of. Carol Sullivan suggested Chris Migliaro submit a colored rendering to Dan Barusch so that way the Board wouldn't table the color portion of the application.

Carol Sullivan modified the motion to include: the tiki bar and design will be submitted to Dan Barusch along with the colors and that there will be lighting inside the tiki bar only.

Chris Migliaro said his plan was to not use florescent lights around the tiki bar. Dan Barusch asked the Board if they wanted to add another condition that would require the applicant to submit a floodplain permit to Village Hall. The Board agreed to adding it as a condition.

Carol Sullivan modified the motion again to include: the floodplain permit will be submitted to the Village Office as well.

**2<sup>nd</sup> MOTION: Kevin Merry**

Carol Sullivan	Patricia Dow	Kevin Merry	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Patrina Leland returned to the meeting at 5:14 pm.

**APPLICATION: SIGN#18-2024**

**APPLICANT: FORT WILLIAM HENRY – KATHY MUNCIL**

**TAX MAP: 264.06-2-51**

**ADDRESS: 46 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

Applicant is seeking approval for replacement of three signs for various operations on the site of Fort William Henry. Applicant appeared in front of the Zoning Board on July 3, 2024, and obtained approval to maintain the existing size, which was a non-conformity. All three signs will be on one free-standing post on their property on Canada Street. The first sign will be rectangular with a half-circle on the top with red background. There will be white letters saying "HISTORY COMES ALIVE" with a graphic in the half-circle section. The second sign will be a white square sign with red letters saying, "FORT WILLIAM HENRY 1755-1757". The third sign will be a black rectangular sign with white letters saying, "HAUNTED HISTORY GHOST TOURS SUTLER SHOPPE".

Tony Merrill was present to represent Fort William Henry. Carol Sullivan wanted to inform the Board that the applicant did appear in front of the Zoning Board in July and did obtain a sign variance. She said she was reminding the Board that they should be focusing on the look of the sign instead of the size of the

sign. She lifted the rendering to show the Board the before and after photos of the sign and asked them to provide their feedback. Patrina Leland and Patricia Dow said they were fine with the sign. Walt Adams asked if they would use the existing backlit lighting for the new sign to which Tony Merrill said yes. The Board questioned the lighting on the bottom portion of the sign and if it would be the same on both sides. Tony Merrill said everything would remain the same minus the color scheme and some of the wording.

Patrina Leland made a motion for Fort William Henry, 264.06-2-51 tax map, 46 Canada Street, to approve as submitted for three signs.

**2<sup>nd</sup> MOTION: Kevin Merry**

Carol Sullivan	Patricia Dow	Kevin Merry	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

Motion to adjourn by Carol Sullivan at 5:17 pm., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,  
*Debonnay Meyers*  
 Debonnay Meyers