

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
FEBRUARY 21, 2024 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY**

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

Board members absent: Patrina Leland and Walt Adams.

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Doug Frost, Janessa Frost, Deacan Frost, Maggie Canepa, and Giovanni Canepa.

Carol Sullivan called the meeting to order at 5:07 pm.

NEW BUSINESS:

APPLICATION: SPR#2-2024

APPLICANT: MARGARET CANEPA

TAX MAP: 264.06-1-57

ADDRESS: 73 MOHICAN STREET

ZONE: RESIDENTAL MIXED USE

Applicant is seeking approval to remodel the existing motel, which would include updating the interior and exterior of the business. The business will remain categorized as accommodations and will continue to run as a motel. The interior change will consist of merging the existing 10 motel rooms to create 5 suites. The exterior change will consist of replacing the windows, the railings, the posts, and the siding as well as repairing the existing gravel driveway and updating the existing fencing. The stairs will be updated as needed. The overall look of the motel will reflect and fit a modern Adirondack theme. Future applications relating to the site plan, such as new signage and a fence permit, will be supplied later when the project progresses.

Maggie Canepa and Giovanni Canepa were present to represent the application for 73 Mohican Street. Carol Sullivan informed the Board that the proposed project would change the back motel into five suites. Carol Sullivan said she had one question before she had the Board ask theirs. She asked if the space was currently sprinklered. Maggie Canepa and Giovanni Canepa said no. Carol Sullivan opened the floor for the Board to ask their questions. Dean Howland asked if they're the new owners of the property. Maggie Canepa said they were, and her parents were the original owners of the whole property before and after it was subdivided.

As there were no objections with the proposed project, the Planning Board were in mutual agreeance to approve the project as presented. Dan Barusch asked the Board if they could do a motion to waive a public hearing. He said that he wanted to do that moving forward.

Carol Sullivan made a motion to waive a public hearing on application SPR#2-2024, tax map 264.06-1-57 73 Mohican Street.

2nd MOTION: Patricia Dow

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

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

Dean Howland said that technically the property was located at 75 Mohican Street, not 73 Mohican Street. Margaret Canepa said the property was subdivided and per their records, the business would be located on 73 Mohican Street. She explained that she was waiting to hear from Warren County regarding what their definite address and tax map would be for the parcel.

Dean Howland made a motion to approve the application created by Margaret Canepa to be located at 73 Mohican Street under the tax map number 264.06-1-57 to be approved as presented.

2nd MOTION: Patricia Dow

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

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

Carol Sullivan wanted to provide clarification regarding what the tax map was and what address the business would be at. She said that the address would be 73 Mohican Street and the tax map on the application would be the tax map affiliated with 73 Mohican Street. Dan Barusch said he would check the Warren County tax roll to see if the subdivision had been filed. Debonnay Meyers said she didn't believe it was updated yet as on the Warren County Community Map, it reflected 75 Mohican under tax map 264.06-1-57. Dan Barusch confirmed that the split hadn't been finalized yet by the County and probably wouldn't be completed until March 1, 2024. Carol Sullivan said she wanted Debonnay Meyers to add these details to the meeting minutes so the motion Dean Howland made could be amended at a future Planning Board meeting. Debonnay Meyers said she would.

Dan Barusch told Giovanni Canepa and Maggie Canepa to submit three final sets of plans to him to go through the permitting process. Dan Barusch also indicated that they could only do cosmetic work as of right now as any other type of work requires a Warren County permit. Carol Sullivan wanted to ask Dan Barusch a quick question regarding the façade change. She asked if the colors listed in the application were part of the Village approved color scheme. Dan Barusch said yes. He also added that they came in to work on the colors with him and he ensured they followed it. Dan Barusch went into detail of what occurred during the pre-submission review and how the application was put together.

APPLICATION: SPR#3-2024**APPLICANT: DOUG FROST****TAX MAP: 251.18-3-41****ADDRESS: 175 CANADA STREET****ZONE: COMMERCIAL MIXED USE**

Applicant is seeking approval to add a second story to his existing building, the Mayard Center, for the opportunity to rent and/or offer short-term and long-term rentals. As there would be construction, applicant would also update the exterior façade of the building as well. The Mayard Center building was

last approved for various retail use operations, and the restaurant and parking lot located on the same parcel are to remain untouched with this application. Above each storefront would be one unit, so in total 10 units would be constructed and available for renting if approved.

Doug Frost, Janessa Frost, and Deacan Frost were present to represent the application for 175 Canada Street. Doug Frost wanted to show the Board the original sketch plan that was submitted back in 2018. He explained that the copies he made did not do it justice as it made it light compared to what it would be. He handed the original sketch plan around to the Planning Board for them to review.

Carol Sullivan reviewed the six swatches that were provided to each Board member and asked Doug Frost to show her where all the colors would be placed. Doug Frost went up to the Board and showed them where each color would be placed on the exterior of the building. He expressed that he wasn't sure what stonework and what colors out of the six swatches he was going to choose for his building. He added that he would be willing to come back in front of the Board with the final colors and stonework. Carol Sullivan said she liked the idea he presented.

She asked the Board if they would like to do that and did state that the colors that would be presented in the future meeting would be similar to the six swatches that were presented tonight. Dean Howland asked if the paint used could be a maintenance free product. Doug Frost said he would look into that as an option as his intentions were to provide the best quality for his façade. Dean Howland expressed that the plum color may be hard to find. Kevin Merry asked if it was a cement board or wood. Doug Frost said he would use a cement board for fire reasons, and it also adds extra protection to the building. Kevin Merry asked if he would use cultured stone or granite for the stonework. Doug Frost said it would depend on what could be put on the brick that's existing. Kevin Merry asked if the steel beams would remain. Doug Frost said yes they would because the engineer said he could build on those.

Doug Frost wanted to switch the topic to discuss his plans of use for his building. He said he hoped to have his building be classified as multi-use as he plans to supply space for short term rentals, long term rentals, workforce housing, and retail. He said the ones in the rear would be for long term, the ones in the middle would be used for workforce housing, and the ones in the front would be used for short-term. He said per the plans, each room would be styled as if the tenants of those units lived in an apartment. Carol Sullivan said she reviewed the meeting minutes from June 20, 2018. Per those minutes, Doug Frost said he would not have those units be year-round. She expressed that she wanted confirmation of whether it would be year-round or not. Doug Frost said he would like to have it year-round as the units would be market driven. Kevin Merry asked if the tenants on the first floor would remain. Doug Frost said yes.

Carol Sullivan asked the Board if they had any questions in relation to the look of the building. She expressed she had some but wanted the other members to chime in and ask their questions. Patricia Dow pulled out the sketch plan and wanted clarification on the color of the outer roof. Doug Frost said he would like it to match as he would want the three-color scheme for his building. He asked Patricia Dow her opinion if he should have it match or not. Patricia Dow said she just wanted clarification on it as the colors of both areas looked similar on the drawing. Kevin Merry broke the six swatches into groups of two where each group had one brown, one beige and one plum. He then said that Doug Frost would only work with those three colors for his building and that was that. Doug Frost said yes. He wanted to add the explanation that yes, there were two browns, two beiges, and two plums brought to the Board tonight; but

he wanted to supply the two shades of these colors because he wasn't sure which shade he wanted. He did express that the colors presented would be the idea or color scheme he would go for.

Patricia Dow asked if there would be a total of 10 units altogether. Doug Frost confirmed and said it would match the stores on the first floor on placement. Doug Frost took time to explain the past of the building all the way to the current for the Board to have a better understanding of why he's doing it that way. Patricia Dow reviewed the plans and asked if there would be two sets of stairs installed. Doug Frost said yes. He also wanted to add that there would be a lift installed at the back to make it ADA compliant. Kevin Merry asked if the word lift meant an elevator or an actual lift. Doug Frost said it would be an actual lift. Doug Frost also wanted to mention that the second floor would be sprinklered. He expressed that he wasn't sure if the first floor would follow that sprinkler requirement, but he would ask his engineer and Warren County about that.

Carol Sullivan wanted to ask about the overhang that was mentioned in the June 20, 2018, meeting minutes. She read the sentence from the minutes and then asked Doug Frost if the existing overhang had been resolved. Doug Frost said it had not been resolved and the overhang's been there since the 1960's. He expressed that he did want to keep it because customers duck under there when it rains. Carol Sullivan said he would have to speak with the Village Board regarding that. Dan Barusch asked Doug Frost if he'd like to do that soon. Doug Frost expressed interest in doing so.

Carol Sullivan had concerns about the existing water pipes in the building. She asked him if the existing pipes would be adequate to handle the additional units. Doug Frost said he would have that come off the back and have it hook onto Ottawa Street. Carol Sullivan asked if the upper story would have bigger water pipes than the lower story. Doug Frost said it might and it would be separate. He said he wasn't sure what size pipes would be required for the sprinkler system. He guessed approximately one inch. Dan Barusch said it would be two inches or more. Doug Frost expressed that his plans were to not mess with the existing pipes on the lower level. He just wanted to follow the size requirement for the new pipes on the second story. Carol Sullivan reiterated what Doug Frost said to the Board, so all members had a mutual understanding of the conversation. Doug Frost said he would talk with his engineer, but he believes having them separate would be the best course of action. He brought up the two choices he had for piping, which would be: to dig up the front of his building to have it connect to the existing water source or to have the new pipes run through the back all the way underneath the existing sidewalk in the back of his building.

Carol Sullivan switched the topic to discuss the current sewage hook up. Doug Frost said the new units would hook up to the existing system. He said that he couldn't see having another system installed just for those 10 units. He added that it would not be practical because of the gravitational pull and how it would flow. Carol Sullivan asked if the existing system would be adequate. Doug Frost said he did not have an answer for that question because his engineer was still looking into that. Carol Sullivan informed Doug Frost that this addition would be great for the Village and for the building too; but before the project moves forward, those questions need to be answered.

Carol Sullivan asked the Board for their thoughts regarding her thoughts on pausing the project until all questions were addressed. The Board agreed with Carol Sullivan's suggestion. Carol Sullivan asked the Board what their thoughts were regarding the engineer's plans. Should it go to Dan Barusch for water and sewage? Dan Barusch explained that he would be okay with the colors as he has a process for that; but as

for water and sewage, that should appear in front of the Board. He indicated that SEQR could not be done at this meeting as those questions must be answered before completing the form. He also wanted to add that technically Doug Frost still had to appear in front of the Village Board, so with all those tasks to be reviewed and completed, it may take a bit. Carol Sullivan asked Dan Barusch if they should table the application. Dan Barusch said yes. Dan Barusch then asked Doug Frost if he wanted to re-appear in front of the Board next month. Doug Frost said yes if the engineer has all that information. Carol Sullivan added that the information must be presented to Keith Lanfear and Tim Schudt.

Dan Barusch took the time to explain the process of obtaining the requested information. He said that the engineers would create a narrative and could include drawn plans with that narrative to showcase everything that was questioned. He said with that narrative, they would hand that over to Keith Lanfear and Tim Schudt for review. Dan Barusch expressed that Doug Frost was right regarding sewage and water. He explained that having another sewer system wouldn't be as beneficial for this project, so hooking those units onto the existing system should work. Plus, having a separate water system would be cost-effective to the point that there's no additional digging needed to get to the existing water pipes. Dan Barusch also mentioned that there was a similar project along Canada Street that was going through a similar situation as Doug Frost. He explained that the project was shut down because they would've had to dig up part of Canada Street to get to the water main. The prices for installing the new pipes, digging up Canada Street, and paying for the labor; the owner did not want those additional expenses.

Carol Sullivan asked if Doug Frost had met the threshold for stormwater. The Board and Dan Barusch reviewed the plans to count how many basins there were. Dan Barusch said there were four in total. Dean Howland explained that because the size of the area hadn't changed, stormwater would technically be exempt, so he wasn't concerned about it. Patricia Dow said there was a slight change to the roof which would affect the stormwater to a degree. She explained that the new roof would be pitched and not flat like the old roof so the water would travel differently. Dean Howland said the only issue he saw for stormwater would be where the runoff would flow to the backside of the building. Doug Frost said he wished he could've found a solution but couldn't come up with one. He asked the Board and Dan Barusch if they could think of one for his situation.

The Board and Dan Barusch reviewed the plans and were trying to come up with a solution to his dilemma. After much review and discussion, Dan Barusch asked the Board if they would want to ask the question to the Village Board to see if they had any concerns about the runoff landing on the Village owned street. Carol Sullivan expressed that the runoff had existed before this project was proposed, so she feels that it shouldn't go in front of the Board for something that wasn't an issue years ago. More discussion continued in relation to stormwater with no resolution. Doug Frost indicated that even with having the gutters installed to bring all the runoff to the parking lot side of the building, the drain at the end of his driveway would not be able to withstand those gallons of water.

Kevin Merry questioned if the current catch basin could handle half of the amount of water it's going to receive due to the peaked roof. Dan Barusch explained that would be a Keith Lanfear question. Dan Barusch opened the floor for discussion on whether the Board would like Keith Lanfear to look into that for them. Dean Howland said he would like that. The discussion continued between the Board, Dan Barusch, and Doug Frost about some other possibilities to amend the runoff issue. Dan Barusch suggested having Doug Frost work something out with the Village. He continued the conversation to explain why Keith Lanfear should review. He said by having him review the property and Keith Lanfear would be the

one who knows the layout of the Village-run Street, he could examine and decide whether if an additional basin should be installed. Doug Frost agreed with Dan Barusch explaining that that would be the only solution he could think of to fix the runoff.

Patricia Dow wanted to express her feelings regarding the runoff. She explained that she understood everything that was discussed and agreed the Village and Doug Frost should discuss the addition of another basin. She explained that the pitch would be a great addition for the building as adding that second story with a flat roof would make it not appealing. Doug Frost said he would add two catch basins or even a drywell to fix the issue. Dan Barusch said Keith Lanfear may be okay with Doug Frost just adding one basin at the first break, so it would take the right half of the runoff from the building.

Carol Sullivan wanted to go over what was talked about to ensure everyone was on the same page. She said that Doug Frost would work with the Village regarding water, sewer, and the stormwater runoff in the alleyway. He also would work with his engineer for answers on the water and sewage. In addition to working alongside Dan Barusch for the final decision of the colors. Doug Frost asked the Board if they liked the color scheme. The Board said they had no issues with the color scheme but just wanted the final colors chosen for the record.

Carol Sullivan made a motion to table the application SPR#3-2024, tax map 251.18-3-41 for 175 Canada Street pending resolution of with the Village Board regarding the overhang, the stormwater management with our DPW department regarding the alley, water and sewer through an engineer's report, and the final colors will be reviewed by Dan Barusch.

2nd MOTION: Patricia Dow

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

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

Doug Frost explained that his intentions were to not get approval right away as it's a big project with a lot of changes to the interior and exterior of the building. He explained that his goal was to start working with the Planning Board to get this in the works. Kevin Merry asked Doug Frost when he would like to start construction. Doug Frost said next year if approved.

MINUTES:

JANUARY 17, 2024 (CS, PL, KM, DH)

Carol Sullivan asked the Board for their thoughts regarding the January 17, 2024 meeting minutes. The Board concluded that they would approve the meeting minutes as presented.

Carol Sullivan made a motion to approve the January 17th meeting minutes as presented.

2nd MOTION: Kevin Merry

Carol Sullivan	Kevin Merry	Patricia Dow	Dean Howland
Aye	Aye	Recused	Aye

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

Motion to adjourn by Carol Sullivan at 5:50 pm., seconded by Kevin Merry, and unanimously carried.

Respectfully submitted,
Debonnay Meyers