

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
JANUARY 18, 2023 – 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES**

Board members present: Carol Sullivan, Patrina Leland, Walt Adams, Dan Wolfield, and Dean Howland

Board members absent: Patricia Dow

Others present: Debonnay Meyers (Clerk), Dan Barusch (Director of Planning and Zoning), Ethan Hall, Katie Carson, Will Carson, Steve Wolfe, Maria Congel, and Mike Congel

Carol Sullivan called the meeting to order at 5:58 PM.

**TAX MAP: 251.14-3-1
APPLICANT: MMC RENTAL PROPERTIES, LLC.
ADDRESS: 253 CANADA STREET
ZONE: COMMERCIAL – MIXED USE
APPLICATION: SPR#11-2022**

Applicant is seeking approval to change the prior banquet space on the upper floor into two rental apartments. These apartments will be able to co-exist with commercial rental spaces that are located on the main floor. The apartments will be handicap accessible and a handicap accessible lift will be available to access the upper floor. There will be no exterior alterations. There will be interior alterations such as replacement of the existing fixed windows to egress windows and large sliding glass doors. Juliette balconies will be installed for each unit. The building has existing fire suppression sprinkler system which will be modified as needed to accommodate interior alterations. There will be no changes to the location of trash receptacles and enclosed dumpsters. Construction will begin immediately after approval to have rental units available for upcoming 2023 Summer Season.

Ethan Hall, Maria Congel and Mike Congel were present to represent MMC Rental Properties, LLC. Carol Sullivan opened the floor for Ethan Hall, architect from Rucinski Hall Architecture, to conduct his opening statement. Ethan Hall opened with informing the Board that both owners would like to change the prior banquet space above Café Vero into two rental apartments. Ethan Hall further explained that the property is currently owned by both Mike and Maria Congel and per his knowledge, the banquet space had remained untouched and unused. Ethan Hall included that the building does include an elevator that's located in the back of the building and also has existing fire suppression sprinkler system installed. Ethan Hall concluded his opening statement informing the Board that there will be one minor exterior modification. The minor exterior modification will be the glass that currently faces Canada Street. It will be removed and replaced with sliding doors with balconies installed. The fixed windows that are in the exterior part of the building along Montcalm Street and all of the bedroom windows will all be replaced with new egress windows.

Reviewing the application and the plans brought to the Board by the applicant, questions started flowing in relation to the transition. Carol Sullivan wanted to clarify with Ethan Hall regarding what category these two new units will be placed under. Per the Village of Lake George code, under Chapter 135 Business Licenses and Permits, there are multiple categories a business can register. Michael Congel advised that the units will be labelled as short-term in the Summer and long-term in the Winter. Carol Sullivan questioned Dan Barusch if the applicant can switch between short-term and long-term during the seasons. Dan Barusch responded stating that as long as the applicant completes a short-term rental application for each unit, they can do as they please. There were no further questions regarding rentals.

Carol Sullivan brought up concerns regarding parking. Dan Barusch notified the Board that he will check the Village Code before answering any questions about parking. Carol Sullivan questioned Mike Congel as to where the parking for the two units will be located. Mike Congel notified the Board that he had recently purchased the hardware store nearby and will use that space for parking. Mike Congel made it known that the parking lot will not just be for the units. Carol Sullivan confirmed with Mike Congel that the hardware store is currently not in business at this time.

Carol Sullivan questioned their lighting around the building and around the parking area. Carol Sullivan's concerns were in relation to the guests who will be staying in those units as the guests will have to distinguish their whereabouts. Ethan Hall advised the Board that there will be no additional lighting. However, the lighting that exists should be able to assist guests. Currently, there are two exits that are fully lit. Ethan Hall continued to explain that there is lighting above the front door near Canada street. In addition, there will be lighting on the entry way going up the stairs, in the back near the elevator and there are lights on Montcalm Street. Mike Congel explained that there will be a corridor that will allow the guests to enter through the front of the building as the front of the building will be the main entrance. Ethan Hall explained that the back door will only be used for emergencies.

Carol Sullivan questioned the size of the Juliette balconies. She reviewed the application and questioned whether the balcony will be the same size as the overhang that currently exists. Ethan Hall advised that once you open the slider door, the railing will be present. Carol Sullivan wanted confirmation that the size of the Juliette balcony will be six feet, eight inches from the door to the railing. Ethan Hall explained that the measurements are the current size of the roof overhang. Ethan Hall explained that the railing would refrain people from going out to the roof. Dan Wolfeld confirmed with Ethan Hall that the ledge will be changed to sliding doors. Carol Sullivan brought up concerns if the roof would be secure. Ethan Hall and Mike Congel confirmed with Carol Sullivan that it currently is and will be. There were no further questions.

Dan Barusch informed the Board that he had thoroughly checked the code and came to the conclusion that there will be no requirement for parking for this project. The location of these units are classified as upper floor residential. Per the Village code, there are no requirements needed for upper floor residentials in the short-term rental table and in the chapters. Dan Barusch did notify the Board that when an applicant fills out a short-term rental application, there is a section in the application for parking and he does review the whole application before approving.

Dan Barusch also did remind the Board of the earlier discussion between the applicant and the Board regarding using the hardware store parking lot for parking. Carol Sullivan made it known that the Planning Board has no jurisdiction or say as to the parking for this project. Dan Wolfield questioned why they couldn't include the parking in the motion. Carol Sullivan and Dan Barusch explained to Dan Wolfield that parking will not be included in the motion as there is no requirement for them per the code. Carol Sullivan did state that they will include the possibility of it being switched between short-term and long-term residential in the motion.

Dan Wolfield confirmed with Ethan Hall that the primary entrance will be in the front of the building on Canada Street. Carol Sullivan wanted to confirm that there will be an elevator in the back of the building. Mike Congel informed the Board that there will be a lift present. However, the lift can only be used to lift guests with manually-operated wheelchairs. Dan Wolfield had concerns about the flooring for the two units. Per the proposed framing plan, there's a section that states "shaded area of floor to be built up to match existing floor". Ethan Hall explained that in the banquet space, there are two heights in the floor and there's a ramp in the corridor in the back as well shown in the plan. Ethan Hall continued to explain that rather than having one apartment that has two different floor levels in it, they are going to make one apartment all on one floor and then the other will be the lower floor elevation. Dan Wolfield and Ethan Hall confirmed that there will be no addition to the floor. Mike Congel explained he questioned the prior family that resided in the building about the current layout and there was no explanation provided to him. The Board and the applicants had discussions of prior businesses that resided in that building years ago. Dan Wolfield had no further questions.

Carol Sullivan asked Dean Howland if he had any questions in relation to the project. Dean Howland advised he had no questions and did comment on how nice this project will be. Mike Congel did advise that he has lived his whole life in Lake George and he has discovered recently that there is no activity after 11 PM at night. The Board and the applicants discussed the present version of Lake George compared to the past version.

The Board ensured that there were no further questions.

Dan Wolfield made a motion and stated as follows "I will make a motion to approve the two apartments upstairs at Café Vero at 253 Canada Street as proposed in the plan with the primary entrance on the front on Canada Street. The flooring plan is just adding sleepers with the balcony and the change out of the windows and sliders as presented and I'm assuming this is all to match the current color scheme that's already there, pre-existing."

Carol Sullivan added to the motion and stated as follows "and it will be used as a short-term rental or a residential long-term residential apartment".

2nd MOTION: Walt Adams

Dean Howland	Carol Sullivan	Dan Wolfield	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

Ethan Hall informed Dan Barusch that he will be heading to Dan's office tomorrow in relation to another project that MMC Properties would like to do. Mike and Maria Congel thanked the Board for the approval. The Board wished them luck on their new rentals.

TAX MAP: 251.18-3-61

APPLICANT: KAITLIN CARSON

ADDRESS: 4 KUROSACA LANE

ZONE: COMMERCIAL RESORT

APPLICATION: SPR#12-2022

Applicant is seeking approval for a façade change for new restaurant, The Lighthouse. This building used to be the Shoreline Restaurant and there is an active business license under the former restaurant. There will be exterior façade upgrades such as; a new cupola will be installed, the outdoor area will have new railings and stonework, removal of windows with reframing / adjusting headers for new window installation, removing old doors to change location of doors leading to deck. The new facing will be white vinyl board and batten siding with natural wood cedar shakes. The doors and windows will be black powder coated. The exterior lights will be black powder coated and will be located along entrances on the exterior walls. This project will not include kitchen upgrades and there will be no soil disturbance relating to stormwater management.

Steve Wolfe, Katie Carson, and Will Carson were present to represent The Lighthouse. Katie Carson introduced herself, Will Carson and the contractor, Steve Wolfe. Katie Carson notified the Board that Will and herself were the new owners of the property and will be transitioning the Shoreline Restaurant into the Lighthouse. Katie Carson advised this restaurant will provide excellent indoor and outdoor dining experience as the new layout will provide air flow throughout the restaurant. The neutral esthetics of the building were chosen to beautify the property to bring out the natural stone and to attract guests to the location. Katie Carson explained the cupola will be used as an icon for the restaurant to complete the lighthouse esthetic.

Reviewing the application and the plans brought to the Board by the applicant, questions started flowing in relation to the transition. Carol Sullivan confirmed with Katie Carson that the cupola will be removed and replaced with a lighter one that will be covered in stone. Carol Sullivan complimented that this change to the Shoreline Restaurant will be great. Carol Sullivan opened the plan to reflect the picture of the Lighthouse and questioned Katie Carson about the white vinyl boards. Carol Sullivan explained to Katie Carson that per the Village of Lake George code, for commercial zones, clapboard siding is not allowed. If Katie Carson would like to keep the design as is in the corner, she would have to go in-front of the Zoning Board to obtain approval.

Carol Sullivan inquired about how many seats the outside area will have. Katie Carson advised that it will remain the same capacity. Carol Sullivan asked that area will have over 24 seats available. Katie Carson stated that it is just above 24 seats available. Carol Sullivan advised per the Village of Lake George code, for a restaurant to have those specific windows, there must be at least 24 seats available outside as this project is labelled as new construction. Katie Carson understood. Carol Sullivan had no further questions.

Walt Adams wanted to confirm where the main entrance would be located. Katie Carson advised the entrance will remain the same as prior. Katie Carson further explained that there will be an entrance on the lakeside walkway stairwell and another on the top of the hill. Walt Adams had no further questions.

Dan Wolfield wanted to ensure he was understanding the 24-seat rule Carol Sullivan had brought up earlier. Carol Sullivan went into detail with Dan Wolfield. Dean Howland confirmed with Carol Sullivan that the stools do count as seats. Dan Wolfield inquired about the Lighthouse Sign that's displayed on the stone wall on the plans. Dan Wolfield notified Katie Carson that the sign has to be approved by the Planning Board before it gets placed on the building. Katie Carson advised she will be coming back in the future for the sign. Katie Carson explained that the graphic designer wanted to show the sign as an idea. Dan Wolfield complimented the sign and wanted to give credit to the person who had put together the application. Dan Wolfield wanted to confirm with the Board that the height variance maximum would be 35 feet. Dan Barusch confirmed. Dan Wolfield advised that per his measurements, he was estimated that the cupola would measure 37.6 feet per the plans. Katie Carson advised the Board that they will have the ability to keep it under the 35 feet to follow code. Will Carson questioned how to determine the 35 feet for height variance. The Board and Dan Barusch answered his inquiry. Dan Wolfield had no further questions.

Walt Adams questioned The Lighthouse lighting. Katie Carson advised the lighting will be low-voltage and will look like a beam in the cupola. Dan Wolfield inquired if it will spin. Katie Carson advised that it will spin slowly and there will be no actual beams. Dan Wolfield confirmed with the Board that there is no rule for spinning lights in the code. Dean Howland had a question in relation to the open garage that's in the plans under the Shoreline Restaurant. His question pertained to the columns under the garage. Katie Carson answered his inquiry. Dean Howland advised the curb appeal of this restaurant will be great. Katie Carson advised her and her husband are excited for the upcoming season with The Lighthouse.

Dean Howland made a motion to approve with conditions and stated as follows "I'd like to make a motion to approve the plans as submitted by Kaitlin Carson for 4 Kurosaka Lane in Lake George which shows the entry changes, or actually just moving the entry a little bit and putting the painted-stone deck on the existing deck and new, a lot of new windows and new vertical siding and to include the rails and stuff. The cupola is not supposed to be above 35 feet."

Carol Sullivan added to the motion and stated as follows "The vinyl clapboard that is shown on the virtual after pictures will be changed to the vertical".

Dean Howland had a question in relation to the clapboard. Carol Sullivan answered his inquiry by explaining Chapter 220-42. Carol Sullivan advised that if she follows the change we provided to her, she wouldn't have to go in-front of the Zoning Board as what she had originally is against the code. Dan Barusch confirmed with the Board that this will be a condition. Carol Sullivan explained that in the motion, the clapboard shown in the virtual picture will be changed to the vertical instead of horizontal, and no clapboard allowed.

2nd MOTION: Walt Adams

Dean Howland	Carol Sullivan	Dan Wolfeld	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

MINUTES:**JULY 19, 2022 (DH, PL, PD)**

Carol Sullivan and Debonnay Meyers informed the Board that there will be no discussion of July's meeting minutes. There was no motion made for July 19, 2022 as Patricia Dow was absent. July 19, 2022 meeting minutes will be addressed in the next Planning Board meeting. Dean Howland advised Debonnay Meyers that there was an error he found in the minutes. Debonnay Meyers took note and will correct for next Board meeting.

SEPTEMBER 21, 2022 (WA, DW, PL)

Dan Wolfeld made a motion to approve the September 21st meeting minutes.

2nd MOTION: Patrina Leland

Dean Howland	Carol Sullivan	Dan Wolfeld	Walt Adams	Patrina Leland
Abstain	Abstain	Aye	Aye	Aye

Aye = 5 Nays = 0 Absent = 1 Abstain = 2 Motion carried.

OCTOBER 19, 2022 (CS, PD, WA, DW, DH)

Dan Wolfeld made a motion to approve the October 19th meeting minutes.

2nd MOTION: Walt Adams

Dean Howland	Carol Sullivan	Dan Wolfeld	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Abstain

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

Dan Barusch, Debonnay Meyers and the Planning Board had discussions regarding the Village of Lake George code, prior Planning Board meetings, suggestions for abbreviating the meeting minutes, the historic color palette templates that will be provided to applicants within the next couple months, upcoming Planning Board meetings, and future training opportunities.

Motion to adjourn by Dean Howland at 7:17 PM, seconded by Dan Wolfeld, and unanimously carried.

Respectfully submitted,
Debonnay C.M Meyers