

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
JANUARY 19, 2022 – 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES**

Board members present: Carol Sullivan (Chairperson), Dan Wolfeld, Patrina Leland, Patricia Dow, Walt Adams, and Dean Howland (Alternate)

Board members absent:

Others present: Dan Barusch (Director of Planning & Zoning), Lori Bott (Clerk), Sean Quirk, Brian Dunleavy, Kirsten Anthony Catellier, and Jeff Anthony

The meeting was held via Zoom.

Carol Sullivan called the meeting to order at 6:04 p.m.

**TAX MAP: 251.14-4-42.1
APPLICANT: SEAN QUIRK
ADDRESS: 165 OTTAWA ST.
ZONE: COMMERICAL MIXED USE
APPLICATION: SPR#1-2022**

Applicant is creating a short-term rental at 165 Ottawa Street. The applicant is seeking approval to remove the current driveway, add a new three car parking lot, and driveway on the opposite side of the house. The concrete sidewalk will be extended across where the driveway is to be removed. The new driveway will be 995 square feet of impervious surface, and pitched to the back of the lot. The existing shrub will be relocated as indicated, and an existing deceased fruit tree will be removed. In addition, the applicant is seeking approval to install a white vinyl stockade fence in the backyard. The fence will match the neighbor's white vinyl stockade fence.

Carol Sullivan asked Sean Quirk to confirm the project details. Sean Quirk explained that he will be moving the existing driveway to the north side, and will remove the narrow walkway. Both will be replaced with grass. The current porch will not be changed. Dan Wolfeld asked if Sean Quirk was required to have three parking spots for the property to become a short-term rental, and asked for clarification on what the Planning Board was approving. Carol Sullivan let the Board know that Sean Quirk received approval from the Village Board to remove the parking meters. The Planning Board is reviewing the removal of the old driveway, and installing a new driveway. Sean Quirk said that three parking spots are not required but he was hoping to do three because he is trying to get the house approved for twelve people to stay at a time. Sean Quirk went on to say that if the renters felt that they could not fit in the spaces, then they would need to find on street parking. Dan Wolfeld asked if Sean Quirk would be removing the bushes on the property line. Sean Quirk let him know that the bushes will remain. Sean Quirk went on to explain that there is one existing shrub that will be relocated as indicated on the plans, an existing deceased tree that will be removed, a new fence installed, a curb cut done for the new driveway, the old driveway will be removed, and grass will be planted when the old driveway is removed. Walt Adams asked if there are any changes to the stormwater management. Sean Quirk stated that there will be a trench going the width of the driveway. Dean Howland asked if Sean Quirk was responsible for replacing the curb where he is removing the old driveway. Dan Barusch stated that yes, Sean Quirk will have to connect with Keith Lanfear, the Superintendent Planning Board

for the Village for the curb cuts, and the sidewalk modifications. Everything will have to will have to match and be level. The work will need to be inspected and approved by Keith Lanfear. Carol Sullivan asked if the meter would be put back. Dan Barusch let the Board know that the Village had been discussing this, and they are not sure if they will put one of the old meters back in or use the Pay & Display for these spots. There will be a net loss of one parking spot. Patricia Dow asked if the trench drain was part of the plan. Dan Barusch stated that he had some concerns about the size, and would rather see a six-inch trench for better storm management. However, it is not required for the size of the project. Sean Quirk said that he would be willing to do a six-inch trench.

Patricia Dow made a motion to approve the new driveway, and parking area for 165 Ottawa Street, with the curb cut to be done to the north side of the house. The curb cut on the south side to be filled in, and made level with the sidewalk however it works with the Department of Public Works, whatever is necessary there. Grass over the former driveway with the macadam being removed. The vinyl fence matching the Ronald McDonald House in the back as indicated on the plan, and a six-inch trench across the driveway as it approaches the street is on the downside of the path of potential water for stormwater management. The bush moving from the center to north side, and the dead tree removal in the center of the project, other than that the landscaping remains roughly the same.

2nd MOTION: Dan Wolfeld

Carol Sullivan	Dan Wolfeld	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

TAX MAP: 251.10-3-33

APPLICANT: BRIAN DUNLEAVY

ADDRESS: 10 PETTIS STREET

ZONE: RESIDENTIAL

APPLICATION: SPR#2-2022

Applicant is seeking approval to construct a single-family residence, an approximate 58' x 26' asphalt driveway with one parking space, four feet wide paver walkway, and a three feet deep drip strip for stormwater management able to accommodate 2,998 gallons of stormwater. The parcel is approximately 0.13 acres in size and the proposed lot coverage is 37%. A variance was granted in 2009 to allow for 10' side yard setbacks on each side. The proposed residence is to have 12' side setbacks and meet the required 10' front setback and a 20' rear yard setback. Utilities are proposed to be connected to public sewer and water.

Patricia Dow asked for clarification on where the stairs on the interior plan were going, and if there was a second floor. Brian Dunleavy stated that the stairs go down to the basement, and that there will not be a second floor. Patricia Dow asked if there was a time limit on the variance. Dan Barusch said that the variance goes with the land. The variance granted in 2009 is still good, and the site is approved for 10' side setbacks. Dan Wolfeld asked if there will be a full basement, and if the window in front is decorative or for a cathedral ceiling. Brian Dunleavy stated that the window is just decorative.

Dan Wolfeld made a motion to approve the new house build at 10 Pettis Street for the Dunleavy's as proposed in the plans. The colors that were chosen are pewter gray shingles, the ledgerstone echo ridge stone accent and the harvard slate vinyl siding and shakes as proposed on the pictures they submitted.

2nd MOTION: Carol Sullivan

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

MINUTES:**DECEMBER 15, 2021 (CS, DW, PL, PD, DH)**

Carol Sullivan made a motion to approve the December 15, 2021 meeting minutes with the one change on page 3 of 3 changing "non-complete applications" to "incomplete application."

2nd MOTION: Patricia Dow

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

Other Business:

Dan Barusch let the Board know that next month, February 16th we will have a meeting. We will likely have Scrimshaw on the agenda, and that he has one application that was delivered to the Town Hall that still needs to go to the Village Hall. It is an application for Fort William Henry, they were before the Planning Board about six months ago. However, the application they submitted for approval did not match the scope of the work that they outlined in a local paper interview. Dan Barusch reached out to the Fort, and they are resubmitting a site plan review for the additional projects they are looking to complete this season and next.

Several Board members expressed that for larger projects, like the Fort, they would prefer to meet in person as long as the COVID19 numbers are low, and the Village Hall is open. Carol Sullivan asked the Clerk, Lori Bott, if the Village Hall was open. Lori Bott advised that we are welcome to do in person meetings as long as we can socially distance. The downstairs meeting room at the Village Hall can hold about twenty people while socially distancing. A Board member expressed that they would need to attend the February meeting via Zoom due to an upcoming medical procedure. Carol Sullivan asked Lori Bott to confirm with the Mayor regarding a hybrid meeting style for upcoming meetings to limit in person to the Board members, and applicants with members of the public via zoom.

Motion to adjourn by Patricia Dow at 6:38 p.m., seconded by Dan Wolfield, and unanimously carried.

Respectfully submitted,
Lori M. Bott