

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
PLANNING BOARD MEETING MINUTES
OCTOBER 18, 2023**

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

Board members absent: Patricia Dow

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Ethan Hall, and David Kenny.

Carol Sullivan called the meeting to order at 5:05 pm.

APPLICATION: SPR#20-2023

APPLICANT: GEORGIAN RESORT – DAVID KENNY

TAX MAP: 251.14-3-27

ADDRESS: 384 CANADA STREET

ZONE: COMMERCIAL RESORT

Applicant is seeking approval for exterior alterations to the façade of the Georgian Resort with alterations to the main lobby, owner's dwelling apartment, the roof, and the exterior walls of the building. The main lobby entry will be modified to provide powered doors on the main vestibule and the vestibule will be pulled back into the lobby area to open the drive and walks at the main entry to the property. The unused chimney will be extracted, and the lobby area will have new windows installed. The dwelling apartment will be expanded to provide private office space and will have new windows installed. There will be an Exterior Insulation Finishing System (EIFS) with aluminum handrails installed. The façade changes include the change of color and use of cultured stone for the exterior walls. The color of the exterior walls will be Sherwin-Williams Proper Gray and the cultured stone will be a mixed tone of gray. On the exterior walls, their logo will be installed on the upper portion of the pylon section. That will include a sailboat that will have black channel letters that will be backlit with blue LEDs inside the channels. The signage proposed will be approved in a separate review/application. There will be no wall or ground mounted lighting. There will be a new metal canopy, supported by tie-rods and will have recessed lighting, installed over the vestibule doors. There will be lettering on the face of the canopy that will not face Canada Street.

Ethan Hall, an architect from Rucinski Hall Architecture, and David Kenny, owner of the Georgian Lakeside Resort, were present to represent the Georgian Resort. Ethan Hall introduced both himself and David Kenny for the record before he conducted his opening statement.

Ethan Hall created a presentation that involved the before and after pictures of the Georgian on one large poster board, balanced with a poster stand. Ethan Hall informed the Board that their main goal was to conduct a façade change to the main office building, which would include a second story addition to the building that would allow the owners apartment and the owners private office space to be within the building. He did reassure the Board that the color of the building would not change from what was

submitted. He explained that he had printer issues and hence why the pictures appeared browner. Ethan Hall showed the Planning Board the color he would like to use by describing the location of where it is on the current building.

Ethan Hall continued the conversation by informing the Board that they were planning on removing the chimney from the building as it was causing issues. With that space now being available, it would transform into a cultured stone tower with the Georgian Resort's new logo hanging on it. Ethan Hall said the logo would include one black-colored sailboat with "The Georgian Lakeside Resort" underneath it. He added that it would have blue backlighting for it to pop against the stone.

Ethan Hall switched the topic from signage to windows. He explained that the windows on the bottom of the building would remain, and he would like to mimic those. The end goal would be to have the windows installed on the top of those existing windows to create an illusion of having it look like they're an illusion. He said that it'll be the same as the one they made for the back of the Marriott Hotel.

Ethan Hall switched to talk about the new railing installations. He explained that there would be new railings installed between the first-floor windows and the second-story windows. Then, another railing near the roof to make it balanced. He reassured the Board that there would be no access to that roof railing. The railing would be there just for the image. Ethan Hall concluded his opening statement saying that the color scheme would be between the two colors submitted, the gray and blue.

Before the Planning Board could comment, Ethan Hall quickly added information about the proposed, new canopy. He explained that the canopy that's shown in the before pictures had already been removed prior to the meeting. He said that it would be replaced with one new canopy that would be supported with turnbuckles. David Kenny wanted to comment about his proposed project before any further discussion continued too. He said that due to his building receiving eight renovations, he thought it was time for the façade to be fixed to have everything match and make it more inviting.

Carol Sullivan did agree that the façade change would make the business appear more inviting, but she did have a couple of questions about the proposed project. She wanted to make sure that David Kenny and Ethan Hall would return to the Planning Board for the proposed sign. Ethan Hall said that they must reach out to the sign company for further details. He did confirm that what was submitted in the application would be what the sign would look like. Carol Sullivan wanted to ensure Ethan Hall understood that the Board would not approve the logo portion of the application tonight as David Kenny would have to submit a sign permit. Both David Kenny and Ethan Hall understood and promised to send the sign application in soon.

Carol Sullivan wanted to make sure there weren't any other elements missing when it came to that future sign request. She inquired on what else would be presented to the Board. Ethan Hall explained that the free-standing sign, the one with the reader board, would be tweaked to make it identical to the façade of the building. Carol Sullivan asked them if it would be possible to have the logo change and the sign change all on one application. Dan Barusch said it shouldn't be an issue and agreed with Carol Sullivan's suggestion to have it all on one. Ethan Hall and David Kenny said they would do so.

Ethan Hall said that there would not be any other signage for the Georgian property. He reassured the Board that the old "Giovanno's restaurant", which is located all the way down the street, would not be

used for any advertisement of the Georgian. David Kenny said he had to eventually figure out what he would do with that other property, but that's a project for another day.

The conversation took a turn to reminisce about what occurred years past about the "Giavanno's" property. Carol Sullivan changed the conversation to shift back to the proposed project. She asked the Board if they had any questions. Walt Adams inquired about the stormwater run-off. Ethan Hall responded that it would be less than what's current. Ethan Hall used the before pictures to show the current pitched roof. With the proposed project, the roof would change from pitched to flat. Having a flat roof would make it tie back to the roof drains and it would make it internally drain. Dan Barusch asked the location of the discharge. Ethan Hall responded in the front, near the driveway. David Kenny interjected and said no, it discharges on the south end of the property. Dan Barusch asked if it would be near the grass area. David Kenny confirmed and added that he was considering on working to improve the stormwater drainage. Dan Barusch asked if stone would be used as a possibility. David Kenny said yes. He did bring up other possibilities such as piping it or moving it to a better contained area but wasn't sure what option to pick. Dan Barusch asked if that could be shown on the permit plans. David Kenny and Ethan Hall said yes.

Dean Howland asked about the bump that's in front of the current doors of the Georgian. Ethan Hall stated that it would be removed. Carol Sullivan asked if there were any other questions. There were no further questions.

The Board discussed what would be included in the motion. The Board agreed on approving the proposed project, but it must include one condition: the submission of plans for the stormwater run-off to Dan Barusch. Ethan Hall said he would include it in the permit plans.

Dean Howland made a motion for the application, The Georgian at 384 Canada Street, in which they will remove the old chimney and put it back into a new shape as a stone veneer. Looks like it's three-foot column. They're going to add new railings to the second-floor addition which to the right.

Dan Barusch informed Dean Howland that he didn't need to add every detail to the motion. Carol Sullivan suggested having Dean Howland review the motion sheet as a cheat sheet. Dan Barusch added that if the Board approved the design as presented, he would say approved as presented. If there was discussion on changing some of the plans or requesting more information, such as having the stormwater included in the plans, they would approve it with conditions and then list the conditions.

Dean Howland made a motion to approve the application, created by the Georgian, which is located at 384 Canada Street, tax map number is 251.14-3-27, as presented with conditions as the change to the sign on the logo of the building and the reader board out front. You'd have to come back and see the Planning Board.

Ethan Hall reminded Dean Howland to include the stormwater in the final instruction plans.

Dean Howland continued the motion to add stormwater to the plans to the roof deck discharge on the final plans.

2nd MOTION: Walt Adams

Carol Sullivan	Kevin Merry	Walt Adams	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

APPLICATION: SPR#21-2023**APPLICANT: FIRE & ICE – 175 CANADA STREET LLC****TAX MAP: 251.18-3-41****ADDRESS: 175 CANADA STREET****ZONE: COMMERCIAL MIXED USE**

Applicant is seeking approval to install a heavy timber roof structure above the existing outdoor dining patio. The purpose of the project will mitigate the need for temporary tents for any special event during the busy season. The roof will cover the entire patio space and will not change the façade of the existing structure. All colors and materials that will be used for this project will be complementary to the existing façade.

Carol Sullivan informed the Board of what this project would entail. She explained that it would assist with mitigating the need for temporary tents during peak season as it would promote the growth of businesses by building permanent structures. For this project, the permanent structure would be a permanent cover above the existing deck.

Ethan Hall conducted his opening statement stating that he would be representing Fire and Ice as the owner, Gino Chiaravalle, was in Texas. He explained that the purpose of the project would be to enclose the front deck area in front of the restaurant and utilize the existing brick pillars with the support of more brick pillars to enclose with a permanent cover. Ethan Hall did mention that there was a small change with the submitted plans. As the price was higher than expected, Ethan Hall and Gino Chiaravalle decided to swap out the timber frames with cathedral trusses and do it with more standard, dimensional framing. Ethan Hall added that there was a chance of not needing as many piers.

Ethan Hall indicated that the basic idea of the proposed project would be to keep the outline of the patio and to extend the roof line to make it all one. He informed them that there would be no color changes to the siding and to the roof. He reiterated that the whole building from bottom to top would match. He also added that the current wall sign, on the front of the building, would be moved to accommodate the change. Ethan Hall concluded his opening statement by letting everyone know that with the extension of the building, the sprinkler system would have to be extended and that this project would be solving the need for umbrellas and temporary covers.

Carol Sullivan expressed that she had a question about lighting. She said in the application, they said no but based on what was presented in the picture given to them tonight, there would be. Ethan Hall said that there would be no outside lighting, just the recessed lighting in the roof. Carol Sullivan wanted confirmation that there would be no use of any string lights. Ethan Hall confirmed that string lights would not be used and that there would be enough lighting based on the location of the establishment.

Walt Adams had a question about the timber change. Ethan Hall answered saying that it would run beams from the main building out to the posts in the front with support in the center and support off the interior

on those beams. Then, the trusses would be added from out to out over the top. Ethan Hall compared the two options of what they were going to do to what they are going to do for the project.

Carol Sullivan asked the Board if they had any other questions. Dean Howland asked about the columns outside. Ethan Hall said heavy timber. Dean Howland asked if it would be oak. Ethan Hall said it would be a Douglas fir. Dean Howland then asked about the interior finish of the ceiling. Ethan Hall said it would be finished with “knotty pine” up underneath. Dean Howland asked how close it would match to the building. Ethan Hall said he would get it as close as possible. Dean Howland said that the only reason he was asking was because it would be noticeable when you walk by. Ethan Hall said the gable would hide a lot but wouldn’t hide the back.

Kevin Merry asked if the siding would be changed on the face of the building. Ethan Hall said he would remove the siding and once the new roof is installed, the siding would be put back on. He also added that the roof was in good condition and didn’t need to be replaced. Kevin Merry asked if all the columns would be brick. Ethan Hall confirmed. Kevin Merry asked if there were existing footings on the columns. Ethan Hall said yes.

The Board discussed what would be included in the motion. The Board agreed on approving the proposed project, but the motion must include these conditions: recessed lighting must be inside, no outside lights, no string lights, noted change to tresses and beams from timber posts, and “knotty pine” finish to match the existing.

Patrina Leland made a motion to approve the application created by Fire and Ice, at tax map 251.18-3-41, at 175 Canada Street as presented with conditions of recessed lighting will be inside, no outside lights, no string lights, changes to the original plan of there will be tresses and beams with timber posts, “knotty pine” finish inside close to the same color as existing.

2nd MOTION: Carol Sullivan

Carol Sullivan	Kevin Merry	Walt Adams	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

David Kenny and Dan Barusch had a conversation about another future project with the Georgian Resort. David Kenny expressed that he would like to close the pool using a concrete rot base. Dan Barusch informed David Kenny that he would have to complete a small permit application. David Kenny understood. Dan Barusch concluded the discussion by saying that he would email David Kenny the application.

Carol Sullivan asked Dan Barusch what David Kenny would do after he filled in the pool. Dan Barusch said grass it over. Dan Barusch also stated that the pool project would be for Pine Grove Cottages on Philip Street. Carol Sullivan and the Board had further discussions on that project before jumping into additional discussions such as parking issues within the Village and the history of re-writing the Village Code on the parking situations due to businesses and personal dwellings using their parking lots or property to collect money for one parking spot.

MINUTES:

AUGUST 16, 2023 (CS, PD, KM, & DH)

Carol Sullivan asked the Board for their thoughts on the August 16th meeting minutes. The Board agreed to approve the August 16th meeting minutes. Carol Sullivan indicated that Patrina Leland and Walt Adams had to recuse themselves as they were absent from the meeting.

Dean Howland asked about the status of the Winter Coalition application. Dan Barusch stated he couldn't recall what exactly was received or not. He did recall receiving a circulation plan, but he turned it away recently as he requested more information. Dan Barusch asked Debonnay Meyers if she remembered. She said she just finished those minutes. Dan Barusch asked if that info would be in the August minutes. Debonnay Meyers said it was the September 20th minutes. She promised that she would investigate and gather that information for them tomorrow.

Carol Sullivan made a motion to approve the August 16, 2023, as presented.

2nd MOTION: Kevin Merry

Carol Sullivan	Kevin Merry	Walt Adams	Patrina Leland	Dean Howland
Aye	Aye	Recused	Recused	Aye

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

AUGUST 30, 2023 (CS, PD, KM & DH)

Carol Sullivan asked the Board for their thoughts on the August 30th meeting minutes. The Board agreed to approve the August 30th meeting minutes. Carol Sullivan indicated that Patrina Leland and Walt Adams had to recuse themselves once more as they were absent.

Carol Sullivan made a motion to approve the August 30, 2023, as presented.

2nd MOTION: Kevin Merry

Carol Sullivan	Kevin Merry	Walt Adams	Patrina Leland	Dean Howland
Aye	Aye	Recused	Recused	Aye

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

Dean Howland inquired about the activity with the pedestrian crosswalks. Carol Sullivan said the wiring had begun near Fort William Henry. Dan Barusch informed the Board of the process of updating those pedestrian crosswalk machines and what Mayor Perry had been dealing with so far. Dan Barusch said he wasn't sure when that would be completed. The Board and Dan Barusch continued the discussion about improving the Village by having these machines installed to help automotive and pedestrian traffic.

Motion to adjourn by Carol Sullivan at 5:35 pm., seconded by Walt Adams, and unanimously carried.

Respectfully submitted,
Debonnay Meyers