

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
NOVEMBER 18, 2020 – 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES**

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

Board members absent: n/a

Others present: Dan Barusch (Director of Planning & Zoning), Darlene Gunther (Clerk), Ethan Hall, Peter Quagliaroli, Ruben and Danna Ellsworth, Michael Kenny and Michael Borgos

Chairperson Carol Sullivan called the meeting to order at 6:00 p.m.

**TAX MAP: 251.14-2-12
APPLICANT: 46 AMHERST LLC
ADDRESS: 46 AMHERST ST
ZONE: COMMERCIAL MIXED USE
APPLICATION: SPR4-2020**

Applicant is proposing to add a single-story addition, approximately 10' x 60', to the west side of the existing building where asphalt is currently the ground cover. The new addition would be used as additional display space for the existing liquor store. An open-air deck would be constructed above the new addition for the existing apartment above the liquor store.

A second single story addition, approximately 6'x16', would be added to the east side of the existing building where there is currently a concrete ramp structure. This space would be used as an office as there is currently no office space in the existing retail space.

Ethan Hall, Architect for the applicant, gave a brief explanation of the project (see above), and answered questions from the Board.

Walt Adams asked about stormwater drainage, and Mr. Hall said there is a planter box in the plans to capture the rain water from the new addition.

Patricia Dow asked about green space. Mr. Hall said that there will be more pervious pavement after the project is complete than currently exists.

Carol Sullivan asked about egress and questioned property lines and if there was room for a firetruck to turn around at the end. Mr. Hall said there was no room for a turnaround but with it being such a short street, he thought the fire department would come in with hoses from the corner.

Dan Wolfeld suggested adding something like accents or fake windows to the big long blank side of the structure. He also questioned parking requirement, and Dan B said there is none required in the Village Code. Mr. Hall agreed to add some accents to break up the blank wall.

Dean Howland questioned dumpsters and the need for ballards around the gas meters. Mr. Hall agreed to add those to protect the gas meters.

SEQRA Part 1 was completed and part of the package but Dan Barusch said that it was not required for this project.

Motion by Patricia Dow to approve the 46 Amherst LLC project for a one-story addition with materials and colors to match existing ones with the following conditions:

Fake windows or accents to be added to the west side of the building and ballards to be added on both sides to protect the gas meters.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfeld	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nays = 0 Motion carried.

TAX MAP: 251.80-1-1

APPLICANT: DIESKAU PROPERTIES, INC.

ADDRESS: 90 COURTLAND ST

ZONE: RESIDENTIAL MIXED USE

APPLICATION: SUB1-2020

Applicant is proposing to subdivide the current tax map parcel created by the merger of six separate lots in 2018 into a 4-lot subdivision. Lot 1 and Lot 2 would each have a duplex, Lot 3 would have a triplex at the completion of its construction in six to nine months, and Lot 4 would remain vacant land with no future development.

SEQRA Review:

Part 1 – Dan Barusch said it was complete and will be part of the application and in the file.

Chairperson Carol Sullivan read each question for the SEQRA, and each board member answered. Parts 2 and 3 were completed, and the negative declaration was motioned based on all answers to the questions being “No”.

Carol Sullivan: Ok and asked for a motion.

Dan Barusch informed the Chairperson that it is necessary to do the negative declaration first. Then, she must open and close the Public Hearing.

Motion by Dean Howland to declare a negative declaration in regard to SEQRA application for Dieskau Properties, Inc. subdivision request on Courtland Street.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Dan Wolfeld	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nays = 0 Motion carried.

Chairperson Sullivan opened the public hearing on the proposed subdivision application at 6:30 p.m. and asked for any public comments. There being none, Chairperson Sullivan made a motion to close the public hearing at 6:30 p.m.

2nd MOTION: Dean Howland

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nays = 0 Motion carried.

Dan Wolfield made a motion to approve that Dieskau Properties, Inc.'s application for a subdivision request, going from one lot to four lots at 90 Courtland Street.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nays = 0 Motion carried.

TAX MAP: 251.14-2-1**APPLICANT: PETER QUAGLIAROLI****ADDRESS: 325 CANADA ST. UNITS 3-4****ZONE: COMMERCIAL MIXED USE****APPLICATION: SPR5-2020**

Applicant is proposing a change of usage for the current retail store and to-go café. Applicant is proposing a full-service restaurant, Crabby Joe's, with both dine in and take out, as well as a full bar. The applicant proposes building a full kitchen, women's and men's bathroom, a full bar, and a dividing wall between the bar and dining room. A grease trap is pre-existing.

Peter Quagliaroli, owner of the proposed business addressed the Board and told the Board that this store was formerly the Adirondack Trading Company retail store. He is proposing to change it to a full-service restaurant and bar.

Carol Sullivan asked about the existing grease trap and if it would be adequate. He told them that he has decided to replace the existing grease trap with one twice as large. She also asked about the bathrooms and if they would be handicapped accessible. He assured her they would.

Patricia Dow made a motion to approve the change of use for 325 Canada Street, Units 3-4, from retail to a full-service restaurant and bar as presented with a new larger grease trap and with appropriate restroom facilities.

2nd MOTION: Dan Wolfield

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nays = 0 Motion carried.

MINUTES:**July 15, 2020 (CS, PD, DW, DH, WA)**

Carol Sullivan asked for any corrections to the minutes of July 15, 2020.

Carol Sullivan noted a small correction in the minutes of July 15, 2020 on page two of five, second paragraph:

“Mr. Ahmad replied that t will be a sky-blue color” . . . where the t is, it should be it;

Carol Sullivan made a motion to approve the minutes from July 15, 2020 with the one minor change that is noted above.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Dan Wolfeld	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nays = 0 Motion carried

Carol Sullivan asked Dan Barusch about “Heroes Hideout” and why the approved sign has not been installed and the temporary banner is still there at 289 Canada Street. He told her that Steve Duckett had a problem with his graphic designer and the permanent sign has been delayed. He did not have a problem with keeping up the temporary banner, but the Planning Board asked him to give Mr. Duckett a deadline of April 1, 2021 to remove the temporary banner.

She also asked Dan about the one-year temporary approval for the Fort William Henry archery tag that the Board granted in July. Mr. Barusch informed the Board that the game only lasted about a week and a half and is gone now.

Dan Wolfeld questioned Dan Barusch about the parking easement for Kari Donohue at 19 Cherry Street. He replied that Ms. Donohue’s attorney Mark Rehm, is working on the parking easement. Since it was a condition of approval, he will not issue the building permit until he receives it. The demolition permit has been granted.

Carol Sullivan asked about a couple of other unfinished projects. Denis Quirk’s Shoreline Boat garage has not completed their landscaping plan. The Planning Board should start requiring a performance bond or financial instrument to ensure completion of these larger projects. The Board needs to put this in the motion as a condition of approval on future projects. Dan advised the Board that no final CO has been issued. It was Warren County that allowed him to have full use of building. Mr. Quirk is also using COVID as an excuse for not completing the unfinished requirements.

Carol Sullivan also asked about the former McDonald’s parking lot. The property looks horrible. She asked why the Village cannot cite them for property maintenance. Dan will look into this and take some photos. Perhaps, in the future the Board should require a financial instrument for all demolition projects.

A Helen Street Garage Apartment applicant has run out of money. Everyone is using COVID as an excuse.

Dan Wolfeld brought up the Marriott Courtyard stating that he thought all the landscaping that was part of the approved project has not been completed either. Dan Barusch will look into the Marriott file and check if it was part of the motion as a condition.

Carol also brought up Denis Quirk’s unfinished apartment on Courtland Street. Dan Barusch noted that he has not finished a stormwater drainage plan. No one is currently living there and there is a second story door that goes to nowhere. The County has not issued the CO.

Several Board members had questions about what could be put in a conditional approval such as the bond, landscaping and even annual maintenance of that landscaping. For example, Dan Barusch said that a rain garden should be cleaned out on a yearly basis and that requirement could be put into the motion as a condition and it would be required.

Going forward the Planning Board will require a bond or other financial instrument to guarantee that these projects get finished. Carol noted that the Code says bond, and anything other would have to be approved by the Village Board.

Dan gave a brief update about the next meeting and training requirements. He highly recommends any DOS on-line course for planning or zoning. At this time, everyone seems to be up-to-date.

Motion to adjourn by Carol Sullivan at 7:00 p.m., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,

Darlene V. Gunther