

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
NOVEMBER 28, 2018 – 6:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY**

**Board members present:** Carol Sullivan (Chair Person), Patricia Dow, Dan Wolfeld, Dean Howland, Walt Adams

**Board members absent:** n/a

**Others present:** Stephanie Fregoe (Clerk), Jon Lapper, Mike Dawson, Devin Dickinson, Dennis Quirk, Jennifer Juzaitis, Terri Jamison, Brad Jamison, Claudia Braymer, John Carr, Iggy Revetto, Heath Mundell

Carol Sullivan called the meeting to order at 6:00pm.

**TAX MAP: 251.18-3-42  
APPLICANT: IGGY ROVETTO  
ADDRESS: 7 IROQUOIS STREET  
ZONE: COMMERCIAL MIXED USE  
APPLICATION: CHANGE OF USE-SITE PLAN #1851**

Applicant is proposing to convert existing office space into apartments.

**Carol Sullivan:** Jon, I would like your approval to move your application to last.

**Jon Lapper:** You're the boss.

**Carol Sullivan:** (laughter). Is Iggy here? Ok, we'll start with your application and then we'll move on to Terri and Brad Jamison. You want to come up front?

**Iggy Revetto:** Sure. Is this up front enough?

**Carol Sullivan:** So, you can answer all our questions. This is the building on Iroquois Street?

**Iggy Revetto:** Correct.

**Carol Sullivan:** Correct? And you want to change what is currently office space?

**Iggy Revetto:** Correct, into apartments, student housing.

**Carol Sullivan:** Right, it can't be apartments because we have definitions of dwelling spaces and it doesn't really fit into any of those except dwelling units, which is allowed in the commercial mixed-use zone. Just for notification RMU is on the application but this building is really in the commercial mixed-use district. So dwelling units are allowed in the commercial mixed-use district. Does everybody follow that? So, it's basically you're just adding bedrooms and bathrooms?

**Iggy Revetto:** Showers really. It's the space. I want to do as little as possible.

**Carol Sullivan:** Are you doing this for student housing?

**Iggy Revetto:** Ideally yes.

**Carol Sullivan:** Ok, students that work for you? Or any student?

**Iggy Revetto:** Any student.

**Carol Sullivan:** Ok. And what is the other side of that building used for?

**Iggy Revetto:** The pizza shop.

**Carol Sullivan:** Ok, so that's a business?

**Iggy Revetto:** Correct.

**Dan Wolfield:** It can't be apartments is what you are saying.

**Carol Sullivan:** It cannot be apartments. It can be dwelling units, which I will read the definition of. I only have one copy so I will pass it around. This will probably engage in a conversation. One or more rooms with a provision for living, cooking, sanitary and sleeping facilities arranged for the use of one family or household, which shall not be less than 500 square feet. And there shall be a minimum of 60 square feet of habitable area excluding kitchens, bathrooms and hallways provided for sleeping accommodations for each person. So, each bedroom has to be 60 square feet, and it doesn't look like all of your bedrooms are 60 square feet. So, I have a couple of questions and then I'll let the Board open it up. It does look like you have 500 square feet but then some of those bedrooms may not be 60 square feet.

**Iggy Revetto:** I didn't know about the 60 square feet.

**Carol Sullivan:** You didn't know because you thought these were just going to be apartments. You have to fit into one of our definitions in the code. The best we can fit you into is dwelling unit, which is allowed in commercial mixed-use. That's one thing I think we'll need clarification on. The cooking facility, I know there is not provision, there's nothing here for cooking.

**Iggy Revetto:** Correct, I was just going to do microwave.

**Carol Sullivan:** Ok, and we don't define cooking facility. Just because of my planning and zoning days, I know that the County will require you to have an egress in each of these bedrooms. It can be a window, but it has to be a window that's large enough for someone to get in or out of.

**Iggy Revetto:** Right, and a certain height.

**Carol Sullivan:** Right, so have you checked with the County on any of this?

**Iggy Revetto:** I did. I assumed that I needed approval first, that I could use it for that before I move forward, and gotten the County or an engineer involved.

**Carol Sullivan:** It goes either way, but sometimes in doing that, or things like this, it's a good idea to talk to the County before you submit something because you're going to see that some of our questions are going to head you back down to the County. Also, it looks like some of your bedrooms that don't have a window at all. There is one down here in this lower corner, and this one here doesn't have window. (Carol pointed to the plans).

**Iggy Revetto:** Right, I talked to them, and he said that the fix all would be a sprinkler system, like I said, I would have to go to them and talk to them. If I have to put a sprinkler system in, I'll do that. Otherwise it would be egresses, means of egress, which would be a door.

**Carol Sullivan:** It can be a door or window.

**Iggy Revetto:** Door or window.

**Carol Sullivan:** A window of a certain size.

**Iggy Revetto:** That smaller bedroom, there is a door but it goes into the workshop or the pizza place now, and supposedly you can use that, so I'll have to address that.

**Carol Sullivan:** Right, so that was my next question. There isn't a sprinkler system coming in here now.

**Iggy Revetto:** No.

**Carol Sullivan:** So, these doors, I knew that they couldn't be used. Are you going to close them up?

**Iggy Revetto:** Which doors?

**Carol Sullivan:** These doors that go into the pizza place.

**Iggy Revetto:** Not at the moment. That smaller unit, that might not happen this year. I'd like to focus on the bigger unit there, just to get something going.

**Carol Sullivan:** Focus on four bedrooms?

**Iggy Revetto:** Yes.

**Carol Sullivan:** And what's with the bedroom with the curtain? Why not a wall and a door?

**Iggy Revetto:** Um, I can put a wall and a door up. For privacy.

**Patricia Dow:** As long as it's 60 square feet.

**Carol Sullivan:** Yes. It has to be.

**Dean Howland:** Another thing, just to get involved here, each bedroom has to have a certain amount of light. Light, a certain amount of ventilation, and they have to have an egress window. I was talking to Tom McKinney, who you talked to, and I wanted to make sure I was correct. Since you have a bedroom you still have to meet the same thing as if it was a house, residence or a motel or inn. Most motel rooms have their doorways off the balcony. So, you have to put in, and that's where it gets involved, because the outside is going to take a different appearance. Because all these windows you're putting in, I know these are high, we cut all those and blocked them up. So, you can't have that bedroom with a curtain. That can't be a bedroom.

**Dan Wolfeld:** And how do you make those a bedroom? With a wall and a door?

**Dean Howland:** No, you have to have a window.

**Carol Sullivan:** It has to have egress.

**Iggy Revetto:** What if there was a door in that room?

**Carol Sullivan:** To the outside.

**Dean Howland:** No, it's got to have a certain amount of light, certain amount of vent space. So, you can't have a bedroom in a dark space, in an inside room.

**Carol Sullivan:** So, this bedroom.

**Dan Wolfield:** It's not up to code.

**Dean Howland:** You might be better to go behind it into the shop, along the outside wall. It's going to have to meet the codes for that.

**Carol Sullivan:** And this bedroom.

**Dan Wolfield:** It may be under 60 feet.

**Carol Sullivan:** It might be under 60 feet and that bedroom may not happen all, but my question was to get in or out of this bedroom, you have to go through the hallway, then you either have to go into that annex building. This bedroom right here.

**Dan Wolfield:** Bedroom number four.

**Carol Sullivan:** Bedroom number four. If you look at that one, whether it's 60 square feet or not, that's an issue you'll have to rectify, but there is no, I don't know how you get in and out of it.

**Iggy Revetto:** Well, I thought the purpose of the meeting was for me to be allowed to be able to do this. If I could do it then I would start making the correct provisions to make it happen. I was under the assumption that I had to get approval to be able to even do it.

**Carol Sullivan:** Right, but the questions we're asking are questions that need to be answered in order for us to grant approval.

**Iggy Revetto:** I got you, ok.

**Carol Sullivan:** We're aware of what the County requires, and Dean obviously is, because Dean has been a builder, and this used to be his old building, but in order for you to get approval from the Planning Board, we have to assess the plans and ask the questions that we're asking, to determine if we're going to grant you approval.

**Iggy Revetto:** Gottcha.

**Carol Sullivan:** When you get approval, for instance, if we approve this, you would take it down to the County and they'd say there's a number of things that you have to change, and in changing that then you'd have to come back before the Board because we would have to see it again. So, the best course of action is to always have a complete plan. And sometimes our questions can be answered right here in front of the Board and sometimes you do have to come back, and we'll decide on that as we go through this.

**Iggy Revetto:** Ok.

**Carol Sullivan:** Ok? I think that is all I had, so I will open it up to the Board. Walt did you have any questions?

**Walt Adams:** Um, no just a matter of the window issue getting taken care of. Outside that I don't see any major problems.

**Patricia Dow:** The size, the windows, the ventilation which is a County code anyway.

**Iggy Revetto:** I spoke to Tom McKinney, he was vague and nothing he could really tell me so I'm just trying to navigate the waters.

**Patricia Dow:** You showed him this?

**Iggy Revetto:** Yes. He's walked through the building with me a couple of times. He said the fix all is to put a sprinkler system in and you're all set.

**Dean Howland:** You might not need that. You have two fire walls, between that and your shop.

**Iggy Revetto:** You do or don't need that you said?

**Dean Howland:** Well, you might not need, and I told him that. And you also have to realize that out front, where those planters are, let's say for the South little bedroom, that is above 60 square feet. I think it just makes it. It's got sidewalk, the planter was just there to keep spill off the sidewalk. That's all that was done for.

**Carol Sullivan:** You're saying that Tom said a sprinkler system would negate having to have a window?

**Iggy Revetto:** And he also said that if there was a doorway out of each bedroom, like two means of egress, so a door out to a common hallway that goes out, or another door that goes to another common hallway that goes out to like a back door.

**Dan Wolfield:** To follow up on the same thing, two of my concerns are obviously the doorway that does go into your business or storage area, chances are that door is going to be locked to whoever is staying in those rooms. So that would not even count as an egress because they wouldn't have access. The same with the egress that shows going into that storage area? What's going to be in that storage room?

**Iggy Revetto:** Right now, it's basically empty.

**Dan Wolfield:** That's not going to be part of their living space, right?

**Iggy Revetto:** No, not as of right now.

**Dan Wolfield:** That wouldn't count as egress either. Chances are that door is going to be locked.

**Iggy Revetto:** Well, they have push bars. They open up, there's no locks on them.

**Dan Wolfield:** But you would allow your people staying in these rooms to possibly have access to whatever your storing in there?

**Iggy Revetto:** There's nothing in there now.

**Dan Wolfield:** But might there be at some point? I guess that's my concern. Those doors suddenly get locked then suddenly you're no longer within that, and I guess that's where the risk is. You know, not having the windows and things like that. The other thing, when you talk about it being a dwelling unit, it does talk about cooking and my feeling is that if there is three or four people there should be a kitchen sink, and at least one of those little fridges or something. I picture it more like a motel room.

**Carol Sullivan:** Yeah, I agree.

**Dan Wolfield:** There should be some sort of other small kitchen facility. I think it really needs to be, have the appropriate.

**Carol Sullivan:** It could just be, like Dan said, a small facility with a refrigerator, a microwave and a sink.

**Dan Wolfield:** And a sink, but there should at least be that from a safety standpoint or even to have the ability to have ice and water.

**Iggy Revetto:** Sure. Well of course they have a refrigerator and a sink which is already there. It's got a little kitchenette and all that.

**Carol Sullivan:** Where is that?

**Dean Howland:** It's right behind the bathroom that you see, that's the North side.

**Patricia Dow:** That's only accessible through this bedroom.

**Dan Wolfield:** It's over here on the right by bathroom number two?

**Dean Howland:** Correct.

**Dan Wolfield:** It's by bathroom number two, behind that one wall there.

**Patricia Dow:** It's a toilet and a sink and then [Inaudible]

**Dean Howland:** On that other side of that wall, the back side of it. [Inaudible]

**Dan Wolfield:** We would just want that labeled.

**Patricia Dow:** So, you have one bathroom for the one bedroom and these others, four, tentatively four planned bedrooms have one bathroom for those four bedrooms?

**Iggy Revetto:** Correct.

**Carol Sullivan:** I still have an issue with bedroom number four. To get to it you have to go through bedroom number three to get into bedroom number four. And to get out of the building, again you have to go through bedroom number three and then outside through the entry.

**Iggy Revetto:** Do you happen to have a copy that I can look at? [Stephanie Fregoe handed him a copy of the plans]. So which bedroom are you looking at?

**Carol Sullivan:** I'm looking at bedroom number four. The only way you can get in and out of bedroom number four is to go through bedroom number three, and then out into that hallway entry. Seems like there's a lot of doors there too. Where do the stairs go?

**Iggy Revetto:** There are no stairs.

**Dean Howland:** Yes, it goes to the basement.

**Iggy Revetto:** Oh yes, that's right. They go down to the basement. Well, it sounds like I just go back to Tom McKinney and just come up with a better plan.

**Carol Sullivan:** Right, and I think what we can do is we can give you some ideas tonight of what we would like to see, so that you can come back with a better plan. So, there isn't any real construction in here except for adding showers?

**Iggy Revetto:** Correct, yes, as minimal as possible.

**Patricia Dow:** Ok, so these things that are bedrooms used to be offices?

**Iggy Revetto:** Correct.

**Dean Howland:** There were two offices. The one on the left of the main hall was my office and storage and then D.L. Dickinson had the other side with storage. It was built for two offices.

**Patricia Dow:** So, this was one office and then this another office?

**Dean Howland:** The back end was for storage.

**Patricia Dow:** So, this was one office and this was an office?

**Dean Howland:** Right, right but it was one company on that side so the rest was all open.

**Carol Sullivan:** So, I think Iggy, what we would like to see is a kitchen arrangement. We would like verification that the bedrooms are 60 feet, square feet. If bedroom number four can be used, it doesn't look like the size of it right now, but you may be able to reconfigure so one bedroom is smaller so that they are all equal.

**Dan Wolfield:** It might turn into a little living space for them.

**Carol Sullivan:** Right. It just doesn't seem right to me that you have to walk through someone else's bedroom or even the people using bedroom number three have to walk through number four and a hallway to get to that bathroom, or they could use the other bathroom. And you only have two bathrooms for five bedrooms.

**Dan Wolfield:** That's a concern to me. Either make the other one accessible to the common space or bedroom three has its own bathroom potentially. Because then your other bathrooms to your other bedrooms, potentially the three bedrooms would go to one.

**Carol Sullivan:** You'd have to open bathroom number one up. You'd have to have a door that doesn't require people to cut through other people's rooms.

**Dan Wolfield:** Right. And then walls and doors.

**Carol Sullivan:** Right. If people are living here and they have a room which is their bedroom, presumably they're going to have a lock on their door. They're not going to want people strolling through their rooms to get to the bathroom or another bedroom. So, that would be an issue and it would also be an issue with concerns about fire, getting out of the building.

**Iggy Revetto:** So, the curtains, it easier to push through a curtain than doors.

**Carol Sullivan:** Well I think anyone would rather have a door.

**Iggy Revetto:** Isn't it the tenant's choice? When they look at it and say yeah, no, that's not for me.

**Dan Wolfield:** I would rather see a door and a wall before we approve this.

**Carol Sullivan:** And I would rather see a door and a wall.

**Iggy Revetto:** Gottcha

**Dan Wolfield:** A variation.

**Dean Howland:** It needs to have a window.

**Dan Wolfield:** It doesn't always mean that it's your property or whatever the case is. If it's going to be a room for rent, the room for rent should feel like a room for rent.

**Carol Sullivan:** So, the bedrooms again have to have a window that is an acceptable egress size. Dean, you were talking about lighting?

**Dean Howland:** Well, it is and if you have an egress size window, it will meet the light requirement and the vent requirements.

**Carol Sullivan:** Ok.

**Patricia Dow:** The window has to open.

**Dean Howland:** It has to open. It has to be 4.5 square feet.

**Patricia Dow:** Do all these exterior windows open?

**Dean Howland:** They do but don't meet any egress codes.

**Carol Sullivan:** So, they'll all have to be changed out?

**Dean Howland:** Yes, those will have to be changed out.

**Iggy Revetto:** Like I said, Tom said put in sprinklers. (Inaudible)

**Dean Howland:** Well and you'll have to meet the other part of it.

**Iggy Revetto:** Gottcha.

**Carol Sullivan:** So, if you're going to take the windows out, you're essentially redesigning the outside of the building, and it will need paint and whatever, so we would need to see that as well. We would need to see a rendition to know what the building is going to look like once you change out the windows.

**Iggy Revetto:** Gottcha. All right.

**Carol Sullivan:** Anything else?

**Iggy Revetto:** All set?

**Carol Sullivan:** Alright. Thank you.



**TAX MAP: 264.06-2-14**  
**APPLICANT: TERRI AND BRAD JAMISON**  
**ADDRESS: 30 SEWELL STREET**  
**ZONE: RESIDENTIAL MIXED USE**  
**APPLICATION: SPECIAL USE PERMIT- #1852**

Applicant is proposing to use an existing accessory structure/garage for retail use and to operate a design and finishing textile studio and modest showroom for their products. Current building previously operated as an automotive parts store and UPS shipping center. No major changes proposed for exterior of existing building. Special Use approval needed for neighborhood retail use in the residential zoning district.

**Carol Sullivan:** And the next one is Jamison?

**Jennifer Juzaitis:** Jennifer Juzaitis for the Jamison's.

**Carol Sullivan:** Oh, and you're Jennifer?

**Jennifer Juzaitis:** Yes.

**Carol Sullivan:** Are you an attorney Jennifer?

**Jennifer Juzaitis:** No.

**Carol Sullivan:** Ok.

**Jennifer Juzaitis:** Terri and Brad seek to use the current building, the outbuilding on 30 Sewell Street. Special use to use as a finishing studio and a modest boutique showroom. It would largely be by appointment but they wouldn't discourage walk-ins.

**Carol Sullivan:** Of course not.

**Jennifer Juzaitis:** There would be no change to the outside of the building.

**Carol Sullivan:** So, just for the record a public hearing is required with a Special Use permit application. For purposes of this evening the Board will review it ok? We will give you our thoughts and if we want changes made or whatever, and then the public hearing will be scheduled and we will make a motion to approve or disapprove at that point in time, and as well as doing the SEQR at the public hearing.

**Jennifer Juzaitis:** As well as doing?

**Carol Sullivan:** The Short-Term Environmental form.

**Jennifer Juzaitis:** Ok.

**Carol Sullivan:** Ok? So, having said that, I just have a couple of questions. I understand that, I think it used to be a garage a hundred years ago. So, is the house a residential home?

**Jennifer Juzaitis:** Yes.

**Carol Sullivan:** Ok. And is the home, it refers to a home office. Is the home office in the house or in the garage?

**Jennifer Juzaitis:** In the out building.

**Carol Sullivan:** And it's currently a home office in the out building that you're using it as?

**Brad Jamison:** Yes.

**Carol Sullivan:** Oh, ok. Will there be any interior construction in the building?

**Brad Jamison:** No.

**Carol Sullivan:** Nothing? Ok. So essentially this building is becoming a commercial establishment? Have you had any conversations with the County about having it become a commercial establishment?

**Brad Jamison:** No, I didn't know the County was to be consulted.

**Carol Sullivan:** Well they sort of oversee all commercial buildings so it would probably be within your best interest to have a conversation, with Tom? Dean, Tom McKinney?

**Dean Howland:** Well I don't know which, Chris is the head there. Wasn't this commercial?

**Carol Sullivan:** It was but it's been vacant for many, many, many years.

**Dean Howland:** Oh, ok.

**Patricia Dow:** It was an auto parts store and a UPS store, laundry and beauty parlor. (Inaudible)

**Carol Sullivan:** It's been vacant and hasn't been used as anything.

**Dean Howland:** It would be the zoning department down there.

**Brad Jamison:** I don't understand, it hasn't been used. It's been in use as office space.

**Carol Sullivan:** Right.

**Brad Jamison:** But now it's commercial is what you're saying?

**Carol Sullivan:** And also, we didn't know it was in use as an office space. Not that we have to because you can have an office on your property. But now it's going, now you're going to have people coming into the building, people going out of the building, parking in the parking lot, etc., so it's a retail sales in a neighborhood, so it's going to become a commercial building and you need to check. I'm not sure if you'll have to do anything? Are there sprinklers or anything in that building?

**Brad Jamison:** No.

**Carol Sullivan:** What size is that?

**Dean Howland:** It's not very big.

**Carol Sullivan:** No, it's not very big.

**Dean Howland:** It says 24 by 24.

**Brad Jamison:** So that's the Town of Warren?

**Carol Sullivan:** No, that would be Warren County. Actually, if you contact Stephanie, she can give you the name of the individual that you would want to talk to. Just to make sure. And the only other thing I want to draw your attention to, is in our code there's a section, Chapter 220-52. Jennifer, it just sets forth criteria regarding expiration and revocation and enforcement, and not that you have to do anything, but it something you should be aware that it's there. Just so you know.

**Brad Jamison:** Limitations basically?

**Carol Sullivan:** It's really, it just talks about if and when the Special Use permit can expire and how it can be revoked. Just so you can coach him on that Jennifer. And that's all I have. Walt?

**Walt Adams:** No, I don't see any other issues.

**Carol Sullivan:** Patricia?

**Patricia Dow:** No.

**Dan Wolfeld:** I guess my only question was about permitting. It's really a question for you. If we issue the Special Use Permit to use it as retail and should they sell the building in the future, does that remain or does somebody have to reapply?

**Carol Sullivan:** That is in the code. Ok a Special Use Permit will expire if the special use or uses shall cease for any reason for more than 24 consecutive months.

**Dan Wolfeld:** Ok.

(Inaudible)

**Carol Sullivan:** I don't have any issues with the operation, it seems it coincides with everything that is allowed there.

**Dan Wolfeld:** I have no issue either.

**Dean Howland:** I don't have an issue.

**Carol Sullivan:** Ok. We'll do the SEQR. Basically, the Board is saying they have no issue with it. We'll have the public hearing. The public hearing, if no one comes forward at the public hearing for any issues at all, we will make a motion to approve your Special Use permit. Have the public hearing, open it, close it, and then you will be all set. So, you do have to come back next month.

**Brad Jamison:** For a public hearing?

**Carol Sullivan:** Right.

**Brad Jamison:** And you send out notices?

**Carol Sullivan:** Yes, we'll send out notices. Well, I'll let Stephanie speak to that, to your surrounding neighbors.

**Brad Jamison:** Yeah, sounds good.

**Carol Sullivan:** And there is a notice in the newspaper as well.

**Brad Jamison:** Ok.

**Carol Sullivan:** You are free to go.

**Stephanie Fregoe:** I'll send you that information tomorrow.

**TAX MAP: 264.06-2-5**

**APPLICANT: JAMES D. QUIRK**

**ADDRESS: 21 SEWELL STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SITE PLAN #1845**

Application was tabled from September and October per applicant's request for a full board. Applicant is proposing new construction of a boat storage facility with dimensions of 120' x 100' and is requesting a waiver of the following architectural standards:

§ 220-42 Architectural standards and guidelines.

E. (2)(b) Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function, which shall be a minimum of 12 feet.

F. (2) (d) The following materials shall not be used on any portion of the building: [2] Metal siding.

G. (1) Sloped roofs: (b) Shall include eaves which are at least 18 inches in width.

(d) For gable roofs, the pitch shall be between 6:12 and 14:12.

**Carol Sullivan:** Ok, just a couple of housekeeping things before the next application. Part of it is for the purposes of this Board. You all know that we have architectural standards. This Board has now been granted with the authority to waive those standards as we see fit. Certain criteria that we have to look at which is this sheet that you have in front of you. This sheet is answers to the questions as prepared by (Inaudible). Also, there has been a variance granted. You probably know that. The rear yard setback is now six feet.

**Jon Lapper:** One little spot.

**Carol Sullivan:** Right.

**Jon Lapper:** For the record, I'm Jon Lapper on behalf of Dennis Quirk and Devin Dickinson who did the plans, is here to answer any questions. Mike Dawson from Jag Construction is here to answer questions and Health Mundell who is doing the signs is here as well to answer questions. So, big picture in general is the site has been operating as a marina property, boat sales, maintenance and storage for a long time. It's always been Dennis's goal to make the storage indoors. It's pretty unsightly, just because of the nature of boat storage building where you have tarps all winter long. This is proposed as a modern building, three levels of stacking with fork lifts. All of the operation would be indoors for moving the boats around, turning them around. The door faces the inside, it faces West towards the existing building so there wouldn't be traffic coming out onto the street. There wouldn't be noise coming out onto the street. Everything is self-contained. That said the neighbor, John Carr, has been opposed to this. Dennis has been trying to appease him by making changes through the course of this process this summer.

The building started out monochromatic with no windows. So, we went back a few times and made a bunch of changes. The color pallet, adding the windows, which are pretty large size. It's a little hard to see on this scale. The clap board on top, a lot of landscaping in the area that is available, both along the street and along the driveway side, which is the neighbor's property, to soften it. Stormwater facilities, the same location where the trees are, and Devin can address site issues. The goal here has been to make this a better-looking building. Certainly, it's pretty typical to have a metal building for boat storage, marina operation. We're seeking three waivers. The main one is for the roof pitch. Because it's a large building, if we're going to have the roof match the pitch in the code, which is certainly appropriate for Canada Street, but we would argue, not necessary on Sewell. You would see all roof because it would have to be such a steep pitch and you would lose a story of boat storage on top. So, it wouldn't really be cost effective. Basically, you would be looking at roof which isn't necessarily any better. It is a metal building which is typical for this kind of use, but softened with the colors and the window treatment and the clapboard. We think this is appropriate and really good for the neighborhood to clean up what's there now and keep everything inside. I think that most of the neighbors would come out and say that they're supportive and we're sorry that John is not a supporter of this, but all in all, we think it will be good for the neighborhood and good for the Village. So that, Devin do you want to talk about this?

**Devin Dickinson:** Sure. I'm Devin Dickinson for the record, Dickinson Associates. So like Jon said, I did the survey, site plan and engineering for this site. I've been working with Dennis Quirk actually for quite a while on this. It's gone through quite a few iterations, building size we've shrunk it a little bit, we've moved it, we've rotated it. Dennis and I did a lot of research on it to determine what size building we needed to service his boats. This has been an ongoing process so it's taken a few iterations. It started out classified as a minor storm water project. Since then it's actually turned into a major stormwater project. It's also a multi-agency review. So as of right now, we've submitted the major stormwater plan to the Lake George Park Commission, as well as the Village.

**Carol Sullivan:** And now it has gone, just for the record, it has gone to Chazen.

**Devin Dickinson:** Correct. So Chazen is going to review it and the Park Commission. So, we've done a couple submissions of that as well. We're kind of down to some punch list, bullet point issues. Like Jon said also we've added more screening trees and landscaping, those types of things. The plans meet the zoning as far as parking, lot coverage.

**Carol Sullivan:** I'm going to hold off on public comment. I want to remind everyone that this is not a public hearing, but I will allow public comment. I'm going to ask the Board however to start our review and then we will allow public comment after our review. So, getting to that I just have a couple of questions and actually one comment. So, how many boats will this building hold?

**Dennis Quirk:** Roughly 100. That's rack and on the floor.

**Carol Sullivan:** Ok, and so is the idea that this building will eliminate all the boat storage within the area of where this building is going to go? There's a lot of boat storage there now. So, you're going to put up this building and there won't be any other outside boat storage there?

**Dennis Quirk:** Well there will be outside storage, yes additional. So, the larger boats I can't fit in there. So, boats 30 foot and under will be going in to this storage, indoor storage.

**Devin Dickinson:** If I can add to that, the outside storage will actually be behind the laundromat building.

**Carol Sullivan:** Right, and that's not what, I understand that and that's all separate. What I'm getting at is, in just this particular area where this building is going, will there be any outside boat storage.

**Dennis Quirk:** In this particular area? No, it will be all inside. So, no.

**Carol Sullivan:** There's nothing else? Ok. So, all the other storage is on the other side.

**Dan Wolfeld:** The other side you're referring to is the laundromat?

**Carol Sullivan:** Yes. So, there won't be anything. Well, there's no other room on this site for boat storage.

**Dennis Quirk:** Well, there'll be service in front of my service bay. Boats will be serviced there.

**Carol Sullivan:** Right.

**Dennis Quirk:** But not stored there.

**Carol Sullivan:** I'm just referring to where, right now where we see all the boats on Sewell Street with the plastic wrap on. That's all going to be gone. If I'm facing your service building, everything to the left of it will be clear and this building will be there.

**Dennis Quirk:** Correct.

**Carol Sullivan:** Ok.

**Patricia Dow:** So, no boats at all stored on this plot here.

**Carol Sullivan:** On the other side there will be.

**Patricia Dow:** I'm not talking about this part. No boats at all here. The building goes in and small boats are there, nothing is stored with plastic wrap in any of this part here, then? In this area?

**Dennis Quirk:** So, there will be some boats that are for sale will be in front there.

**Patricia Dow:** This part here?

**Dennis Quirk:** Correct. That's the only storage.

**Carol Sullivan:** And you typically don't store boats there?

**Dennis Quirk:** No.

**Carol Sullivan:** No. Alright, so having said that then your primary use is now going to become boat storage? Because by our definition of principal building, this is going to be the biggest building on the lot.

**Jon Lapper:** That is correct. But it's a marina use so all of that uses come under the definition of marina use, sales, storage and maintenance.

**Carol Sullivan:** Right

**Jon Lapper:** But this is the largest.

**Carol Sullivan:** Right, but for the Village Code, which is what I'm getting at, it will be under our definition of principal building, this will now be the principal building because it's the largest building.

**Jon Lapper:** That's right.

**Carol Sullivan:** And it will be boat storage. I understand what you're saying for the Park Commission, etc. So, I just wanted to make reference to that.

**Patricia Dow:** Does that make this an accessory building?

**Carol Sullivan:** No, because of the size of it. No, because the definition of principal building is a building or structure in which the main or primary use of the lot on which said building or structure is located, where more than one use is on the lot. So, it's boat sales and boat storage. The more intense use shall be considered the main or primary use.

**Jon Lapper:** I also want to point out there's a section under accessory structures of the Village Zoning Code 220-28 D- Up to two additional (three in total) commercial structures containing the same use may be considered a single primary structure. We think for that, it is the same use. I think that section addresses it.

**Carol Sullivan:** Right, as well as our definition of it. So, this will be the principal building now.

**Jon Lapper:** Correct.

**Carol Sullivan:** Because this is the biggest one. So, why a metal building?

**Dennis Quirk:** Most all marinas, if you ever go to a marina, are built out of metal, steel. We've gone a long ways. Our first submittal was a metal building without the windows, like Jon said. And going through this process we changed, we added the windows, we added two-tone, we added texture on the top, we added a lot of architectural design to the building to increase the use.

**Carol Sullivan:** I was just curious. I didn't know if it was a fire thing, or I didn't know, I was just curious.

**Devin Dickinson:** It's multifaceted. So, the prefabricated building it's also a structural component, the siding. That's part of its maintenance. It's a lot less maintenance. It's upkeep, it's a lot building to maintain. So that was a big goal, trying to keep (Inaudible) as much as possible.

**Carol Sullivan:** And how long does it take to construct this building? Does it come in in parts? I mean it's prefab, so it must come in, in parts.

**Mike Dawson:** Yeah, a couple of months, the foundation will go in and then the floor will go in, then the steel will go up so you're looking at probably a three- or four-month process.

**Carol Sullivan:** When the foundation goes in, is it just going to be a flat, is it going to be excavated, is it just going to be so many inches or feet below ground? Is it a cement slab?

**Mike Dawson:** It'll be below frost level, it will be your standard four-foot frost wall with footings. I don't have an exact foundation drawing.

**Carol Sullivan:** Ok so, it's four feet, and if I were looking at it, I would just see a concrete floor.

**Mike Dawson:** Yeah

**Carol Sullivan:** Ok.

**Dan Wolfeld:** So, in the floor will there be floor drains and catcheries for anything such as oil and anything else that is dripping or leaking from the boats in that facility?

**Dennis Quirk:** So, then in the middle it will be all concrete and then the side where the stacks are, will be gravel. So that's going to be a catchall if you will.

**Dan Wolfeld:** A catchall?

**Dennis Quirk:** Yes, on both sides.

**Dan Wolfeld:** It's going to filter through the gravel? (Inaudible)

**Dennis Quirk:** Right.

**Dan Wolfeld:** That will be designed to accommodate if there's drips of oil or grease?

**Dennis Quirk:** Not for grease, but for water primarily.

**Dan Wolfeld:** Understand.

**Patricia Dow:** So, inside the building is gravel?

**Dennis Quirk:** It's mostly concrete, if you will, where the forklift would go. If you drove into the building, on the left or the right, would be the stacked storage and then where the boats are going to be located there will be gravel underneath the boats.

**Patricia Dow:** So, the concrete slab doesn't go all the way?

**Dennis Quirk:** It doesn't go all the way to the edge.

**Carol Sullivan:** So, if I'm looking at this floor plan this is concrete?

**Dennis Quirk:** Correct.

**Carol Sullivan:** And this is gravel?

**Dan Wolfeld:** How many feet are? (Inaudible)

**Dennis Quirk:** No. If you go inside the building, this would all be concrete here and this would the gravel area here and here. (Dennis pointed to the plans in front of Carol)

**Carol Sullivan:** Ok.

**Patricia Dow:** And that would drain straight down into the dirt?

**Dennis Quirk:** Correct.

**Patricia Dow:** Is this the standard way of doing this?

**Dennis Quirk:** It is.

**Patricia Dow:** Interesting. (Inaudible). I just find it curious that you're not containing this, you're doing all this for storm water, but you're not containing this.



**Dennis Quirk:** Well, we have a boat wash basin, so a boat comes in, gets washed, gets cleaned, gets all cleaned up, before it even enters the storage area.

**Carol Sullivan:** So, that boat is clean when it goes in for storage. Obviously, that's what the customer wants. So, is there oil and gasoline in these boats when they're stored?

**Dennis Quirk:** There is.

**Devin Dickinson:** Boats are generally pretty self-contained.

**Carol Sullivan:** Yeah.

**Dan Wolfield:** Yeah, there's natural drippings and that's where my concerns are. I'm looking at it, I'm like, if you have 30 boats on one wall, that's 30 boats that are dripping a little gas or a little oil here and there, a little grease or something like that. When you go into any autobody shop and you look at their floor that is covered with oil and grease all over it, that's where I guess I'm looking at the gravel, and if you have four-foot footings surrounding it, and you have gravel coming down. I guess my only take on it is I don't know what they need for something like that. If they need filter fabric to catch any of that oil or anything like that, that filters through the gravel. Because obviously the gravel.

**Dennis Quirk:** Well, to be honest with you, all of the outdrives are going to be on the cement. So, when you see anything leaking, we're going to see it.

**Dan Wolfield:** It's still going to be there.

**Dennis Quirk:** We address it. I like to think we do a great job of that. There're no leaks. If you go on my property now look behind the boats. You know, if we see anything, we address it.

**Jon Lapper:** So, what you're saying is they go in nose first so the outdrives are hanging over the concrete?

**Dennis Quirk:** Correct.

**Carol Sullivan:** Ok.

**Dan Wolfield:** Just a concern, just curious.

**Dean Howland:** Good question.

**Dan Wolfield:** Thank you.

**Patricia Dow:** So, they go in nose first and then the engines are hanging out over the concrete, then why is there gravel underneath the other part of the boat? What could possibly be leaking from that end of things?

**Dennis Quirk:** There's no real need to have concrete there. It's gravel, it's a cost.

**Carol Sullivan:** So, it's 12,000 square feet?

**Dennis Quirk:** Correct.

**Jon Lapper:** 100 by 120. That's to provide enough room for the forklift to be maneuvering in the inside area, where there is not the stacks, so they can pull a boat out and turn around and get out the door.

**Carol Sullivan:** And it's a hundred boats?

**Dan Wolfeld:** Boats only on two sides or are they on three sides?

**Dennis Quirk:** Well, two sides and then you have the middle so if you add a floor, if you will. 80 in the stacked area and if we figure roughly 20.

**Dan Wolfeld:** Just parked in there?

**Dennis Quirk:** Right, parked.

**Dean Howland:** How many boats do you have there now? Stored outside?

**Dennis Quirk:** So, right now I have another building that I'm using right now, so outside I have 100.

**Dean Howland:** So, the boats that are outside now are pretty much what will go inside?

**Dennis Quirk:** Correct. Minus the larger boats that would stay outside.

**Dean Howland:** No, I understand that.

**Carol Sullivan:** Are there questions? Construction? We'll talk about the building in a minute.

**Patricia Dow:** Did you consider any other places on your property where this building could go?

**Dennis Quirk:** We have, we've exhausted the property. Devin, you can probably elaborate on that a little bit.

**Devin Dickinson:** Yes, so early on we looked at a lot of different places for the building. Really the only other place that has any kind of outside feasibility would be behind the laundromat.

**Patricia Dow:** What do you mean by outside feasibility?

**Devin Dickinson:** There really isn't any other place for the building. Just the size and the access. And the issue with the forklift is that it's fixed. You have the length of your forklift and the length of your boat, so you could be 50 or 60 feet long. That's fixed and you have no pivot point in it. So, you have to have a lot of room outside to maneuver the boats and then of course the room in the alley way inside the building. So, the only other place that could actually physically fit the building would be behind the laundromat, but there's no good way to get that in where we have maneuverability outside. The other issue is flow in and out of the service building. And then finally the third issue is the soils on the property and wet land and all of that stuff aren't as good on that side. Where the building is now is very good soils, deep sandy soils, a great spot for the building where storage is. The other side is a lot of fill over wet land and that kind of thing, it's just not good soils to support the building.

**Dean Howland:** Is the stream too close over there too?

**Devin Dickinson:** Um, we would probably have setback issues to the stream and some of those things on that side, which pushes you closer and closer to the laundromat.

**Patricia Dow:** You couldn't do it in between these two buildings there? Like between the laundromat and the sales building? There's not any space in there that it could have fit?

**Devin Dickinson:** If you put it in there, we would have to access the building with the boats and the forklift from the street. So, we're trying to stay out of Sewell Street. We're trying to contain any of the movement, you know, within the property. It's very tight between those buildings. It wouldn't leave a lot of room on either side of the building and again, once you get past the existing service building, towards the laundromat, that's where the soils really diminish.

**Dennis Quirk:** And on top of that, the storm water that we let the Village use my property, it's on the property, it's on my property, it goes out and extends into my property and I couldn't build on top of that too, which is restricted use on some of that particular area.

**Carol Sullivan:** And Sewell Street is tight. I've been on Sewell Street when there are delivery trucks there for the liquor store or the brew pub and it's difficult. Sometimes I just turn around and say forget it, but it's very, very tight so you wouldn't want a forklift being out and a boat being out in the street.

**Jon Lapper:** That's really a big advantage here because the door is going to face the service bay, face the existing sales building. So, from Sewell Street you just come in, there would be that whole area, that staging area between the two buildings. It's going to help Sewell Street.

**Carol Sullivan:** So, that brings me to my question on the building, when we're looking at this building from the street, we won't see any of the activity? We won't see the boats going in and out and whirling around or whatever?

**Dennis Quirk:** Nope, it will all be isolated. Inside, the West side of the building.

**Dean Howland:** The screening is not coming down past the West facing side? You're going to see them outside when you're moving these.

**Dennis Quirk:** Yes.

**Carol Sullivan:** But it won't be a lot of activity.

**Dennis Quirk:** We won't be out in the street, put it that way.

**Carol Sullivan:** Right, right. Other questions guys? I just want to briefly go over with you, we received a letter from John Carr. Claudia? Claudia, I just wanted to touch base on some of the items you mentioned in your letter. Jon, I think you saw a copy?

**Jon Lapper:** Yes. Of course.

**Carol Sullivan:** So, obviously we are reviewing the project. We'll come up with an approval, disapproval, ask for changes to be made. Regarding the public hearing, the Village Planning Board does not have to hold a public hearing based on a request. It's usually, a public hearing is usually held when there is a lot of public interest. The obvious project that comes to mind is the Marriot where this room was standing room only. So, in that regard we said ok, we will have a public hearing. There hasn't been a lot of public interest on this particular project, so at this point in time, I'm not inclined to say yes or no to a public hearing. The option is always open. Regarding the detailed construction schedule for the project we got the question, it takes three to four months.

**Jon Lapper:** Three to four months.

**Carol Sullivan:** It's all going to be self-contained on the lot. You're not going to have trucks with materials out in the street or anything. Because that is important. Chazen has gotten the storm water management plan that was sent to them today. They will plug in the numbers. They will get back to us. As I mentioned earlier, we do have now,

the Planning Board does have the right to waive architectural standards, which is what we will do tonight. We do have a list of items, criteria that we need to look at and discuss, and as I mentioned earlier, Dickinson & Associates has also provided some answers to that. In your letter, you made a comment Claudia, that traffic access and circulation is inadequate. I'm not sure where you got that information or how you determined that?

**Claudia Braymer:** Can I come and address you?

**Carol Sullivan:** Sure.

**Claudia Braymer:** Thank you so much chairwoman. I appreciate that there is not a public hearing tonight, but that you are taking our comments and I do appreciate that. I'm glad that you read my letter and thankful that you were able to take it into consideration well in advance, given all of our scheduling issues and Thanksgiving in there as well. On the public hearing issue, I guess I would just like to just compare it to the prior application with the Jamison's house. I mean they are having a public hearing on, although it's a different issue.

**Carol Sullivan:** May I interrupt?

**Claudia Braymer:** Sure.

**Carol Sullivan:** I didn't ask about a public hearing. I asked about the parking.

**Claudia Braymer:** Ok. On the parking.

**Carol Sullivan:** Just for the Jamison issue, just for clarification, it is our Village Code that makes us have a public hearing.

**Claudia Braymer:** Yes, I understand that.

**Carol Sullivan:** So, I don't have the opportunity to waive that. Just so we're clear.

**Claudia Braymer:** No, I do completely understand that. I'm asking you to look at it from a comparison basis. They're having a public hearing on a change of use, inside an existing building and here we have a project on a much greater scale and it would in my mind, be advantageous to the Board to have a public hearing, where perhaps other people who are in the community, who do not follow these agendas, would be given notice of the project and the opportunity to come and comment to the Board. That's my point on that.

**Carol Sullivan:** Ok, can we move to parking?

**Claudia Braymer:** Yes, on the parking, my review of the site plan did not show anything related to traffic circulation or parking. And I read the letter that was submitted today, by Mr. Dickinson, where he claims that there are a hundred parking spots available for customers. Maybe there won't be a lot of customers, but it would still be important to have enough parking for the customers when they do come for their boat storage in addition to the boat sales and servicing. I'm not sure where he's getting the hundred parking spaces, and my other point about the circulation related to the sidewalks. There is nothing on the plans, showing where people would be able to walk other than in Sewell Street.

**Carol Sullivan:** Correct. Right. And this Board does not have the authority. That would be the Village Board of Trustees. If someone wants to have sidewalks on Sewell Street, they have to approach our Board of Trustees. This Board has nothing to do with the sidewalks or the streets. There are no sidewalks there as there are on Canada Street. We understand that. There are a lot of streets that don't have sidewalks, but this Board doesn't address that.

**Claudia Braymer:** Well, isn't it in your jurisdiction to make sure that space is available if sidewalks were to be put in by the Village Board? If you allow them to use that space for their landscaping and stormwater management controls.

**Carol Sullivan:** They can only use Village space. They can't use Dennis's space and Dennis's space goes right out to the road.

**Claudia Braymer:** Well, that's one of the questions that I asked for.

**Carol Sullivan:** Well, if the Village were to put sidewalks there, and I'm not going to get into this in any level of detail, because it is out of what we are being asked to do. If they were going to put sidewalks in there, if they determined it was necessary for traffic or whatever, they would have to have a study done. They would have to approach Dennis if they felt there wasn't enough room. And again, that's not something that this Board will get into at all. So, I was just asking. I wasn't sure what you were talking about traffic access and circulation. To that point Dennis, and I'm sorry but I know you don't have a lot of traffic coming in and out. You might have a person coming in to buy a boat. At one time how many people do you have?

**Dennis Quirk:** That's correct. If we have three or four customers at a time, that's a lot. So, we have plenty of parking out front.

**Carol Sullivan:** And correct me if I'm wrong, but when you talk to someone about boat storage, do they physically come in, do they phone you? Presumably their boat is somewhere in the lake.

**Dennis Quirk:** So typically, I don't even see these people. We've met, we sold them a boat, we have a relationship. They'll phone in, come pick my boat up, my team will come pick the boat out, pull it out of the lake, bring it in and very rarely do the customers even make it to the lot. Unless they're looking for new boat sales, etc.

**Dan Wolfeld:** Is there a percentage that you could give us of the boats you pick up and put into your lot?

**Dennis Quirk:** Yeah, so like the boats themselves, that's why we're doing this. There's a market for doing this, they're expensive boats, they want indoor storage. So before.

**Dan Wolfeld:** What's the percentage you handle verses somebody driving in on a trailer?

**Dennis Quirk:** Oh, 90 percent.

**Dan Wolfeld:** Ok.

**Dennis Quirk:** 95 percent.

**Jon Lapper:** Devin I think you want to point about the parking as well.

**Devin Dickinson:** Yes. We did a parking plan. It was part of the requirements through Lake George Park Commission for their marina permit so in that, you kind of almost have a bi-polar use here. In the summer it's basically vacant. You've got some boats trailers. You've got some customer access coming in and out for sales, you know that type of thing. In the winter, you have very few customers, but you have boat storage outside. So, we put a parking plan together, and I can't remember the number off the top of my head, but it was like 130 or 140 spaces or something like that.

**Carol Sullivan:** Because there will be no outdoor boats in that area.

**Devin Dickinson:** Correct. You do have some trailers. Again, we'll get as many trailers inside as we can, that type of thing. We'll clean it up. But you know, anyone that's driven by in the summer, you might have 20 trailers out there. It's a huge open area for boats.

**Carol Sullivan:** The parking plan seems like something the Board would want to see.

**Jon Lapper:** So, the parking plan shows the sales building, which is really what's needed.

**Carol Sullivan:** So, getting back to, someone has a boat trailer and they're going to store it, do they just drive up with their boat on the back of their truck? Or have you already had a conversation with them and you know what's coming in? In other words, they're not going to be stuck on Sewell Street waiting for you to juggle something around?

**Dennis Quirk:** No, that never happens. It's usually conversation, it's preplanned, they'll come in, they have an appointment, we meet them there, we unhook, we bring them right to the service department. Yes, so this is all scheduled.

**Carol Sullivan:** Ok. Sorry.

**Dan Wolfield:** No. That's ok. That's why I was asking about the 90 percent. So those 90 percent of the boats that you're storing, you're going and picking up, they're coming right in, they're going right in. Well you're going to service them and do whatever you have to do to them, then they're going right into the building. But they're handling them so there's not even going to be a customer that can't drive their car backwards or things like that.

(Laughter) (Inaudible)

**Carol Sullivan:** Right. Or stuck out on Sewell Street.

**Dan Wolfield:** Right.

**Devin Dickinson:** And there is a lot of repeat customers of course.

**Dan Wolfield:** Right.

**Carol Sullivan:** Right. And presumably when you pull the boats out of the water you have a schedule to, so you're not just hauling them all in at one time.

**Dennis Quirk:** Exactly.

**Carol Sullivan:** Ok. So, the pedestrians on sidewalks, I think I've answered that question.

**Claudia Braymer:** Well, I just want to point you to the code. It says the Planning Board's review of this site plan shall include, but is not limited to the following considerations. One of them is adequacy and arrangement of pedestrian traffic access and circulation, walkway structures and control of intersections with vehicular traffic and overall pedestrian convenience.

**Carol Sullivan:** Right, and I understand that. But other than, there's pedestrian traffic for the brew pub, and there's no sidewalk for the brew pub either. So, the same could be held true for the brew pub.

**Claudia Braymer:** Except this in a new project.

**Carol Sullivan:** And well, that was at one time as well.

**Claudia Braymer:** A long time ago.

**Carol Sullivan:** And some of that was looked at I believe when John, and John maybe can speak to this better, but when he put his outdoor area in, the Village was involved in that, and the Village Trustees were involved in that. So, yeah, we do look for pedestrians, typically on Canada Street, typically on the streets where there is a lot of pedestrian traffic. There isn't a lot, there is at times, because of John's events.

**Claudia Braymer:** Right.

**Carol Sullivan:** But and again I can poll the Board, but I personally don't feel that adding a boat storage building is going to increase the pedestrian traffic.

**Claudia Braymer:** My point is that as you are reviewing a new project, you need to take that into consideration. If it's a problem with people not being able to walk safely, this is the time to address it. Because once this thing goes in, there's no undoing it.

**Carol Sullivan:** Well you can ask the question, but what I just said was my own opinion that I don't believe that putting in a boat storage, a boat storage building will increase the pedestrian traffic.

**Jon Lapper:** Dennis do you have pedestrian traffic?

**Dennis Quirk:** No, we don't. My customers come in by car.

**Carol Sullivan:** There is pedestrian traffic on that street, and I'm aware of that, but it's not because of boat storage. But we can poll the Board. Walt, what is your opinion?

**Walt Adams:** I don't see it as a major issue.

**Carol Sullivan:** Patricia?

**Patricia Dow:** I can understand your point, because the pedestrians around the Village. They're crazy with trying to make things pedestrian friendly. That's the whole point of the architectural code. It can't really only apply to Canada Street, so I can understand that. It is Dennis's property by the line there. I just, I would really, did you ever consider doing two buildings to hold half each of these boats?

**Dennis Quirk:** We have, we've gone round and round with this. This is what fits our need.

**Jon Lapper:** And fits the site.

**Dennis Quirk:** And fits the site.

**Patricia Dow:** Because it just seems like it's huge, and it's big and it's not, I don't see it as being compatible with the existing structures around because of the massiveness of it. So, I keep looking at it, thinking is there anyway to downsize it in any kind of fashion, to make it fit more appropriately there. You know, and you're saying the soil over here isn't very good, you've got the building here, you've got all these constraints. I'm asking you because I think it is a very, very large building and it's going to be metal and you're asking for these waivers. If we, my feeling is if we start taking the architectural guidelines and going this way and that with them perhaps, we shouldn't even have them at all. So, I'm just asking, is there anyway, I understand that economics is involved. This is a very large building and it just seems like there's a large piece of property that you have available and perhaps could be fit someplace else.

**Dennis Quirk:** Again, we really have exhausted all other opportunities on this lot. And this is what we came up with, after spending numerous hours.

**Jon Lapper:** Patricia this also serves to shield this operation from everybody else because as in the rendering, you're looking at the side of the building. Where there's no opening, where there's no garage. It really blocks the rest of the activities that happens on Dennis's site. It kind of protects everybody because it happens indoors and you've got this side of the building that doesn't have activity.

**Patricia Dow:** Believe me, I'm not unaware that the noses of the boats come right to the edge of Sewell Street and that kind of thing. That has not escaped my notice. I'm not sure that a big massive building is preferable. I don't like the looks of the boats right up there in your face kind of, as you drive or walk or whatever, but I'm not sure the building is better. That's my feeling.

**Jon Lapper:** That's certainly your prerogative and we hope that the majority the Board doesn't agree with you.

**Carol Sullivan:** Before we open up the discussion about the building, can we finish up the sidewalks please. Dan what is your thought?

**Dan Wolfield:** So, do you happen to have a satellite view of the property that shows us specifically where the buildings will fall from a satellite view verses.

**Devin Dickinson:** You mean like an aerial?

**Dan Wolfield:** Yes.

**Devin Dickinson:** I didn't do an aerial photo. I could.

**Dan Wolfield:** Could you do that? That would tell us where the property sits now. Even looking at this, you can see where the boats are right up against the streets. If I'm not mistaken, and I guess this is another question, your property line goes right into the street? Is that correct?

**Devin Dickinson:** Correct. It does.

**Dan Wolfield:** That's what I thought. That's part of the challenge here. How to get your land back.

**Devin Dickinson:** Yeah, we worked to keep enough of a buffer.

**Dan Wolfield:** Well, that's what I see. The fact that you have trees or shrubs. Trees?

**Devin Dickinson:** Yes, we tried to do, you can only go so tall, and you need a certain amount of width.

**Dan Wolfield:** But that fact that you have some there, means that there's some clearance. And that's why I'm curious, from a satellite perspective that will really show us the true positioning of the building. Where it is to the street to allow, you know, to plan about sidewalks and just passenger safety. The cars coming out on the street, is there at least enough grass for them to be walking on the side of the street there. I'm not necessarily expecting sidewalks.

**Devin Dickinson:** I'd say at the closest point you've got about 12 feet between the building and the edge of the pavement.

**Dan Wolfield:** Ok.



**Dean Howland:** That's just on the North corner, the North-West corner.

**Devin Dickinson:** That's the two closest spots. And the interesting thing is in the zone, the zone is set up with zero setbacks. We're kind of stuck in this zone where you've got Canada Street. (Inaudible)

**Patricia Dow:** To run on the side walk, that's kind of the corollary of zero set back was considering that there was a sidewalk.

**Devin Dickinson:** Right.

**Carol Sullivan:** For people walking.

(Inaudible)

**Patricia Dow:** The zero setback doesn't come from the street. It came from the sidewalk. It does apply to Canada Street. Just because there's no sidewalk there, I do understand.

**Devin Dickinson:** Right. We're trying to work with all these.

**Carol Sullivan:** Dean, any concerns about the sidewalk issue?

**Dean Howland:** I don't really. I mean you could probably put one, a skinny one along the property line, but then you're going to get to John's property and it's going to stop. I mean you do see people walking because I go down that road, coming over that hill about five times a day. (Inaudible, papers shuffling). You really don't see, over all the years I've been there, that's not where I see the pedestrians in front of your boats. You see them on the opposite side of the street and you see them walking and then going up the hill.

**Carol Sullivan:** Crossing to get to the parking lot.

**Dean Howland:** That's all I've ever seen, but I mean there is enough room there if it ever needed to be a sidewalk. But it couldn't be six or eight feet wide, it would have to be three or four feet wide. If that was ever a problem, but it would be a sidewalk to nowhere is what I'm saying. It's a sidewalk to a fence.

**Dan Wolfield:** I feel it's less of a pedestrian issue where your property is then there is up by the pub and the liquor store. Up at the other end is so tight.

**Dennis Quirk:** Yes, it bottlenecks up there.

**Dan Wolfield:** And between parking, I think there is more of an issue, further up, by the time they get to you, they can spread out because the whole street opens up down there.

**Dean Howland:** I just think if it's a concern, it's something that can be addressed in the future.

**Dan Wolfield:** I think a satellite view would help us.

**Dean Howland:** Yes.

**Devin Dickinson:** And for frame of reference, this new building will be back further than those boats sit right now, by probably ten or fifteen feet.

**Dan Wolfield:** That's why I say another view would help confirm that.

**Jon Lapper:** So, you'd like us to superimpose this on a photo rendering?

**Dan Wolfield:** I think that would great. I think that would be helpful.

**Carol Sullivan:** Ok, let's talk about the building. It is a big building and I think the rendering and seeing it on the property with the ten of fifteen feet or whatever it is back, will help us a great deal. I mean looking at this, it's great, it's a great rendition, but it doesn't help us visualize exactly where it's going to be.

**Patricia Dow:** I think the cars are the (Inaudible) part of the property.

**Dean Howland:** That's true.

**Carol Sullivan:** Ok I got you. (Inaudible)

**Patricia Dow:** Where the rise is.

**Dean Howland:** The parking lot, how much up is it?

**Devin Dickinson:** I don't know if it quite gets that high. That starts pretty much the same level and then it goes up to what, maybe three, four feet?

**Carol Sullivan:** So how many layers of boats are there in this building?

**Dennis Quirk:** Three.

**Carol Sullivan:** And could it be two?

**Dennis Quirk:** Well its typical of a building, to do a hundred boats.

**Carol Sullivan:** To do a hundred boats. And you've already looked at spreading it out?

**Dennis Quirk:** We have.

**Devin Dickinson:** You do a lot more overall foot print if you do two buildings because you're always stuck with that alley way and the amount of room you need to move with the forklift in there, with a boat on it.

**Jon Lapper:** It's more efficient to have three levels.

**Carol Sullivan:** And the goal is to store, to take the hundred boats that are outside and put them inside?

**Dennis Quirk:** Yes.

**Dean Howland:** Dennis, is this the same size as the American boat thing in Bolton?

**Dennis Quirk:** That's quite a bit larger I believe.

**Dean Howland:** Is that larger?

**Dennis Quirk:** Yeah.

**Dean Howland:** It's right in the shoals there.

**Devin Dickinson:** Bolton Landing Marina is approved for, I think, 198 or something, quick launch boats in that building.

**Dennis Quirk:** So, that's double or triple in size.

**Dan Wolfeld:** Is there one in the area that we could look at? Potentially, that you know of that's similar in size?

**Dean Howland:** If you look at that one, you'll get an idea.

**Dan Wolfeld:** I'm just curious.

**Dennis Quirk:** Boats by George. You're welcome to come down to the site anytime. We can kind of lay it out for you and mark off where it would be, so you can get a better perspective.

**Carol Sullivan:** You could mark it off?

**Dennis Quirk:** We could yes.

**Carol Sullivan:** Boats by George?

**Devin Dickinson:** They put in two or three storage buildings over on 149, on top of the hill. I think they are roughly the same size.

**Carol Sullivan:** Right, so just around the corner onto 149?

**Devin Dickinson:** I think they might just be monotone buildings. I'm not sure, but I think they're roughly the same size.

**Dennis Quirk:** I don't know about the height though. I think they're taller.

**Patricia Dow:** You think they're what? Taller?

**Devin Dickinson:** I think they're about the same because they got an A.P.A. permit there too, so they probably stuck with the 40 feet.

**Carol Sullivan:** Did they go through an A.P.A. permit?

**Devin Dickinson:** I would think they have to, they're in that zone.

**Carol Sullivan:** But not for higher than 40 feet is what you're saying.

**Devin Dickinson:** No. I did storage buildings that are right in that same area.

**Dean Howland:** Is that on the corner right there by the sales office?

**Devin Dickinson:** It's right by Go Slo Engineering, right in there.

**Dennis Quirk:** Yeah, it's down the road further than their sales office?

**Dean Howland:** Oh, I know where it is.

**Carol Sullivan:** I know where it is. So, it's a little bit past their sales office.

**Patricia Dow:** Is it under the bike trail?

**Carol Sullivan:** Is it under the bike trail?

**Patricia Dow:** No? It's before the bike trail?

**Devin Dickinson:** As you go to the one before the bike trail, are his sales office. Those are the ones with the open front and he always puts the tarps up on them, to try and cover the boats every year. If you go down the road further, he has new buildings he built in the last two or three years, that are the same idea.

**Patricia Dow:** Down 149?

**Devin Dickinson:** Correct.

**Dan Wolfeld:** Four or five miles?

**Devin Dickinson:** They're actually in Fort Ann.

**Patricia Dow:** Ok, it's that far.

**Dean Howland:** Oh, its across Ridge Road then.

**Carol Sullivan:** Does it have his name on them?

**Dennis Quirk:** He has a sign out front.

**Carol Sullivan:** Ok he does. So other than the size, what do we think about the design and the landscaping, the lighting.

**Dean Howland:** I have a couple of questions. What kind of trees? You show an evergreen tree? Is that what you're proposing?

**Devin Dickinson:** I typically lean to something that would screen it year-round, but I think we're fairly open, we could do a mix. I was thinking of doing maybe less shrubs, more trees, in a sense, just to get a little more screening.

**Dean Howland:** Trees would be good. Let me ask you another question. I know that you have blue buildings that are there already, that's the color. Part of our architectural side thing is earth tone colors. When you're looking at a mass of a building, if you were coming down Canada Street, and this is where this is going to be. I'm saying if it looks like a hunter green, it would sort of at least disappear into the tree lines and the hills, as you go up, what is it, Dieskau Street there? I get them all confused there. Maybe looking at green, you're going to see green. With this one I understand you've got the two-toned colors and all that stuff, but that might make it stick out at you more rather than trying to make it disappear.

**Dennis Quirk:** Well, my existing building is blue of course.

**Dean Howland:** Well, I understand that.

**Dennis Quirk:** Marine being blue, hoping to keep the blue in there somewhere as you can see, we did the two-tone. We tried to switch it up a little bit.

**Dean Howland:** On your entry side where you can't, I'm just looking for something that isn't visible from the street. Because your sign is going to be up there and I'm just trying to make it disappear into the landscaping more. To me that looks a little better.

**Dennis Quirk:** You know we could switch it up a little bit. The browns could change. That's like a cherry, if you will. This could be lighter. I was hoping to keep this blue, to be honest with you, and keep in more in nature. Like you said, the trees would be coming up blocking some of the blue, but if you look at some of the other buildings that are built out there, they are just one color, they are ugly. We've come a long way with this, we've spent a lot of time and effort to bring it to this level. This is pretty elaborate for a boat storage building.

**Dean Howland:** But siding is siding.

**Dan Wolfeld:** You make more money on storage.

**Carol Sullivan:** How does everyone feel, I think there is a lot of blue, but I understand what Dennis is saying. Obviously, your color has been blue for quite a while. How does everyone else feel about the blue or the colors?

**Patricia Dow:** I tend to agree, anything you can do to make it seem, look less massive would probably be a good thing. You know, the perception of just looking at it, and this big thing and the blue makes it stand out. If you can make it visually less massive, I think that would be a good thing, because it doesn't fit in. You know, it might be your color blue, but it's still supposed to fit into the neighborhood and stuff and you know, it just seems like any variation on the theme would be helpful.

**Dennis Quirk:** Ok, we could come up with maybe a couple of different options on that note.

**Dan Wolfeld:** I agree. I like the look of the building overall. For the sake of a huge building it looks nice. You did a nice job with it. And I think the only one other thing, and I'm open to the color ideas as well. If you were to take where the windows are, that little line, and drop that line down another two to three feet. I don't know if it can be done or not but it would in effect make all the windows bigger. But that would drop the blue a little bit lower, it should be less perceptible to the eye.

**Dennis Quirk:** Not necessarily make the windows seem bigger but just put another line in there your saying?

**Dan Wolfeld:** No, I'm saying, well it would make them bigger.

**Dennis Quirk:** Drop the blue down a little bit?

**Dan Wolfeld:** It would drop the blue, so take the top line where it is, add two more or three more feet to that bottom line.

**Carol Sullivan:** How big are those windows?

**Dean Howland:** They're double windows.

**Dennis Quirk:** They're four by eighteen feet. They're huge.

**Dan Wolfeld:** They're 18 feet wide. By four feet high.

**Dennis Quirk:** Yeah, it's a huge expense.

**Dean Howland:** Well, what if you did it with just a blank panel wall?

**Dennis Quirk:** You could do that.

**Dean Howland:** Because you're probably between the (Inaudible) where the windows are. They do have cross ties, every so often.

**Dan Wolffield:** Which would be ok. Are the panels?  
(Inaudible)

**Dean Howland:** Two feet.

**Jon Lapper:** So, we can come back with. I'm sorry what was the other question?

**Dean Howland:** Are the other panels that are colored, besides the windows, left and right of the windows. Is that like a metal insert?

**Dennis Quirk:** I think this whole strip, I think we decided it's some sort of composite material right along the strip of the windows.

**Dan Wolffield:** So, if they're four feet tall you could go to six feet tall or possibly even? Because I think that would look proportionate too. If you were to go to six it would still look proportionate to the side of the building overall. But it would lower the blue line by two more feet, so from the street side, like if you look where John's parking lot is, by having that line lowered, your eye isn't going to go to the blue as bad. Just a thought.

**Jon Lapper:** Ok, so we will come back with that.

**Dennis Quirk:** We could do that and a rendering and we'll submit that.

**Jon Lapper:** That probably won't take too long.

**Walt Adams:** That make sense to me too, Dan.

**Dan Wolffield:** And obviously look at the colors. Obviously, that's a quick switch to change the color, hopefully.

**Jon Lapper:** The problem is if it's not blue, his existing building is going to look a little weird, just because it won't match, if there's some blue.

**Claudia Braymer:** You won't be able to see that building. From behind there.

**Jon Lapper:** Well from Sewell you will.

**Claudia Braymer:** Not from the main street.

**Carol Sullivan:** Um.

**Claudia Braymer:** Sorry.

**Carol Sullivan:** So, the trees that are there, are they? I mean this is a big building and there's some trees that go up above, near your sign, I mean how big are these trees? And is that what you are going to start out with?

**Patricia Dow:** No, of course not.

**Dennis Quirk:** She's right. They'll be a little bit smaller and they'll grow to that. It'll take some time to get to that level. Devin you want to elaborate on that?

**Devin Dickinson:** We're kind of proposing a mix of trees. You know there are certain areas where you don't have as much footprint, obviously you need a certain footprint to allow room between the ground and the tree. Any of the areas where you have a little more room, we'll be putting bigger trees in. And again, we're open to a mix of evergreen.

**Carol Sullivan:** Can you show us that if you're doing a rendition? Can you show us where you're going to have all the plantings and what size they will be?

**Devin Dickinson:** I can do that. I put a plan together that kind of shows the different trees and what we're going to do, but I can call out different sizes and all that stuff.

**Carol Sullivan:** I think that would be helpful too, for us to see the overall perspective on it. What else? Anything else?

**Jon Lapper:** So, we'll get an updated plan.

**Dan Wolfield:** And I almost want to say, similar to this, but with your ten-foot trees, where this is ten or twenty years down the road here.

**Devin Dickinson:** So, I called for some eight to tens in the front. You know, trees will have to be chosen that don't have huge crowns. You don't want them hanging out over the street and that kind of thing as well. I envisioned some larger trees on the side, that faces Canada Street. Got a little more room there to work with.

**Carol Sullivan:** Ok, anything else we want to see?

**Dennis Quirk:** Do you want to comment on the sign on the building?

**Carol Sullivan:** We are going to. I just want to make sure we are all on the same page as to what you're coming back with. So, you're going to do something about the color? Maybe enlarge the windows or add another line, but to reduce the blue color. There's going to be an aerial view and a landscaping plan that shows the actual trees and if there's other plantings around, etc. Is there anything else that we want?

**Dan Wolfield:** I think just considering the colors, I think would be the only other thing and I don't know if there's another way to do it or not. What if you were to add tan on the bottom portion? The bottom six feet of the building? Just so it doesn't start to look like a zebra.

**Dean Howland:** Yes, I can see why they did this.

**Dan Wolfield:** Just kind of putting it out there.

**Dean Howland:** I know it's your blue, but I said, that's one of the reasons I brought up that American marina out there. Green, it's massive but you don't notice it from the water and you don't notice it from the street. It just sort of disappears.

**Carol Sullivan:** But, is it only a boat storage building?

**Dean Howland:** Yes, it's bigger than this one.

**Carol Sullivan:** But without a boat sales or another building?

**Dean Howland:** Oh, they have boat sales there. It's not in that. They have something down by the water. I'm not sure what they have down there, but I'm just saying it's a building like this.

**Jon Lapper:** This is a more interesting building though.

**Dean Howland:** Oh, by far. But theirs just disappears.

**Carol Sullivan:** Right.

**Dean Howland:** But that's all. And even if the two street sides and the other side because quite obviously there's a conflict between you and your neighbor, how to make that side disappear.

**Carol Sullivan:** And we'll get to that.

**Dean Howland:** Ok.

**Carol Sullivan:** If we're all set on that, on the building, and we know what Dennis has to come back with, do we want to review the sign? Or do we want to wait until we see the building?

**Jon Lapper:** Heath is here, so if you have any questions.

**Dan Wolfeld:** I think we should look at it just to make sure we don't have any questions.

**Carol Sullivan:** Ok.

**Dan Wolfeld:** I was thinking we could do it later but at this point I don't have any questions.

**Carol Sullivan:** Is the sign going to go where it now says Shoreline Boat Company?

**Dennis Quirk:** That's correct.

**Carol Sullivan:** Ok. And those are the lights? The three?

**Dennis Quirk:** Gooseneck.

**Carol Sullivan:** Gooseneck lights?

**Dennis Quirk:** Yes.

**Carol Sullivan:** And so underneath, it says Shoreline, and then underneath that it's going to say sales, service and storage?

**Dennis Quirk:** Correct.

**Carol Sullivan:** In that color? That cream?

**Dennis Quirk:** In a white, if you will.



(Inaudible)

**Carol Sullivan:** So, this little portion here, boat sales, is that, I'm trying to picture it there. So that's going to be above the Shoreline?

**Dennis Quirk:** Correct, top right as it is in the photo.

**Carol Sullivan:** Ok. Oh, I see. It didn't come through quite clear on this.

**Dan Wolfeld:** How big is it in that picture?

**Heath Mundell:** On this picture I'm not sure, I have it to scale as far as the, this is to scale, to proportion of what the building is going in, from the ground level up to the maximum height that's allowed for sign codes, with the square footage of the letters.

**Carol Sullivan:** So, when you say maximum height, fifteen feet?

**Heath Mundell:** That's the top of the letters. That's what's allowed for wall mounted sign, so we went to the maximum height with that and we stayed with the square feet of 25 square feet, which is the maximum allowed for that.

**Patricia Dow:** So, it wouldn't be up there?

**Dennis Quirk:** On this proportion though, we'll have to bring this rendition down, it'll probably be just about to the top of this here.

**Carol Sullivan:** So, on your next rendition could you have it where it's going to be.

**Dennis Quirk:** We can put it to scale.

**Patricia Dow:** Whatever part of it is going to be out on the sides, maybe all of it?

**Dennis Quirk:** We can do that right?

**Heath Mundell:** Yes.

**Carol Sullivan:** Well, obviously we can hold off on approving it, but are there any other issues with the sign?

**Dean Howland:** I don't have any issue with that.

**Carol Sullivan:** Ok thanks Heath. Any other questions, comments, concerns before I open this up to the public? I'm going to allow public comment and I was just wondering if we were satisfied with everything? We do have to look at the architectural standards and go through those, and we can do that once we get the additional information that we've asked for tonight. And I think if you guys, if we each got this and got the copy of Dickinson & Associates. This is new for you but the ZBA deals with this all the time, so that's why I'm familiar with it. If you could take a look at it before the next meeting.

**Dean Howland:** Carol which letter are you talking about?

**Carol Sullivan:** You have a copy of this? This little form?

**Dean Howland:** Yes.

**Carol Sullivan:** These are the architectural standards that we can waive, based on what they're asking us to waive. But this is the criteria that we have to address.

**Dean Howland:** This is Dennis's response?

**Carol Sullivan:** And that's Dennis's response. We will develop our own responses, but that should help you.

**Dean Howland:** I understand that. I didn't know if it was from the, that's all.

**Carol Sullivan:** Because we would ask that criteria of the applicant, so that's why it was prepared for Dennis Quirk. Ok. Anything else? Public comment?

**Claudia Braymer:** If I may?

**Carol Sullivan:** Yes, you may.

**Claudia Braymer:** Thank you. Ok just for the record Claudia Braymer, I'm an attorney representing John Carr and from our perspective, I know that it seems like this may be a better alternative then to having the boats outside, but when you think about the fact that Lake George is a lake town, boats sitting outside during the winter is not really uncharacteristic. It's part of the neighborhood, it's been there forever and that's not adverse to the neighborhood. He's only a mile from the actual water body itself. And then when you turn around and look at a gigantic warehouse, storing the boats in a residential neighborhood across the street from the Jamison's, it is not compatible with the neighborhood. It does not fit with that neighborhood and it is much larger in scale than anything that is down there. And we do think that there are alternatives. He has talked about some ways that they have looked at it, but one thing that we have asked is to turn it sideways, turn it 90 degrees and skootch it a little bit away from the side street there, the alley. Or put it on the other side of their existing service.

**Carol Sullivan:** The alley? Where's the alley?

**Claudia Braymer:** Sorry, I'm thinking of the alley that goes in between, across from the pub.

**Carol Sullivan:** That's John Carr's property.

**Claudia Braymer:** Right.

**Carol Sullivan:** That's his property and that's the walk through.

**Claudia Braymer:** The alley way is what I was calling it.

**Carol Sullivan:** I couldn't picture where you were.

**Claudia Braymer:** If the building was turned 90 degrees it would be not so close to Mr. Carr's property and it would allow for more landscaping in that area and a little bit more buffer. So, that's something that we've asked them to look at and we haven't gotten anywhere with that, that negotiation. But, as I said, they also have additional property behind the service building.

**Carol Sullivan:** Have you had an engineer look at it to see if it could be 90 degrees, turned 90 degrees?

**Claudia Braymer:** We have had the, an architect, landscape type architect looking at it, and that's how we came up with this rendering, which I do want to submit for the record. We can have them look at it more closely to see if the 90 degrees is something.

**Carol Sullivan:** I'm not saying you have to. I'm just saying if you are suggesting that it could be turned 90 degrees, you must have some basis to say that it can be done. That's all I was asking.

**Claudia Braymer:** Right. Well it looks like, you know, I'm not an architect, and they're talking about being able to maneuver all of the boats and trailers through that space between the existing building and this building, so there has to be some room on that lot for this to be adjusted, and make it not so close to Mr. Carr's property. And allow for that buffering and allow for trees that would actually provide some sort of visual buffer.

**Carol Sullivan:** But, when you talk about getting close to Mr. Carr's property, the ZBA has already looked at that, and I'm guessing that they have already looked at alternatives because that is part of their criteria when they make their approval. They list certain criteria. So, this Board is not, that's not what we're charged with. If it can be turned and not so close to Mr. Carr's property, that should have been addressed through the ZBA because they are the ones who address the location of the building if it's not within the setbacks that are set by the code for that district. This Board would not ever get across that line.

**Claudia Braymer:** But, ok, as you just mentioned though, in this particular case, because of the Village Board's local law, which we are challenging, giving you authority, apparent authority, to waive the architectural standards, you do step into the shoes of the ZBA here.

**Carol Sullivan:** No, in this case the architectural standards are not an area variance nor a use variance. An area variance is addressed by the ZBA as is a use variance. The architectural standards are exactly what this Board is being charged to look at for every building, for everything that comes in front of them.

**Claudia Braymer:** Did not the local law say that you will apply the criteria of an area variance?

**Carol Sullivan:** Well.

**Claudia Braymer:** So, if you look at the area variance criteria, you're stepping into the shoes of the ZBA. That's what I mean.

**Carol Sullivan:** Well, I don't happen to agree with that but reasonable men can differ.

**Claudia Braymer:** Ok, but you do, would you agree with me that you're supposed to be applying the same standards that the ZBA applies to an area variance? That's what the Village Board says?

**Carol Sullivan:** We are applying criteria, we're using the ZBA criteria. We may at some point, this Board may at some point, come down the road say that's not really the criteria we want to work with, we want to develop our own criteria. But that's what we have for now and that's what the local law has addressed and that's what we're working with.

**Claudia Braymer:** Right.

**Carol Sullivan:** But just because we're using their criteria, doesn't mean that we can go back and change that area variance that was granted.

**Claudia Braymer:** No, I'm not asking you to do that.

**Carol Sullivan:** That needs to be addressed through the ZBA. So, if the building can be turned at a 90-degree angle or whatever it is, and not as close to John Carr's property, you need to go to the ZBA for that. That's what I'm saying. Because we don't have the authority to address the setback. We do have the authority using the criteria on the architectural guidelines, we don't have the authority to do anything with setbacks.

**Claudia Braymer:** Right. Well let's talk about the three things under the architectural standards. The one is the 14-foot requirement for the maximum height. That is the maximum height requirement here and they're asking to go to 40 feet. That in my mind is a substantial variance and I'm trying to put on my ZBA hat, where you would look at whether this is substantial. The Village Board said you should look at the area variance criteria. Ok. That is substantial. Will create an undesirable change to the neighborhood and be a detriment to nearby properties. And it is, as I said, a substantial request and also self-created. Entirely self-created, so for those reasons that waiver should be denied. The second one, is the metal siding. It's the same, if you walk through those five criteria, undesirable change to the neighborhood, detriment to nearby properties to have this metal warehouse sitting next to residential properties. It is a substantial request when you're saying you're supposed to have natural materials, that's a requirement and now you're going to go to the metal siding. Those are pretty opposite materials, building materials. Again, it's self-created. They could come up with a different kind of building to match the requirements, but it's too costly. And the last one, so in that case, that waiver should be denied as well. And the last one is the steepness of the roof. You have a specific requirement in your architectural standards that is mandatory. They're asking for the waiver. It will cause an undesirable change to the neighborhood, be a detriment to nearby properties. It's a substantial request. As you can see, it's a very flat roof. It's not anywhere near the steepness that it is supposed to be under your architectural standards, to match the character of the Village of Lake George. And again, it's a self-created hardship. So, for all those reasons, that waiver should be denied as well, by this Board, the Planning Board. Under the criteria that your Village Board gave you over this summer in the most recent law change. The rest is in my letter so I won't reiterate it tonight, but it sounds like you're going to be doing additional deliberation. So, I'll leave it there and we do ask that you open a public hearing for official public comments. Thank you.

**Carol Sullivan:** Jon, do you have any comments to that?

**Jon Lapper:** Just that we didn't talk about fact that it's one story and that's just because of the nature of a boat storage building that you have to have racks. So, I don't think that's significant, but I just want to put that on record that that's why it's designed, because you have one forklift sticking the boats in the slots. It wouldn't work if it wasn't three stories. On that, Devin looked at turning the building 90 degrees because if there was a way that we could make the neighbor happy, we would but in terms of the circulation, the area between the two buildings and maneuvering boats into here and not having the door facing Sewell Street, this was the way to make it more efficient, to make it work and to keep everything on the interior of the site, rather than facing Sewell Street. That's why it was located there, it just minimizes impacts on everybody else because it's interior. Anything you want to add to it?

**Devin Dickinson:** Just to add to that, to clarify, if we rotated 90 degrees you would have to have the entire forklift and boat in Sewell Street in order to access the door. At a 120-foot dimensional with 30-foot racks and 60 feet inside to move the forklift, so we've looked at it.

**Carol Sullivan:** So, you have looked at?

**Devin Dickinson:** Absolutely.

**Carol Sullivan:** Any other comments, public comments?

**Brad Jamison:** Yes, I would call for a public hearing. (Inaudible)

**Carol Sullivan:** Ok. How do you guys feel about a public hearing?

**Patricia Dow:** I think it does represent a big change to the neighborhood. It's a very large building and no matter how you color it or do that, it's a large building and it is right across the street from people who bought these houses, looking across to it, so I don't think it would be a bad idea to have a public hearing.

**Walt Adams:** I can see the benefit. Take some comments.

**Dan Wolfeld:** I don't necessarily think a public hearing is necessary, however I think a public hearing covers our bases.

**Carol Sullivan:** Ok. That's a good point. Dean?

**Dean Howland:** I'm agreeing with Dan. Probably should cover your bases. I don't know if what you see right now is very attractive if you're living in a residence, you know to me. Turning the building or moving the building, I think it's in the least, right now it's butted up to a parking lot. Actually, two parking lots. It's big and you can't get away from that. So, I think landscaping is going to be a big part of it and color is going to be a big part to consider.

**Carol Sullivan:** And when you do the aerial Devin, could you include, I know there's a parking lot there, I know there's the alley way and the fence, so just include that so we can see that as well.

**Devin Dickinson:** Sure. I'll do a little zoom in area so it kind of shows that specific, some of the liquor store, some of Dieskau Street and all that to make a good reference.

**Patricia Dow:** I have a question too. What are the time frames that you would be putting boats in. I mean how long does it take to put these 100 boats in and to take the 100 boats out in the spring? What kind of time frame are you talking about? If you turned it sideways, would this be a significant amount of time that Sewell Street would be impacted by this activity over a period of months? Or would it be?

**Dennis Quirk:** It's over months really. So, the ice is off in April, so boats start going in in April through the middle of, well after Memorial Day. Even in through June. Months, three months to put everything in and three to four months and the vice versa. Three to four months to bring them back, put them back in storage. April, May June, July, August.

**Patricia Dow:** April, May, June, they're going in in July and August?

**Dennis Quirk:** Some people are out of town and are only up here for a few weeks, that type of thing.

**Patricia Dow:** So how many boats each day would there be? I know this is all sort of average.

**Dennis Quirk:** Minimal, four, six, boats moving around a day.

**Carol Sullivan:** Ok. If we're going to do anything though that's going to impact Sewell Street and the traffic on Sewell Street again, that would have to go to Board of Trustees.

**Dennis Quirk:** Yeah, we're going to leave the building the way it is right now.

**Carol Sullivan:** Right if you're going to impact Sewell Street, and you're going to have a boat sitting out in the middle of Sewell Street for any length of time, that would be something that would have to go before the Board of Trustees. Because they are traffic control.

**Dennis Quirk:** That's why we have the building set up the way it is.

**Carol Sullivan:** Understood.

**Devin Dickinson:** And the process of moving a boat on a forklift is precarious. They move very slowly. It's not the type of thing where you go in and out of the swale on the street with a six or eight-thousand-pound boat on the forks there. So, the idea is your moving across the existing pavement, in and out of the building, it's all smooth. Get it out of the building, get in on the trailer, get it to the lake and into the water, so it would just be, I don't see being able to move them around in the street at all. You'd block the street for 20 to 30 minutes a boat.

**Carol Sullivan:** Dennis could you mark this off and have someone give us a demonstration? We can't all go at the once, but if want to go, we could go individually to see just what it entails. The reason why we can't all go at once is because it would be a public meeting, but we can go on our own time. Give you a call when you have to marked off and just give you a call and have someone show us what.

**Dennis Quirk:** Absolutely.

**Jon Lapper:** So, I guess you'd like to see where this garage door is?

**Carol Sullivan:** Yeah, I'd like to see a forklift go in. They don't have to have a boat on it, but just to sort of see, to get an idea of what this turning circle is.

**Jon Lapper:** The problem is that now you're full up with boats.

**Dennis Quirk:** We have room. We could show it quite well I believe.

**Dan Wolfeld:** Has it been surveyed? With stakes or something marked? Can you put some cones there and label left corner, right corner, door?

**Dennis Quirk:** Yes. We can put cones out.

**Carol Sullivan:** And just mark off inside where the cement will be? And obviously that's where the fork lift is going to do its thing?

**Dennis Quirk:** Yes, we could do that.

**Dean Howland:** Don't you just want the outside corners?

**Carol Sullivan:** Where there's all this talk about forklifts coming in and out and having to maneuver around and I, personally would just like to get an idea.

**Dennis Quirk:** We can show you quite a bit I believe when you come down. Visually walk it. Be happy to.

**Patricia Dow:** That would be really helpful. Thank you.

**Jon Lapper:** So, we'll get it set up and let Dan and Stephanie know that it's ready.

**Carol Sullivan:** And we can individually make our own appointments, give Dennis a call, and we'll go down and look at it. So, you can add that to your list of things to do.

**Jon Lapper:** Longer list.

**Carol Sullivan:** So, we have not deemed this application complete yet because we are waiting for additional information. I guess you will be back for the December Planning Board, that's your choice, and we can go forward with the public hearing.

**Jon Lapper:** At the December meeting?

**Carol Sullivan:** Yes. You have enough time to do that, right Stephanie? Schedule a public hearing for the December meeting?

**Stephanie Fregoe:** I believe so, I think it's the 19<sup>th</sup>.

**Dennis Quirk:** What is the date on that?

**Stephanie Fregoe:** December 19<sup>th</sup>.

**Dennis Quirk:** We're going to come see you prior to?

**Carol Sullivan:** No, you're going to bring everything that day. We'll see you prior. You'll bring everything else back for that meeting.

**Dennis Quirk:** Unless we get a snowstorm.

**Carol Sullivan:** Anything else anyone? Ok thank you so much.

To be reviewed at the next meeting.

**MINUTES - August 15, 2018 (CS, PD, DW, WA)**