

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
DECEMBER 15, 2021 – 6:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES**

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

Board members absent: Walt Adams

Others present: Dan Barusch (Director of Planning & Zoning), Lori Bott (Clerk), Brady Boyer, Elizabeth Macaulay, and Tom Albrecht.

The meeting was held in person with an option to attend via Zoom.

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

TAX MAP: 251.18-3-36.1

APPLICANT: BRADY BOYER/THE INN OF LAKE GEORGE

ADDRESS: 12 MCGILLIS AVE

ZONE: COMMERCIAL MIXED USE

APPLICATION: SPR17-2021

Applicant is seeking approval to buildout a bar/lounge area in the existing lobby of their Bed and Breakfast. The style of the bar/lounge area will be upscale and traditional. The indoor service area will be 738 square feet, and the outdoor service area will be 350 square feet. There will not be a bar outside. The grease trap will be located in a cabinet directly below the kitchen sink.

Carol Sullivan called Brady Boyer forward to discuss the proposed plan. Brady gave an overview to the Board regarding the project. The proposal does not require any walls to be removed, and the bar/lounge area will be approximately 750 square feet. They will be serving the guests of the Inn and the public. Carol informed Brady that the Planning Board does not have any jurisdiction over the number of seats, and asked if he had been in touch with the State Liquor Authority and the County. Brady informed the Board that he had been. Warren County Fire let him know that they would give him the official max capacity after he had Village approval but it would be under 50 seats. Brady said he had spoken with the State Liquor Authority attorney. Carol asked if they would be changing any of the lighting outside on the deck. Brady let them know that they would not be adding any permanent lighting. They might add in some decorative string lights. Carol and Dean Howland asked about the grease traps. Per the code 188-3 all waste lines need to have a grease trap. Brady let the Board know that there will be two grease traps installed to meet all of the requirements. He will have one installed under the kitchen sink, and one in the bar area. In addition, he is installing an exterior grease container below the deck. Dan Wolfeld asked what is behind the deck, and what the neighborhood impact would be. Behind the deck is a parking lot so the impact would be minimal. Patricia Dow asked for clarification on where the access to the deck was on the drawings. Brady explained using the drawings. Dan Barusch reminded Brady to be sure that his council knows that he will be doing public sales of food and beverages outside as well as inside.

Dan Wolfield made a motion to approve the buildout for the bar/lounge area in the existing lobby at the Inn of Lake George at 12 McGillis Ave., as well as utilizing the deck for outdoor service. Grease traps are to be installed as discussed, and approved as needed.

2nd MOTION: Carol Sullivan

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

TAX MAP: 251.14-4-37

APPLICANT: FIRST UNITED METHODIST CHURCH

ADDRESS: 78 MONTCALM ST., LAKE GEORGE NY 12845

ZONE: RESIDENTIAL MIXED USE

APPLICATION: SPR19-2021

Applicant is seeking approval to build a 16' x 9.67' x 9.33' addition to expand the clothing ministry. The facade and roof will match the existing construction.

Carol called Tom Albrecht forward to discuss the proposed project at the Church. Tom informed the Board that they have been making much needed repairs, and updates to the Church for the last five years. The Clothing Ministry has grown significantly to fit the needs of the community. The proposed new space will be an addition to the existing structure, and will not have any plumbing. Several Board members asked for clarification on the slope of the roof, and where the proposed new roof will meet the existing roof. Tom explained that the roof will be a rubber shed roof with a 2:12 pitch, and will cover from the existing roof to the expansion. The water runoff from the roof was discussed to ensure that the drainage would be adequate. Dan Barusch advised the Board that you only have to do stormwater management if the addition is over 1,000 square feet. Dean suggested a drip edge with crushed stone on the east side. Tom agreed that would be doable. Dean asked if the expansion will cause the Church to lose a parking spot. Tom explained that the expansion will not cause any loss of parking because it is going behind the stairs. Carol clarified that on the plans it is stated that the facade will match the existing structure, and that it will be white vinyl.

Patricia Dow made a motion to approve the addition towards the back of the First United Methodist Church at 78 Montcalm Street with the roof as shown in the application, and a crushed stone eave trench on the Hendrick Street side. The roof on the current stairs in the back will be extended to match the new addition, and will be rubber with a slight pitch to allow the water to run off. The outside of the building will match the existing white vinyl siding.

2nd MOTION: Dan Wolfield

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

MINUTES:

NOVEMBER 17, 2021 (CS, DW, WA, PL, DH)

Carol Sullivan made a motion to approve the November 17, 2021 meeting minutes as presented.

2nd MOTION: Dean Howland

Carol Sullivan	Dan Wolfeld	Patricia Dow	Patrina Leland	Dean Howland
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

TAX MAP: 251.11-2-2**APPLICANT: SCRIMSHAW VENTURES - HOA****ADDRESS: SCRIMSHAW LANE – BEACH AREA****ZONE: COMMERCIAL MIXED USE****APPLICATION: SPR18-2021**

Applicant is seeking approval to re-configure the existing dock, to construct any necessary improvements to the existing dock and/or to add additional docks as may be necessary and/or as allowed by the multiple over-seeing regulatory agencies. The applicant is seeking approval to dredge the silt and sand materials from the location(s) of the approved dock configuration, as necessary, to provide access to the dock system from Lake George by large motorized watercraft, as well as, to provide the appropriate depth for the safe storage of boats and the docking facility. The applicant is also seeking approval to construct a permanent access pathway to the beach area through wetlands, initially, for the purpose of completing the proposed dock re-construction project and dredging.

Dan Barusch informed the Board that the Applicant agreed to table until such a time that the Park Commission has rendered their decision regarding the proposed dock changes. In addition, Dan Barusch coordinated a meeting between all of the six involved agencies involved in this Class A project. The Park Commission will render their decision first, and depending on what proposed dock is approved, the Planning Board can then give their recommendation. Once the Planning Board has issued their recommendation the APA, DEC, and Army Corps of Engineers will go through their application process. Currently the APA, DEC, and Army Corps of Engineers have all issued incomplete applications notices. When the Applicant submits the missing information, Dan Barusch will send copies on to the Board. It was asked what the Board's jurisdiction was for this project. Dan Barusch advised that the Board would provide advisory permission for the access to the docks and boardwalk. The Park Commission and other agencies will issue the permits for the docks, dredging, and other aspects of the proposed project.

Other Business:

Dan Barusch reminded Dean that he still needs to complete his required training for 2021. The Board discussed the webinars that some of the members attended. They felt the courses were good, and the topics were relevant.

Dean asked if the Village had opted out of cannabis sales. Dan Barusch advised that the Village and Town have both opted out.

Motion to adjourn by Patricia Dow at 7:12 p.m., seconded by Dan Wolfeld, and unanimously carried.

Respectfully submitted,
Lori M. Bott