

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
FEBRUARY 15, 2023 – 6:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

**Board members present:** Carol Sullivan, Patrina Leland, Patricia Dow, Dan Wolfeld, and Dean Howland

**Board members absent:** Walt Adams

**Others present:** Debonnay Meyers (Clerk), Dan Barusch (Director of Planning and Zoning), Ethan Hall, Jose Filomeno, Carol Miele, Michael Mastrantoni, Bob Morehouse, and Dave Kenny

Carol Sullivan called the meeting to order at 6:03 PM.

**TAX MAP: 264.06-1-57**

**APPLICANT: PROSPECT AIRE MOTEL, CAROL MIELE**

**ADDRESS: 75 MOHICAN STREET**

**ZONE: RMU**

**APPLICATION: SUB#1-2023**

Applicant is requesting re-approval of a minor subdivision that was proposed and approved in 2019. The size of the parcel to be subdivided is .423 acres, and two lots will be created. There will be no new development on either parcel. Lot #1 will contain one house and a cottage, while lot #2 will contain a motel building. A SEQR determination was declared in 2019, but must be confirmed. The Village of Lake George will conduct a public hearing for this subdivision.

Carol Miele was present to represent Prospect Aire Motel. Carol Sullivan notified the Board that this will be re-affirming the decision made in 2019 as the applicant didn't submit the plans in time to the County. Carol Sullivan asked the Board if they had any questions or concerns. The Board had no comment.

Carol Sullivan advised the SEQR that was done in 2019 would have to be re-approved.

Patricia Dow made a motion and stated as follows "I'll make a motion to re-affirm the choices in the boxes on the short SEQR form on 9/10/19."

**2<sup>nd</sup> MOTION:** Dean Howland

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

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

Dan Wolfeld inquired if there should be a public hearing for this application. Dan Barusch advised the Board that a Public Hearing must be completed.

Carol Sullivan started the Public Hearing at 6:04 PM.

There was no comment from the public.

Carol Sullivan closed the Public Hearing at 6:04 PM.

Patricia Dow made a motion and stated as follows “I’ll make a motion to re-approve this minor subdivision based on the plans dated March 15, 2019. The subdivision plan for Carol Miele on 75 Mohican Street.”

**2<sup>nd</sup> MOTION:** Carol Sullivan

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

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

Dan Barusch notified Carol Miele the next steps on filing the minor subdivision while Carol Sullivan was signing the new SEQR. There was a mutual agreement between Dan Barusch and Carol Miele for Dan Barusch to receive the four final copies that have the updated date.

**TAX MAP: 251.18-3-49**

**APPLICANT: CAPRI PIZZA, MICHAEL MASTRONTANI**

**ADDRESS: 221 CANADA STREET**

**ZONE: CMU**

**APPLICATION: SIGN#1-2023**

Applicant is seeking after-the-fact approval for two signs, large and small, that were added to his business, Capri Pizza. Both signs will be attached to the front of the building. The large sign measures 3’ by 15’ and the small sign measures 18” by 30”. The materials of both signs are lexan / plastic and have vinyl coating. The signs have a red and green background and will have white and black lettering. Both signs have a border and are in a metal casing. The width of the border is approximately 2” and will not be raised. The graphics are not raised and have the Coca-Cola logo and pizza man on both. The sizes of the graphics are 12”-16”. The large sign is internally lit and the small sign is illuminated by recessed lights. There are four fluorescent lights used. The large sign required a variance to remain 45 SF which is over the 25 SF maximum allowances, and the second wall sign also required relief from the sign ordinance.

Carol Sullivan notified the Board that Capri Pizza presented two applications, one for the sign and the other for the awning. Carol Sullivan advised the sign application will be reviewed first. Carol Sullivan inquired on who will be representing Capri Pizza. Bob Morehouse and Michael Mastrantoni were present to represent Capri Pizza.

Michael Mastrantoni conducted his opening statement by notifying the Board that per the Zoning Board meeting that occurred on February 1, 2023, the decision had been made to conditionally approve the larger sign as long as the smaller sign was removed. Carol Sullivan wanted to confirm with Michael Mastrantoni regarding which sign was removed. Michael Mastrantoni

showed her which sign. Dan Wolfeld asked if it was the sign along the brick wall in the picture provided with the application. Michael Mastrantoni confirmed.

Patricia Dow questioned the LED signs that were shown wrapping around the top corners of the building in the pictures. Michael Mastrantoni explained that those signs haven't changed. Debonnay Meyers informed Patricia Dow that those LED signs were grandfathered in and they shall remain until they change.

Michael Mastrantoni notified the Board that the larger wall sign had been changed to follow Village Code. He explained that the old sign was originally all white. Now, the new sign will have a mix of red, green and white. Dan Wolfeld advised his opinion of how the new sign looked busy. He expressed that the writing in the green bar should be removed. Carol Sullivan stated she had no issue with the sign and asked the Board to express their thoughts. Patricia Dow explained that she agreed with Dan Wolfeld. Patrina Leland stated she had no issue as it was already completed and on the building. Michael Mastrantoni notified the Board that at the time, he had no indication to appear in front of the Planning Board. He continued to express his apologies on his negligence. Michael Mastrantoni stated that for any future projects, he will come before the Board. Carol Sullivan advised Michael Mastrantoni that the Planning Board does have the right to make changes to a sign that's already completed.

Dean Howland made a motion to approve with conditions and stated as follows "I'll make a motion to approve the three-foot by fifteen-foot new existing sign that's up at 221 Canada Street as imposed."

Before Patrina Leland made her decision, she inquired about the awning. Her question piqued interest as to what would be on the awning. Michael Mastrantoni advised the awning would be paid by Coca Cola so therefore, Coca Cola's logos would be on the awning.

**2<sup>nd</sup> MOTION:** Patrina Leland

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

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

**TAX MAP: 251.18-3-49**

**APPLICANT: CAPRI PIZZA, MICHAEL MASTRONTANI**

**ADDRESS: 221 CANADA STREET**

**ZONE: CMU**

**APPLICATION: SPR#1-2023**

Applicant is seeking approval to replace the old awning with a new awning canopy that will be placed on the front of the building where the old awning frame currently resides. The old awning canopy was removed 2 years ago due to damage. The new awning will be a cloth fabric that will display "Capri Pizza" on the front and the Coca-Cola logo on the sides. The color of the cloth fabric will be red, green and white. The awning will not be retractable and will be attached year-round. The Coca-Cola logos may require a variance.

Carol Sullivan started the discussion regarding the awning. Carol Sullivan notified the Board that since because the sign will be very active, the awning should not have any logos or lettering. Carol Sullivan advised the Board to discuss their thoughts. Michael Mastrantoni inquired if the awning could remain the same color as it previously was. Carol Sullivan stated she would prefer the awning to have the same color. Patricia Dow advised she will be okay with the red, white and green awning without any logos and lettering. Dan Wolfeld notified the Board that he was okay with the little lettering as presented. He also agreed to have the logos removed. The Board concluded that if they approve everything as presented, there would be so much signage on the little building. Therefore, the Board were in mutual agreeance with their decision that will include conditions.

Patricia Dow made a motion to approve with conditions and stated as follows “I’ll make a motion for the awning for Capri Restaurant at 221 Canada Street however just consisting of the red, green and white fabric and no lettering or signage on it at all.”

**2<sup>nd</sup> MOTION:** Dan Wolfeld

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

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

**TAX MAP: 251.18-3-55.2**

**APPLICANT: LAKE GEORGE BEACH CLUB, JOSE FILOMENO**

**ADDRESS: 3 LOWER MONTCALM STREET**

**ZONE: CMU**

**APPLICATION: SPR#2-2023**

Applicant is seeking approval for a deck enclosure on the 2<sup>nd</sup> floor and a partial façade change for his business, Lake George Beach Club. The building currently has an open deck that wraps around the building on the 2<sup>nd</sup> floor. This project will essentially “box in” the existing side deck on the north side to add 300 square feet for a work station and interior dining. In the workstation, there will be new SGD transoms traps added. The remaining deck will be replaced with AZEK decking and will remain exposed. The facing of the building will have T-111 siding installed. The colors of the building will be white with blue trim to match existing. The windows and doors will be changed to be energy efficient.

Jose Filomeno introduced himself to the Board as he was present to represent the Lake George Beach Club. Carol Sullivan wanted to confirm that the side deck will be enclosed. Jose Filomeno confirmed. Jose Filomeno explained to the Board that his purpose of completing the project is for them to be open year-round and to fix the issue of a specific wall that’s always freezing. He explained that the project will include an expansion of approximately 300 square feet inside his establishment. Carol Sullivan inquired about the workstation that’s shown in the plans. Jose Filomeno reviewed the plans with Carol Sullivan. Jose Filomeno explained that the workstation will be created and it’s not currently there. Dean Howland stated that it will be part of the addition.

Carol Sullivan asked the Board their thoughts. Patricia Dow reviewed the plans and wanted to confirm that it would not be overhanging on another property. Jose Filomeno explained the deck had been there since the early 90's. The Board and Dan Barusch reviewed what Patricia Dow was looking at. Carol Sullivan notified the Board she had discussed with Mayor Blais about that. Carol Sullivan advised that when the walkway was put in, the people who owned the property weren't going to give something away without something in return. That had created easements, which are agreements that are filed in a huge box by the owner's name, not by property tax map. She further explained that the prior owner was Albert Perrone. Dan Barusch asked Carol Sullivan if this should technically be brought to the Village Board regarding the change of the easement. Carol Sullivan stated that the Village Board should review this. Dan Wolfield agreed. Carol Sullivan advised the Board can conditionally approve it now however, Jose Filomeno must appear in front of the Village Board and obtain approval from them. The Board discussed about "creeping building syndrome". The Board and Dan Barusch cleared up confusion Jose Filomeno had with the easement.

Dan Wolfield and Carol Sullivan inquired whether if Jose Filomeno had any idea about the easement when he purchased the property. Jose Filomeno advised he didn't but he has knowledge of it now and will go forward to the Village Board to obtain their approval. Dean Howland advised that Jose Filomeno should mark the easement on the property survey so that way it will remain on there for future projects. Dan Barusch added that the information on the easement may be on the specific book and page, 1083 49. Carol Sullivan advised she will go back into the Village Office to find the easement, which may be filed under Sullivan or Perrone.

Jose Filomeno asked the Planning Board if he could have red pavers placed near the walkway for drainage and the weeds. He previously and currently uses stones. He advised that kids have been throwing them into the water and at the boats. Dan Barusch and Jose Filomeno discussed specifics. Dan Barusch concluded the discussion by stating that he needed to discuss this matter with Keith Lanfear before any action is taken.

Dan Wolfield had questions in relation to the current storm water management. Dan Wolfield expressed his concern as the deck would be getting a new roof, which made him question as to where the water would flow to the gravel. Dean Howland explained that the deck's solid. Dan Barusch added there's a deck underneath and those decks are counted in coverage. Carol Sullivan asked Jose Filomeno as to where the water will run with the new roof installed. Jose Filomeno advised there's currently a gutter system installed in his business. That gutter system will have upgrades to include that area into the current system. Dean Howland, Dan Wolfield and Carol Sullivan all discussed storm water concerns.

Dean Wolfield and Dean Howland discussed Dean Howland's recusal as Dean Howland prepared the plans for Jose Filomeno. Patricia Dow and Jose Filomeno discussed as to where the roof will be placed according to the plans. Dan Barusch asked Jose Filomeno if their sign had to be moved due to the construction. Jose Filomeno advised the sign will remain where it is. Patrina Leland confirmed the color scheme for the façade of the building will not change.

Carol Sullivan asked the Board for their final thoughts before the motion began. Patrina Leland inquired if there had to be approval for the windows. Dan Wolfield inquired about the deck

color. Dean Howland advised the color will be slate gray. The deck will have Prozac decking, which can be cleaned by using a power washer. Below the deck, there will be a rubber roof installed with sleepers. Jose Filomeno advised he wasn't sure what color he will be doing for the deck. Dan Wolfield notified Jose Filomeno that the color does need to be decided as it will be added in the motion. Carol Sullivan offered different shades to assist with the decision making.

The Board had questions regarding the doors that were shown in the plans. Jose Filomeno reviewed the plans and answered the questions. Carol Sullivan inquired about the non-jurisdictional letters to the APA. Dan Barusch advised he doesn't send them if the property is within the Hamlet. Carol Sullivan asked Dan Barusch and Debonnay Meyers to remove the APA portion on the application.

The Board confirmed and established what will be in the motion before Patrina Leland started the motion.

Patrina Leland made a motion to approve with conditions and stated as follows "I will make a motion to approve the Lake George Beach Club, tax map 251.18-3-55.2, at 3 Lower Montcalm Street seeking approval for a deck enclosure on the second floor and a partial façade change for his business. The building currently has an open deck that wraps around the building on the second floor. This project will essentially "box in" the existing side deck adding approximately 300 square foot for putting in a work station and interior dining. In the workstation, there will be new SGD transoms traps added. The remaining deck possibly be changed to slate gray, replaced with AZEK decking and will remain exposed. The facing of the building will have T-111 siding installed. The colors of the building will be the same color scheme, the white with blue trim to match existing. The windows are approved as shown in the design to be changed to be energy efficient along with the front door on the lake side with condition of the Village Board for the easement."

**2<sup>nd</sup> MOTION: Dan Wolfield**

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

Aye = 4 Nays = 0 Absent = 1 Recused = 1 Motion carried.

Dan Barusch notified Jose Filomeno that when the plans are developed, he needs to deliver three plans to his office. Dan Barusch and Jose Filomeno discussed the next steps on the project.

**TAX MAP: 251.14-3-27**

**APPLICANT: THE GEORGIAN RESORT, 384 CANADA STREET LLC**

**ADDRESS: 384 CANADA STREET**

**ZONE: CR**

**APPLICATION: SPR#3-2023**

Applicant is looking to remodel a total of five (5) sets of existing egress staircases that are currently outside of the building. The current egress staircases will be remodeled to reflect new egress stairs that will be protected and covered as the stairs will be in the middle of the building. There will be no changes to stormwater management and all work will be within the bounds of

the existing building footprints. All trash receptacles will remain unchanged and will be within an enclosed area at the east end of the property. The project will begin during the off season and will be done immediately to not disrupt the upcoming tourist season.

Dean Howland rejoined the meeting at 6:50 PM. Ethan Hall and Dave Kenny were present to represent The Georgian Resort. Ethan Hall introduced himself to the Board and conducted his opening statement. Ethan Hall explained that currently, there are stairs that are not protected that lead to the parking lot. Four of these stairs are concrete stairs that are in bad condition. The other set of stairs are located on the east side of the north building, which are wooden and need to be replaced. Those particular stairs are for emergencies only. The plan for the project will be to move those stairs inward and will be replaced inside the building for them to be protected from the weather. Ethan Hall continued to explain that the stairs will remain open, they will not be enclosed so that way the walkways across the front have easy access. He concluded his opening statement explaining the stairs will be within code as the older ones were not.

Dan Barusch added that moving the stairs inside the building would lose storage closets. Ethan Hall confirmed. Ethan Hall added that the south side of the building has storage and housekeeping closets above each other meanwhile the north side was originally cottages. Ethan Hall elaborated the north side's rooms didn't line up and were single story. Due to the construction, one room downstairs would have to have a wall installed in it which would make the room smaller. Carol Sullivan inquired about the minimum size requirement for a room. Ethan Hall advised the County does not have that however, the small room will be approximately 11 foot six.

Dan Wolfield inquired about the plans for A5. Ethan Hall inquired if it was the plans for the south end. Dan Wolfield confirmed. Ethan Hall explained the plans haven't been established yet. Ethan Hall indicated those stairs will remain outside and will not be inside. They will be at the end of the walkway and will be a one-way switch. The Board inquired if those new stairs will have the same square footage as the stairs that are currently there. Ethan Hall advised that those new stairs will have less square footage. Dan Wolfield wanted confirmation regarding the stairs on plan A4. Ethan Hall advised that those stairs will be outside and will not be covered.

The Board and Ethan Hall had a discussion about parking as the Board would like to include that into the motion. Ethan Hall advised there would be two unloading zones which will include two additional handicap parking spots. In total, there will be four handicap parking spots available. The Board discussed the wording of the motion. Patricia Dow had concerns regarding the incompleteness of plans for A5. Dan Barusch advised A5 was not one of the ones he was concerned with. He added that A1, A2 and A3 were the ones he wanted the Planning Board to review. Dan Wolfield asked the Board and Dan Barusch if they can include "if Dan Barusch approves A5, the Board will approve" in the motion. Dan Barusch advised they could do that.

Dan Wolfield made a motion to approve with conditions and stated as follows "I will make a motion to approve the five stairwell modifications at 384 Canada Street at the Georgian with A1, 2 and 3 being interior remodels of the stairs to enclose the stairwells with A4 really essentially being just a replacement for the existing staircase. All of these will follow and fall into code. A5 we do not have the plans for. We will get tentative approval and pass that across to Dan Barusch

for approval as it is pretty much a direct replacement for stairs that are pre-existing in this location. Also, two additional handicap spaces will be added to the existing two with a wider loading zone for those clients.”

**2<sup>nd</sup> MOTION:** Patricia Dow

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

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

**MINUTES:**

**JULY 20, 2022 (DH, PL, PD)**

Patricia Dow made a motion to approve the July 20<sup>th</sup> meeting minutes.

**2<sup>nd</sup> MOTION:** Patrina Leland

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

Aye = 3 Nays = 0 Absent = 1 Abstain = 2 Motion carried.

**JANUARY 18, 2023 (CS, WA, DW, DH)**

Patrina Leland made a motion to approve the January 18<sup>th</sup> meeting minutes.

**2<sup>nd</sup> MOTION:** Dan Wolfeld

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

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

Debonnay Meyers informed she will not be present for March 15<sup>th</sup> Planning Board meeting as she will be away. She indicated that Lori Bott will be present to take her place.

Dan Barusch, Debonnay Meyers and the Planning Board had multiple discussions regarding the Village of Lake George code, prior Planning Board meetings, English Brook project, Shore Line, updates to applications, and adding two-year expirations for permits with possible extensions.

Motion to adjourn by Patricia Dow at 7:45 PM., seconded by Dean Howland, and unanimously carried.

Respectfully submitted,  
Debonnay C.M Meyers