

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
FEBRUARY 16, 2022 – 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), Mark Visscher, Chris Migliano, Collin Rosthan, Matt Huntington, and Kirsten Caterlie.

Carol Sullivan called the meeting to order at 6:05 p.m.

**MINUTES:**

**JANUARY 19, 2022 (CS, DW, PL, PD, WA, DH)**

Carol Sullivan made a motion to approve the January 19, 2022 meeting minutes with a correction on page one from “two curb cuts” to “one curb cut.”

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

|                |             |              |                |            |
|----------------|-------------|--------------|----------------|------------|
| Carol Sullivan | Dan Wolfeld | Patricia Dow | Patrina Leland | Walt Adams |
| Aye            | Aye         | Aye          | Aye            | Absent     |

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

**TAX MAP: 251.11-2-2**

**APPLICANT: SCRIMSHAW VENTURES - HOA**

**ADDRESS: SCRIMSHAW LANE – BEACH AREA**

**ZONE: COMMERICAL MIXED USE**

**APPLICATION: SPR18-2021**

Patrina Leland recused herself from this application at 6:07 pm.

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 application is also seeking approval to construct a permanent access pathway to the beach area, initially, for the purpose of completing the proposed dock re-construction project.

Tabled at the November 17, 2021 to give the applicant time to coordinate between all of the agencies involved in issuing permits.

Mark Visscher updated the Planning Board on the status of the approvals from the other agencies. The Lake George Park Commission approved the dock design, and he anticipates hearing from the Army Corps of Engineers in the next few days. Mark Visscher is still in communication with the other agencies, and is continuing to answer their questions. The Board confirmed with Mark Visscher that he still hopes to start work this spring. Dan Barusch stated that the Village is number two in order to grant approval, and their advisory recommendation. The other agencies are waiting the Board's response before moving forward. The Board stated that they are to review the path through the wetland, as well as, issue an advisory recommendation. The Board confirmed with Mark Visscher and Chris Migliano that the pathway will be made of crushed stone and will be six feet wide. Chris Migliano stated that it will be wider during construction to allow for equipment to come through, and that this proposal is intended to define clear boundaries for the path. The wooden boardwalk will remain. Chairperson Carol Sullivan read the questions to the Short Environmental Assessment Form Part 2– Impact Assessment all Voting Board Members stated “No, or small impact may occur” to all of the questions.

Carol Sullivan made a motion for a negative declaration on Short Environmental Assessment Form Part 2– Impact Assessment form dated February 16, 2022.

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

|                |             |              |              |                |            |
|----------------|-------------|--------------|--------------|----------------|------------|
| Carol Sullivan | Dan Wolfeld | Patricia Dow | Dean Howland | Patrina Leland | Walt Adams |
| Aye            | Aye         | Aye          | Aye          | Recused        | Absent     |

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

Dan Wolfeld made a motion to approve the proposed reconstruction and reclamation for the pathway in the wetlands with the recommendation to the APA that we are in favor of the project.

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

|                |             |              |              |                |            |
|----------------|-------------|--------------|--------------|----------------|------------|
| Carol Sullivan | Dan Wolfeld | Patricia Dow | Dean Howland | Patrina Leland | Walt Adams |
| Aye            | Aye         | Aye          | Aye          | Recused        | Absent     |

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

Patrina Leland rejoined the meeting at 6:22 pm.

**TAX MAP: 251.18-3-72**

**APPLICANT: FORT WILLIAM HENRY DBA THE WHITE LION ROOM & TANKARD TAVERN**

**ADDRESS: 48 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SPR3-2022**

Applicant is seeking approval for extensive site plan renovations. Seeking to remove an existing 1,569 square foot wooden deck, shuffleboard court, gazebo, light poles, grill on a concrete pad, pedestrian walkways, and plant beds. The items would be replaced with a patio space approximately 4,466 square feet in size to accommodate a 40'x20' event tent and fire tables, a unit paver walkway to a wedding ceremony space, reconfigured existing pedestrian pathways to the north of the event space to improve circulation, installing dark-sky compliant lighting, and landscaping of the venue with plantings. All areas with proposed pavers will be surfaced with permeable pavers.

Ceiling Trim- PVC Azek, Bed molding, Smooth  
Ceiling- Composite beadboard Versatex, Driftwood  
Decking- Composite tongue & groove and Deck Rim Fascia, Timbertech, Coastline  
Exterior suspended heater- Bromic Tungsten smart-heat, Matte Black  
Columns- PVC Azek, Smooth  
Exterior sconce downlight- Progress lighting, Matte Black  
Roof cornice paint- Sherwin Williams SW 6258 Tricorn Black  
Eifs paint- Sherwin Williams SW 6198 Sensible Hue  
Exterior ceiling fan- Minka-Aire F869, 84-inch, smoked iron  
Railing posts- Trex Transcend, classic white, and  
Railings- Trex Transcend, charcoal black.

Minutes – APPROVED

he stated that the landscaping and patio might be scaled back depending on the budget after the construction on the three-season room was completed. The Board asked if Fort William Henry had approved the plan that was being presented. Collin Rosthan and Kristen Catellie stated that they had not received final approval, and that changes might be made to the size of the patio, design of the patio pavers, walkway, lights, and landscaping depending on costs. The Board discussed the impacts of reducing the permeable pavers, and the landscaping would have on the stormwater management. Matt Huntington stated that they can scale back the patio, and still exceed the minimum stormwater management standards. The Board discussed amounts of a financial instrument to ask for based on what work would be needed to ensure that the project was completed, and that stormwater had places to drain. The Board decided to seek a financial instrument in the amount of \$75,000.00.

Chairperson, Carol Sullivan read the questions to the Short Environmental Assessment Form Part 2– Impact Assessment all Voting Board Members stated “No, or small impact may occur” to all of the questions.

Carol Sullivan made a motion for a negative declaration on the Short Environmental Assessment Form Part 2– Impact Assessment Form dated February 16, 2022.

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

|                |             |              |                |            |
|----------------|-------------|--------------|----------------|------------|
| Carol Sullivan | Dan Wolfeld | Patricia Dow | Patrina Leland | Walt Adams |
| Aye            | Aye         | Aye          | Aye            | Absent     |

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

Colin Roshtan asked to Board what amount of landscaping would be needed to have the project considered complete. The Board let him know that the project would be considered complete when everything presented in the application was done.

Carol Sullivan made a motion to conditionally approve the application SPR3-2022 as presented with the building having a flat roof, the AC to be relocated to the top of the roof, the pole lights will be 8-10 feet in height, and the permeable pavers will be in an earth tone color. Conditionally approved with a financial instrument in the amount of \$75,000.00 in a form of security acceptable to the Village Board. Any changes in the design submitted will need to come back before the Planning Board.

**2<sup>nd</sup> MOTION: Walt Adams**

|                |             |              |                |            |
|----------------|-------------|--------------|----------------|------------|
| Carol Sullivan | Dan Wolfeld | Patricia Dow | Patrina Leland | Walt Adams |
| Aye            | Aye         | Aye          | Aye            | Absent     |

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

Dan Barusch stated that they will have to go to the Village Board in March regarding the type of financial instrument.

Motion to adjourn by Carol Sullivan at 7:35 p.m., seconded by Walt Adams, and unanimously carried.

Respectfully submitted,  
Lori M. Bott