# 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 Wolfield, 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 Caterllie.

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 Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Absent

Ave = 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 Wolfield	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 Wolfield 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 Wolfield	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: COMMERICAL 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.

The Board confirmed that this site plan review is for the three-season room that was approved back in September of 2021 but is being resubmitted with changes, and includes the area around the three-season room. Dan Barusch stated that site plans presented in September of 2021 did not have all of the details, so the approval granted in September is null and void. The Board asked for clarification on where the existing staircase is on the new plan. Kristen Catellie used a copy of the printed plans to demonstrate that the stairs will go to the basement. The Board pointed out that the plans submitted in September of 2021 do not match the current submitted plans. The square footage of the inside services area was originally stated as 7,241 square feet and is now listed as 9,077 square feet. The square footage for the outside area was stated to be 3,360 square feet and is now listed at 4,460 square feet, and there are several differences in the design elements. Collin Rosthan stated that the original application was done before he was involved in the project, and that the square footage calculations were estimated by whomever submitted the first application. Collin Rosthan assured that Board that the new figures were accurate. The Board asked where the stormwater would be directed. Matt Huntington stated that they designed the stormwater to go into the stone reservoir below the permeable pavers. Matt Huntington stated that they did testing patches on the site, and there are existing stormwater drywells on site. The Board asked for clarification on the length of the patio. Kristen Catellie pointed to the drawings, and stated that the patio will be 43 feet in length. Dan Barusch asked if the tents shown in the plan are temporary. Kristen Catellie stated that all the tents are temporary, and all but one tent will be placed on the permeable pavers. Collin Rosthan reviewed the proposed materials. The materials and colors are as follows;

Ceiling Trim- PVC Azek, Bed molding, Smooth Ceiling- Composite beadboard Versatex, Driftwood Decking- Composite tongue & grove 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.

The Board confirmed that these are the final color choices. Collin Roshtan stated that they were. The Board asked how many lights they would be installing, where the lights would be placed, and the heights of all the light poles. Kristen Catellie said that all the lights would be dark sky compliant. There will be three lights that will be between 8-10 feet tall, there will be a maximum of thirteen bollard lights, and the number of pathway lights is to be determined. Kristen Catellie referenced a picture of the proposed lights, and pointed out proposed locations for the lights on the plans. She also, stated that the number of lights needed has not been finalized. The Board asked what material would be used for the proposed sidewalk, and how wide it would be. Kristen Catellie stated that the sidewalk would be asphalt, five feet across, and would connect to an existing sidewalk. The Board asked what color, size, and pattern the proposed pavers would be. Kristen Catellie said that the color, size, and pattern had not been finalized, but they were looking at earth tones. The Board confirmed with Collin Rosthan that the estimated cost of the project is \$1,700,000.00. The Board discussed if there was a need to ask for a financial instrument to ensure that the stormwater management was adequate, and that the whole project including landscaping was completed. The Board discussed only requiring a financial instrument on the stormwater management and landscaping. Collin Rosthan estimated that that part of the project is estimated to be about \$600,000.00. However, Minutes – APPROVED Planning Board Page 3 of 4 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 Wolfield	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 Wolfield	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