

**APPROVED**

**LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
MARCH 21, 2018  
PLANNING BOARD MINUTES**

**Board members present:** Carol Sullivan – Chair Person, Patricia Dow, Chuck Luke, Dean Howland, Dan Wolfeld

**Board members absent:** n/a

**Others present:** Walt Adams (Alternate), Dan Barusch, (Director of Planning and Zoning), Stephanie Fregoe (Clerk), Jon Lapper, Dave Kenney, Perry Girard, Kenneth Giordano, Michael Riley, Kris Dawson, Rubin and Dana Ellsworth, Lucas Dobie (Hutchings Engineering)

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

**TAX MAP NO.: 264.06-2-5  
APPLICANT: JAMES D. QUIRK  
ADDRESS: 21 SEWELL STREET  
ZONE: COMMERCIAL RESORT  
APPLICATION: SITE PLAN 1732**

Applicant is proposing a 120' x 115' metal sided boat storage building. Applicant withdrew from Planning Board review until decision is granted from Zoning Board of Appeals.

**TAX MAP: 251-18-3-41  
APPLICANT: PERRY GIRARD, ADIRONDACK LIVE EDGE  
ADDRESS: 175 CANADA STREET  
ZONE: COMMERCIAL MIXED USE  
APPLICATION – SIGN #1735**

Applicant is proposing a 4 x 2-foot rectangular mahogany wood sign. The background will be a natural wood color with black lettering.

Carol Sullivan addressed Mr. Girard. She clarified that this will be a hanging sign, with a clearance of 8' 9" hanging in the Mayard Center. It is a wood sign made up of mahogany. Mr. Girard addressed the board. Sign will be 4 x 2-feet with a live wood edge. It will not be a perfect rectangle due to nature of the wood. The wood edge will serve as border. The lettering and graphics will be carved into the sign. The lettering will be black. Ms. Sullivan asked if the sign will have lights. Mr. Girard said the Mayard Center does have lights but the owner never has them on.

Patricia Dow made a motion to approve the sign as presented at Adirondack Live Edge at 175 Canada Street, 4 x 2 feet, rectangle shaped with live wood edge. Colors as presented, wood sign with black lettering.

**2<sup>nd</sup> MOTION:** Chuck Luke

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfeld	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

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**TAX MAP: 251.18-3-47**

**APPLICANT: KENNETH GIORDANO, BOWL BOSS**

**ADDRESS: 217 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION – SIGN #1801**

Applicant is proposing a circular shaped sign 56 inches in diameter. The sign will have a white background with black lettering and no raised graphics.

Carol Sullivan confirmed with Mr. Giordano that the proposed sign will be made of durabond, circular shape and approximately 4' 8" in diameter. The sign will be located on the center of the building, above the door in the top portion above the lights. Ms. Sullivan asked if the lights were going to be removed. Mr. Giordano said that he would fix the center gooseneck light that is currently falling down. He would like to move the center light up to go above the sign and leave the remaining two lights in place.

Mr. Giordano described the sign as having a distressed look so the purple color will not be as bright as shown. Ms. Sullivan confirmed all sizes of the graphics and lettering as presented in the application. Mr. Giordano also mentioned that he would like to change the color of the building to more of an Adirondack color, similar to the Marriot. He knows he will need to go before the board with a site plan review and has discussed this with Dan Barusch.

Patricia Dow asked Mr. Giordano if the white will be as stark as it appears in the picture presented. Mr. Giordano replied that he could change the background to a light grey. He has mimicked the Village of Lake George logo. This business is not a franchise so he would be able to make changes to the colors.

Patricia Dow made a motion to approve the sign as presented at 217 Canada Street with the circular sign, white background, black letters and purple logo as detailed in the application.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfeld	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-38**

**APPLICANT: MICHAEL RILEY, RILEY'S**

**ADDRESS: 141 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION – SIGN #1806**

Applicant is proposing a single sided, 8 x 3-foot oval sign to replace existing Riley sign.

Mr. Riley explained to the Board that the current sign is made of real wood and has only lasted approximately five years. It is a painted sign with polyurethane which has peeled. Instead of sanding it down and repainting, he would like to replace it with a better sign. The faux wood grain sign will last much longer. He will use the current lighting. The sign will be 8' x 3' and 25 square feet or less. The background will be brown, natural wood look. The border will be raised, approximately 1" wide. The

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Board discussed if the border color would be black or blue as shown in the application. The lettering of "Riley's" will be a silver-grey.

Dan Wolfield asked about the oval proportion of the sign and if the sign is 8' x 3' would the lake logo fit inside those dimensions. The lake logo hangs outside of the logo by a few inches on the top and bottom. Mr. Riley said the sign would not exceed 25 square feet.

Chuck Luke make a motion to approve the sign for 141 Canada Street, with a wood grain sign, 8' x 3', with the colors of silver, white, brown and blue with a black border.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfield	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.14-2-3****APPLICANT: KDA HOSPITALITY****ADDRESS: 365 CANADA STREET****ZONE: COMMERCIAL MIXED USE****APPLICATION – SIGN #1803, #1804, #1805**

Applicant is proposing three separate signs for the exterior of the Marriott. All three signs will have aluminum raised lettering.

- Sign #1803 - Peak 365 Café and Lounge – 20 square feet
- Sign #1804 – Charlie's Steakhouse – 20 square feet
- Sign #1805 - Barleycorn's Beer Garden – 14 square feet

Jon Lapper addressed the board. He noted that since the application was submitted there has been a change in one of the proposed signs. "Charlie's Steakhouse" has been changed to "Charlie's Bar and Kitchen". The look of the sign has not changed, just the name. Channel lettering, size and location of the sign will remain the same.

Ms. Sullivan noted that on the application the letter says it is raised with .063" aluminum backs. She asked for clarification. Mr. Lapper explained that each letter will be attached separately to the building. There is a cover that goes over each light behind each letter. The letters are backlite, the same as the existing Courtyard Marriot letters. Ms. Sullivan asked about the plans that were submitted. It shows signage indicated in three different places along the front of the building, different from where the three new proposed signs are shown. Mr. Lapper confirmed that those are from the original approved plans where signs were going to be placed.

Dan Wolfield suggested making a motion to approve the new sign locations as presented and not allow signs in the previously approved locations.

Carol addressed the mountain graphic on the proposed "Peak 365" sign. She asked if the 20 square feet include the graphic. Mr. Lapper confirmed that the sign does include the mountain graphic. He pointed out the red rectangular shape drawn on the plans indicates square footage of each proposed

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sign. The “café & lounge” lettering will also be backlit. Dave Kenny said the mountain would also be backlit.

Ms. Sullivan asked about the square footage of Charlie’s Bar and Kitchen. The application states 20 square feet, however the drawing states 18 square feet. Mr. Lapper believes the 18 square feet is correct as the size was proposed by the architect. Mr. Wolfield noted that “bar and kitchen” is longer than “steakhouse” so the sign may be slightly larger than 18 square feet. Mr. Lapper agreed.

Ms. Sullivan confirmed that the Peak 365 lettering is 14” high and that Charlie’s lettering is 16” high, bar and kitchen will be 11”, same as the “steakhouse”. Mr. Lapper agreed.

The board did not have any questions about the proposed “Barelycorn’s” sign. Patricia Dow asked about the intended purpose of the patio that would be located next to Barelycorn’s. Mr. Kenny said that the Planning Board previously approved the deck. Ms. Sullivan questioned whether or not the Bboard made that approval knowing that the deck would be intended for an outside bar. Mr. Lapper believes that they did present the deck as a seating area for a restaurant and bar. Ms. Sullivan said she was not present at that meeting, she suggested pulling up the minutes from that board meeting. She stated that this is separate from the previously approved side walk café. She is questioning the patio where the law firm building used to stand. She said there are specific codes pertaining to this type of deck and its intended use. Ms. Sullivan asked if Dan and Stephanie could pull the minutes to discuss or amend at a later time.

Dan Wolfield asked about the installation of the channel letters and if the wires for the lighting would show. He also asked what the façade would look like if the applicant changed his mind and renamed any of the businesses. The channel letters require drilling into the stone on the building and would leave holes if changed. Mr. Lapper confirmed that it would be a big deal to change the lettering and patching would have to be done.

Ms. Sullivan asked the board what they thought about the three signs in a row. Chuck Luke likes them. Jon Lapper stated that the signs were designed to look like three separate businesses. Ms. Sullivan noted that the signs need to fall into a specific category and that these are considered wall signs. They are being approved for three separate businesses.

Dan Wolfield made a motion to notate that the current signage shown on the original floor plans for the elevation view of the Courtyard Marriott hotel will no longer be used, and that they are being replaced by three new signs in different locations.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfield	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

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Dean Howland made a motion to approve the sign for Peak 365 Café & Lounge as designated in the attached prints, as presented.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfeld	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Dean Howland made a motion to approve the sign for Charlie's Bar & Kitchen in the raised black lettering, backlite as noted on the pictures and prints presented.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfeld	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Dean Howland made a motion to approve the sign for Barleycorn's Beer Garden in black lettering and backlite as shown on the pictures and prints presented.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfeld	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.14-3-26****APPLICANT: SALIM AMERSI, SURFSIDE****ADDRESS: 400 CANADA STREET****ZONE: COMMERCIAL RESORT****APPLICATION – SITE PLAN 1723**

The board reviewed the pool deck plans in November 2017. Project was tabled as additional information was needed.

- 3D plan showing elevation.
- Any landscaping or shrubs.
- Amount of land to be scrapped off from under the pool deck and depth.
- Engineered or contractor drawing of gravel, drainage and clearing under the pool deck.
- Description of what project will look like from the lake.
- Clarification of the storm water management plan from 2009.

Kris Dawson represented Mr. Amersi. Carol Sullivan reviewed the 3D plan and asked about the note that states "deck above hangs blocks about 18" above block". She asked if this was referring to the height? Ms. Dawson believes that the deck will be approximately 3 feet in height from the ground, noting that the ground does slope and that height may vary approximately up to 5 feet.

Ms. Sullivan asked if the Board had enough information to move forward. The landscaping is shown and also a plan showing elevation. Amount of land to be scrapped off from under the pool deck and

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depth was not provided as previously asked for, nor the kind of stone to be used. Ms. Dawson stated that the type of stone that was discussed at the previous meeting would be used. Dan Wolfield said that the board is looking for a sketch showing how much of each type of stone would be used. Ms. Dawson said Mr. Amersi didn't want to spend a lot of money on engineered drawings unless he received approval for the deck.

Mr. Wolfield suggested approving the concept of the deck and then making a final approval once engineered plans are presented to the board. Chuck Luke noted that Doug Frost had stated at the previous meeting that there is no issue with storm water management. Mr. Frost had a conversation with DEC who said if the water runs through the decking, it is considered permeable and doesn't require storm water management. Ms. Dawson said 4" to 6" of landscaping stone would be used under the deck rather than grass. Dan Wolfield said that he is looking for some sort of confirmation on the amount and type of material that would be used.

Dean Howland said the plans are hard to read and figure out such as the 2-tiered deck. Dan Barusch commented that the first deck level would be 3 feet high, and the second tier would be a two-foot drop. The fencing guidelines will be up to the County. Mr. Howland and Ms. Sullivan don't have any issues with the overall concept of the deck. Having something professional presented would make it easier to review. Mr. Howland asked if the railing system would match the pool railings or the cable railings put on the main building. It is hard to tell in the plans presented exactly what the project will look like when completed.

Ms. Sullivan asked the Board if they are ok to move forward. Mr. Howland said he would like to see more professional plans to make sure what is presented is what they build. He again stated that he doesn't have an issue with the overall concept. Ms. Sullivan and Mr. Wolfield agreed. Ms. Dawson stated that she believes Mr. Amersi is looking for verbal approval so he can move forward and then spend money on the engineered plans. Patricia Dow agreed that it is hard to approve a plan that is difficult to figure out. Chuck Luke said that the board doesn't always require engineered plans and if they do it for one, they should do it for all applicants. Ms. Sullivan clarified that the engineered or contractor plans needed was for gravel, the clearing of ground and the drainage under the pool deck.

Mr. Wolfield and Ms. Sullivan asked what the railings would look like. Ms. Dawson stated that they would be cable railings. Ms. Dow asked about the stairs labeled "out" on the plans. Ms. Dawson said those would be removed. The board reviewed a small plan attached at the back of the application and found where the amount and type of stone to be used was indicated: #2 stone, 4" - 6". Ms. Sullivan said the height of the railing is up to the County. If Mr. Amersi is going to use a colored railing, the Board would need to know that information. Ms. Dawson stated that Trex deck material would be used in a neutral or brown color.

Dan Barusch stated that he looked at previously approved plans and based on the last storm water plan from Hutchings in 2014, Mr. Amersi is over the amount needed and additional storm water management is not needed.

The board discussed the landscaping presented. One plan shows six shrubs and another plan shows seven shrubs. They also discussed what the deck would look like from the lake. Dan Barusch explained that they would see the two deck elevations and the shrubs in front as shown in one of the drawings. The top rail is the existing pool deck and the bottom rail in the proposed deck.

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The Board decided that they are satisfied with all the material presented except that they would like to see the design of the railing and the color deck material that is too be used. The Board is not tabling the project, they would like the applicant to be able to move forward. Ms. Dawson can get in touch with Dan Barusch regarding the colors of the deck and railings and forward that to the board.

Mr. Howland asked if there would be any deck lighting as it is not shown in the plans presented. Ms. Dawson is aware to present any deck lighting to the Board for approval.

Patricia Dow made a motion to approve the pool deck plans for the Surfside at 400 Canada Street with gravel and drainage as presented in the application. The storm water management is fine according to Dan Barusch's review. The deck colors and railings will be presented at a later date. 4" to 6" of ground will be scrapped off and gravel added as presented.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfield	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

**TAX MAP NO.: 264.06-2-31, 264.06-2-32  
APPLICANT: DIESKAU PROPERTIES  
ADDRESS: 90 COURTLAND STREET  
ZONE: RESIDENTIAL MIXED USE  
APPLICATION: SKETCH PLAN REVIEW**

Applicant is presenting plans to build two triplex buildings on the Courtland side of parcel in place of previously approved four duplex buildings.

Mr. and Mrs. Ellsworth addressed the board and explained proposed changes in his project. Next month a site plan application will be presented for approval. The roof line had to be changed to accommodate snow load.

The lots have now been combined into one tax map number. Lucas Dobie with Hutchings Engineering addressed the board. He reviewed the new plans explaining that this design fits the land much better and there is better egress. Applicant would like to start the building process this summer and finish up in the fall.

The board was pleased with the overall sketch plan. They suggested the applicant apply for a site plan review for the next meeting.

**MINUTES: January 17, 2018**

Carol Sullivan made a motion to approve the January 17, 2018 minutes as presented.

**2<sup>nd</sup> MOTION:** Chuck Luke

Carol Sullivan	Chuck Luke	Walt Adams
AYE	AYE	AYE

Aye = 3 Nay = 0 Motion carried

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**MINUTES: February 21, 2018**

Carol Sullivan made a motion to approve the February 21, 2018 minutes as presented.

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

Carol Sullivan	Patricia Dow	Chuck Luke	Dan Wolfield	Dean Howland
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

Respectfully submitted,

***Stephanie Fregoe  
Zoning Clerk  
March 28, 2018***