

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

Board members present: Carol Sullivan (Chairperson), Patricia Dow, Patrina Leland, Walt Adams, and Dan Wolfeld

Board members absent: Dean Howland

Others present: Lori Bott (Clerk), Dan Barusch (Director of Planning and Zoning), Michael Ditroia, Paul Mastroioni, Tracy Mastroioni, Robert Porter, Gary McCoola, Brett Lange, Katie Carson, Will Carson, Steve Thurston, Rob Gregor, and Nerishe Gregor.

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

TAX MAP: 251.18-3-58

APPLICANT: CHRISTIE'S ON THE LAKE REALTY CO

ADDRESS: 182 CANADA STREET

ZONE: COMMERCIAL RESORT

APPLICATION: SPR#5-2023

Applicant is seeking approval to remove the existing metal-framed canopy on the portion of the deck adjacent to Christie's Lane, to install a new wood-framed permanent roof structure over the same portion of the deck at Christie's on the Lake. There will be no changes to the façade of the building and no change to the use.

Brett Lange and Gary McCoola were present to represent Christie's on the Lake Realty Co. The Board confirmed with Brett that the posts would be on his property. The Board asked why he was adding additional posts and not building the roof so that it tied into the existing porch and utilizing the existing posts. Gary explained that he was not involved in the original design of the deck, and they are not able to verify if the deck posts are built to take the weight of the deck and the proposed roof. The Board voiced concerns about how the structure would look with so many posts, and if it would affect the symmetry of the building. The Board asked if Brett would be able to excavate to determine if the current support posts could handle the additional weight load. Gary explained that there is not enough room to do so.

The Board questioned why this project was exempt from storm water management. Dan Barusch explained that while there is always concern, and that the Board could add language to their motion regarding storm water management the code says it is fine until there is 1,000 new feet of impervious surface. He further explained that the proposed roof is going over an existing impervious surface. Brett explained that the current gutters go to a water containment system, under the walkway where the grates are located. The Board questioned if there would be gutters on the proposed roof. Brett and Gary both said that they would add gutters.

Motion by Walt Adams to approve the removal of the existing metal framed canopy at Christie's on the Lake at 182 Canada Street on the portion of the deck adjacent to Christie's Lane, and to install a new wood framed permanent roof structure over the same portion of the deck at Christie's on the Lake with new gutters that connect to the existing walkway system.

2nd MOTION: Patricia Dow

Carol Sullivan	Dan Wolfeld	Patricia Dow	Walt Adams	Patrina Leland
Aye	Nay	Aye	Aye	Aye

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

TAX MAP: 251.18-3-61

APPLICANT: KATIE CARSON

ADDRESS: 2-4 KUROSAKA LANE

ZONE: COMMERCIAL RESORT

APPLICATION: SPR#6-2023

Applicant is seeking approval for a façade change for their office building and ticket booth. The façade change will include updating the siding from aluminum clapboard to vertical vinyl white colonial siding with natural cedar shakes and blue mountain granite accents. The lights will be facing downward and will be low voltage. The new lights will be black powder coated and will be attached along the exterior walls of entrances.

Katie Carson was present to represent 2-4 Kurosaka Lane. The Board confirmed that only the façade is changing, and that the building is remaining in use as an office. Katie confirmed that was correct. The Board asked if the façade would go all around the building, if the roof would be changing, and what material the post and beams would be. Katie informed the Board that the façade will go around the entire building, that the roof will be remaining the same, and the post and beams will be the same but wrapped in pressure treated lumber.

Motion by Dan Wolfeld to approve the ticket booth as presented with white colonial siding, the roof as existing, and some updates with some wood trim on the side of the building as presented.

2nd MOTION: Patricia Dow

Carol Sullivan	Dan Wolfeld	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

Motion by Dan Wolfeld to approve the façade change for the office building at 2-4 Kurosaka Lane as presented with the Adirondack blue stone down below and the colonial siding with the cedar shake, reusing the black existing railing, updating the stairs, with the lights as presented in their packet of information, and everything being wrapped with some pressure treated material.

2nd MOTION: Carol Sullivan

Carol Sullivan	Dan Wolfeld	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

TAX MAP: 251.18-3-40

APPLICANT: MICHAEL DITROIA (STUNAD'S ITALIAN ICE)

ADDRESS: 155 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SPR#7-2023 (CHANGE OF USE)

Applicant is seeking approval to transform a prior gift shop space into a food service establishment. The interior construction will include a half wall in the center of the building to sell Italian Ice and other products over the counter. A grease trap will be installed to remove and retain grease from wastewater in the kitchen area. The grease trap will be a standard steel grease trap, measuring 11-7/8" width, 11-1/8" height, and 17-1/4" length. There is no seating proposed inside the storefront, but several high-top tables are proposed in the screened in porch along Canada Street.

Michael Ditroia and Robert Porter were present to represent Stunad's Italian Ice. The Board asked questions regarding the number of tables inside, the number of tables in the screened area, and if the bathroom would be for customers or employees. Michael said the bathroom would be for employees, and there would not be seating only a couple of high-top tables in the porch area with no seating in the inside area.

The Board discussed if the screened in porch area would be considered an outdoor area or part of the building. Robert informed the Board that they are planning to remove the screen. The Board felt that without the screen it would be considered an outdoor space, similar to Mezzaluna's space. The Board stated that Mezzaluna was built before the current code was in place. The Board stated that following today's code a building being built today could not have an outside area that is more than 50% of the inside area, and it would need to be five feet back from the property line. It was asked if this area would be considered a sidewalk café. Dan Barusch answered that it would not be because it is on private property. The Board discussed the options available. The Board told Michael that if he wants tables to be on the porch, the tables will need to be setback five feet or he would have to go before the Zoning Board of Appeals to seek a variance. The Board brought up the option of taking down the knee wall and screen to allow for ten feet of unencumbered space where Stunad's could apply for a sidewalk café. Michael and Robert thought that there was room for tables to go against the wall and be setback five feet. The Board told Michael and Robert that either way they would need to see the tables before granting approval. Michael showed the Board a picture on his phone of the proposed tables. The Board told the applicants that they would conditionally approve the project, but they would need to e-mail Dan with the final choices after they measured to see how much room would be between the tables and the knee wall.

Motion by Patrina Leland for Michael Ditroia, Stunad's Italian Ice at 155 Canada Street for a change of use to transform a prior gift shop into a food service establishment. Which would include a half wall in the center of the building to sell Italian Ice and other products over the counter. Would include a new grease trap to be installed to remove and retain grease from the wastewater in the kitchen area. There is no seating proposed inside the storefront but if it meets the five-foot setback the tables would be round and bar pub black inside the screened in porch

along Canada street. There are no other changes documented. There would be no bathroom for customers as it would not seat over twenty.

2nd MOTION: Dan Wolfield

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

TAX MAP: 251.18-3-40

APPLICANT: MICHAEL DITROIA (STUNAD'S ITALIAN ICE)

ADDRESS: 155 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIGN#3-2023

Applicant is seeking approval for one rectangular wall sign that will be placed in the front of his business, Stunad's Italian Ice. The sign will be 5' by 2' and placed on the wall of the screened porch. The sign will have the Italian flag colors in the background with black, green, white, and red lettering. The sign will be made of vinyl and will have a one-inch vinyl border. The border will not be raised, and the color will be white. The lettering will not be raised, and the size of the lettering will measure a maximum of 7". The lighting will not be changed as it will use the existing two gooseneck lights.

Michael Ditroia and Robert Porter were present to represent Stunad's Italian Ice. The Board asked them to clarify what the sign will say. Mike said that they had changed the word "coffee" to "& more" and the third line of lettering will be 2-2 ½ inches tall. Mike described the sign as: line one: Stunad's - line two: Italian Ice - line three: Lemonade · Hotdogs · & More

The Board asked about the white border and if it would complement the sign. Robert agreed that he wasn't fond of the white and would like to switch it to a black border. The Board questioned how the proposed sign would be mounted. Robert said they were going to hang it using hook and eye. The Board brought up that a thin vinyl sign would be very light weight and might blow off becoming a safety concern. Robert suggested that they change the backing to wood. They would have the vinyl designed pressed onto painted wood. The Board agreed that the changes would be agreeable, but they would need to see a final rendering of the sign before granting final approval.

Motion by Patricia Dow to conditionally approve the sign for Stunad's Italian Ice at 155 Canada Street instead of as presented it will have a black border, Italian Ice to remain as presented, Lemonade, Hotdogs and more to be 2-2 ½ inches in height. The remaining colors will be the same. It will not be on PVC; it will be on plywood with the vinyl applied to it and the final design it to be submitted to the Village for final approval.

2nd MOTION: Carol Sullivan

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

TAX MAP: 251.14-3-1 8
APPLICANT: SUNDOWNER LLC
ADDRESS: 420 CANADA STREET
ZONE: COMMERCIAL RESORT
APPLICATION: SPR#4-2023

Applicant is seeking approval to remodel two cabins to include a second level at the Sundowner Motel. Applicant will be demolishing and rebuilding with the footprint remaining the same. Each cabin will remain a two bedroom and will have an Adirondack esthetic. There are no changes to the lighting, contours, sewage disposal, and the location of trash receptacles. The exterior walls of the cabin will be a dark brown pine log.

Rob Gregor was present to represent Sundowner, LLC. Rob told the Board that he has a couple of cabins that are very old and need updates. He explained that he will be keeping the same footprint but will be adding a second story. Carol Sullivan informed the Board that Rob had received a variance for relief of the required set back from the Zoning Board of Appeals for Cabin 134 on March 1, 2023.

The Board asked what the effect on storm water would be because the plans show only one cabin having gutters. Rob stated that both cabins would have gutters. The Board asked for clarification on the submitted plans. Rob explained that both the cabins will have the same footprint, each will have one door and that Cabin 207 faces east and Cabin 134 faces north. Neither cabin will have windows on the back and other side and the lighting will be black outdoor sconces above the room numbers. The Board asked for Rob's color choices for the siding and shingles. Rob said that the siding would be brown wood siding. After a brief discussion it was decided that the shingles would be either brown or dark green to match the green doors. The Board confirmed that the slope of the roof will stay the same, with a 7'12' pitch. That there would be no impact on parking and that the cabins will continue to be used as hotel rooms.

Motion by Dan Wolfield to approve the two new cabins changes at 420 Canada Street for Sundowner as presented with a few specific details to be made. The two sides that we do not see do not have doors or windows on them. The two cabins will face the directions that are shown on the plot plan with the building that is presented, which is 134 and duplicated for 207 unit. The roof shingles will either be brown to be matching or the new green color that is presented to coordinate with the darker or hunter type green doors that are currently on the buildings. Gutters will be on both buildings. Buildings will be used specifically as hotel rooms. The lighting will be black sconces which are currently on other buildings throughout the property. It will be a log type siding with a dark brown finish on each of the buildings.

2nd MOTION: Patricia Dow

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

MINUTES:

FEBRUARY 15, 2023 (CS, PL, DW, PD, WA, DH)

Carol asked if anyone had comments on the February 15, 2023 minutes. The Board asked if on page 3 of 8 the word “imposed” should be “proposed” in the motion. On page 7 of 8 in the third paragraph it states, “...and will be a one-way switch.” The Board was unsure what that meant and asked for a review. On the same page it references a Dave Kenny, the Board thought that Dave Kenny Jr was the one presenting and asked that the “Jr.” be added for clarification. Patricia Dow stated that she had not attended the January 18, 2023 meeting and therefore would not have voted to approve the minutes. In addition, the Board asked why the motions were done in quotations they felt that it read like the individual was deciding and not the Board as a collective. The Board asked that they could been done without the quotes. Lori Bott stated that she was covering for Debonnay Meyers and would need to speak with her regarding editing the minutes. Lori asked that the Board not vote on the February 15, 2023 minutes until Debonnay returned from vacation and was able to review. The Board agreed and will review the February 15, 2023 minutes at the upcoming April meeting.

Motion to adjourn by Carol Sullivan at 7:25 pm., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,
Lori Bott