

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
MARCH 19, 2025 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES**

Board members present: Carol Sullivan (Chairperson), Patricia Dow, Walt Adams, and Dean Howland.

Board members absent: Kevin Merry.

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Debra Jordan, Heath Mundell, and Rob Langley.

Carol Sullivan called the meeting to order at 4:59 pm.

PUBLIC HEARING:

APPLICATION: SUB#1-2025

APPLICANT: DEBRA JORDAN

TAX MAP: 251.18-4-2

ADDRESS: 89 & 91 CANADA STREET

ZONE: COMMERCIAL MIXED USE

“Applicant is seeking approval for a minor subdivision to divide two commercial buildings from a family home which are all currently on the same parcel. The Village of Lake George will conduct a public hearing for this subdivision. The size of the parcel to be subdivided is 1 acre, and two lots will be created. There will be no new development on either parcel. Lot#1 will contain one wood-framed house with a garage, while lot#2 will contain two wood-framed commercial buildings and a parking lot. There will be a need for an easement for utility maintenance.”

The Board asked who was present to represent SUP#1-2025, and the Board saw that Debra Jordan was there to advocate for the division. Carol Sullivan stated she wanted to ask her questions first, then the Board could share theirs. Carol Sullivan asked if the 12,000 square foot lot was the one that had the house on it and Debra Jordan replied with yes. Carol Sullivan then asked if Gaslight was on its’ own lot and Debra Jordan said no. Carol Sullivan asked for clarification to which Debra Jordan explained that with the subdivision, the house and the two restaurants would be on two separate parcels; but currently, all three reside on the same lot.

Carol Sullivan indicated she remembered when Debra Jordan’s dad had the property, and when DJs burnt down years ago. She continued by saying that because of the fire, he had to be ADA compliant which made him build the concrete pad and the ramp. Unfortunately, due to its’ placement, it has caused Debra Jordan to consider several options on how to move forward with the subdivision. Carol Sullivan said there were three options, and they are: moving the proposed property line over so the concrete pad and the ramp are on the business parcel, tearing the pad and the ramp down to reconstruct them away from the residential side, or obtaining a variance from the Zoning Board to keep the ramp and the pad there. However, if they move forward with the third option, it will need an easement.

Debra Jordan inquired more about the third option. Dan Barusch explained that she would need to appear before the Zoning Board for an area variance because the pad violates the setbacks mentioned in §220.

Debra Jordan then inquired about the easement, to which Dan Barusch stated that the easement could be added to both deeds at the end of application review. Debra Jordan then asked Dan Barusch for an explanation on the second option. Dan Barusch said it would be possible, but it would eat up a lot of the parcel. Debra Jordan asked how it would, and Dan Barusch explained that the setbacks for her rear property line must meet 15 feet. So, if she moved the ramp to the back, it would result in a good chunk of her parking area being gone because the 15-foot rule starts from the end of the ramp.

Dan Barusch inquired about the steps mentioned in the plan. Debra Jordan said they were concrete. Carol Sullivan asked if those steps connected to the deck and Debra Jordan said no. Debra Jordan explained that those concrete steps were not connected to DJ's and that there was a stone wall that did separate the steps and the business building. Carol Sullivan asked if she was on the deck, and if she went down the stairs that were connected to the deck, would she be on the residential parcel or on the business parcel? Debra Jordan said residential parcel. Carol Sullivan said that it should be addressed as it would violate the setback requirements. Debra Jordan stated that those stairs were hardly used. Carol Sullivan asked if those steps could be removed and Debra Jordan said she probably could shift the stairs. Dan Barusch asked if the house was higher than DJ's and Debra Jordan said yes. Carol Sullivan said regardless of what option Debra Jordan chose; she must follow ADA requirements. Carol Sullivan relisted the three options and asked Debra Jordan what she would like to do.

Debra Jordan expressed her confusion amongst the Board members, so Dan Barusch took the time to re-explain her options, which were: move the steps, ramp, and concrete pad to another spot on the property, reline the property line, or obtain a variance to allow what's existing to continue with an approved variance. Debra Jordan asked why she would need a variance, and Dan Barusch stated the stairs and the ramp were considered structures; so, they would need to follow the setbacks. Debra Jordan mentioned that when she sells the property, she would cover up the stairs so there was no intrusion on the residential property. Carol Sullivan said DJs must meet the ADA requirement, and unfortunately those stairs were part of that requirement.

Dean Howland indicated he had a question for Debra Jordan and asked how someone in a wheelchair can get into the business. Debra Jordan said through her residential property. Dan Barusch asked Debra Jordan if she'd be ok with people accessing the ramps through her personal property after the property sale and Debra Jordan replied with yes. Dan Barusch indicated that it would mean the easement would be on both deeds; so, he reiterated that it would mean that people would encroach on her personal property. Debra Jordan said she understood and assumed that.

Debra Jordan said she probably could do the second or third option. Dan Barusch asked if the existing ramp was portable to which she said no. There was a suggestion for a wheelchair lift, and Dean Howland said he wouldn't do that if he was her. Dean Howland was asked why, and he replied with the costs. Dean Howland said the lift wasn't cheap, neither will the cost for removing the two stairs and the ramp. The Board mentioned how tall and long the ramp would need to be to get people in the building safely, which prompted Debra Jordan to ask the Board for their input. Dan Barusch said they don't provide suggestions; but if he were in her shoes, he'd go with option three.

Debra Jordan asked how she could get to the Zoning Board. Dan Barusch said she would need to fill out a variance application, which would prompt a meeting. He stated that she would be notified of the next available date to which she'd plead her case with them. If the Board grants her request, she then will come

back to the Planning Board for a final subdivision review. Debra Jordan indicated she would like to move forward with getting a variance. Dan Barusch indicated that the deadline for April has passed, so she would appear before them in May. Before any questions were asked as to why Debra Jordan couldn't get in sooner, Dan Barusch stated that Debonnay Meyers had strict deadlines to meet, and she wouldn't be able to meet them if he accepted late entries at this point. Dan Barusch proposed that both applications could be reviewed in May as long as the deadlines were met. Carol Sullivan said she hadn't opened the public hearing yet, so it could be deferred to May. Dan Barusch said she could still open the hearing; but she would need to keep it open until a final decision was made.

Debra Jordan asked if she would need a new survey map created and Dan Barusch said not right now. Dean Howland stated that a new map should be made once she has approval from both Boards, that way it has a note of the easement. Dan Barusch indicated that she should follow through with his suggestion as it was a great idea. Debra Jordan said she would.

While the Board was working on the motion, Dan Barusch told Debra Jordan what she needs to move forward. He indicated that she needs to create copies of the survey map and come in office to fill out a variance application. Debra Jordan said she would come in and do that. Dan Barusch said the Zoning Board would review only the ramp and the stairs, so it should be self-explanatory.

Carol Sullivan made a motion to open the public hearing at 5:12 pm.

2nd MOTION: Walt Adams

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Absent	Aye

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

Carol Sullivan made a motion to table the application created by Debra Jordan, tax map 251.18-4-2, for 89 and 91 Canada Street for the subdivision.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Absent	Aye

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

NEW BUSINESS:

APPLICATION: SIGN#3-2025

APPLICANT: MAMA'S CORNER CAFE – AHMED ASHMAWY

TAX MAP: 251.18-3-62

ADDRESS: 176 CANADA STREET

ZONE: COMMERCIAL RESORT

“Applicant is seeking approval for one wall sign for their business, Mama's Corner Café. It will be an oval shaped sign with a rectangular banner-like base. The sign will measure a total of 24 square feet and will be made of wood and vinyl. The background of the sign will be white in the oval section and brown

on the ribbon section and the whole sign has four colors. The sign will have a 1.5-inch painted brown border and will not be raised. The letters will be made of vinyl and will be brown and tan. The letters will measure between 10 to 11 inches in size and will not be raised. The sign will have one graphic that will measure 14 inches tall and 17 inches wide and will be in the middle of the sign. The sign will be located above the front door and will be lit by two existing goosenecks.”

The Board asked who was present to represent Sign#3-2025, and the Board saw that Heath Mundell from Lake George Signs was there. Carol Sullivan asked if the Board had questions. Dean Howland stated he thought there was another business there currently, and Carol Sullivan said it’s no longer there. Debonnay Meyers informed the Board of the business names that were there in the past for clarification.

Heath Mundell indicated he thought the sign was simple, and that there was a slight change in the graphics. He handed the Board the most up to date one. The Board asked how many colors were on there to which Carol Sullivan started counting. Carol Sullivan indicated there were four. Patricia Dow asked if she included white and Carol Sullivan said yes. Dan Barusch said there were four colors, and they were red, white, brown and yellow. The Board expressed concern about the background change and Heath Mundell said he’d be willing to make it white. Carol Sullivan asked if all Heath Mundell was doing was replace the person in the graphic with the new updated one and Heath Mundell said yes. Dan Barusch commented that the person in the graphic looked angry, to which Heath Mundell said that was what the owner wanted, and he simply created what was requested.

Some of the Board members were still confused on the number of colors, so Carol Sullivan went over each color in the rendering. The Board questioned the number of colors on the person’s face. Heath Mundell said the person was wearing make-up and offered to tone it down. Dan Barusch indicated it was a similar color to the red apron. The Board liked the request of toning it down, so it was paler. Patricia Dow said it was an odd requirement to ask for as the Zoning Board just passes it down to the Planning Board. Dan Barusch informed the Board that the number of color variances shouldn’t be an issue anymore once the updated doctrine goes before the Board. The Board asked when it would start, and Dan Barusch said around June. The Board asked if they would see the revised legislation before it goes before the Village Board and Dan Barusch responded with yes. The Board asked what would be updated. Dan Barusch said a couple things in the sign ordinance like lighting and colors, and a couple things in the tent ordinance that was previously talked about.

Carol Sullivan shifted the conversation to summarize what was discussed about Mama’s Corner Café. She stated that if they move forward with approval, they must include the conditions they listed in the motion. The Board had no objections with conditionally approving the application with the following conditions: the apron will change from blue to red, the women in the graphic will be changed to the new woman graphic that was given to the Board tonight by Heath Mundell, the new graphic’s make up will be toned down, and the spoon in the new graphic will match the font color.

Walt Adams made a motion to approve the application that’s created for Mama’s Corner café at 176 Canada Street, tax map 251.18-3-62, approved as presented with the additional changes to take away the circle, the apron change to red, and the spoon the same color as the “Corner Café” sign, and the lightening of the face.

Dean Howland added to the motion: “change the background color to more of a gray-ish white”.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Absent	Aye

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

APPLICATION: SIGN#4-2025

APPLICANT: DILLIGAF – BILL MASSRY / ROB LANGLEY

TAX MAP: 251.14-2-1

ADDRESS: 325 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicants are seeking approval for two wall signs for the business, DILLIGAF. Applicants will appear before the Zoning Board on March 5, 2025, for a variance regarding the signs' size. The signs will each measure 36 square feet, if approved by the Zoning Board, and will be made of polycarbonate and vinyl. The signs will have a 3-inch orange border that will be raised and will not have any graphics. The signs' shape contours the outline of the lettering and the graphics. The letters will be made of vinyl and will be black and white. The letters will measure 3 feet and will not be raised. The signs will be halo lit like Del Lago's design. Since the storefront sits on a corner parcel, there will be one sign on each side fronting the roads (Canada Street and Amherst).

The Board asked who was present to represent Sign#4-2025, and the Board saw that Rob Langley from Kicking Country was there. Carol Sullivan informed the Board that the applicant did obtain a variance to have the larger sign on the Canada Street side; but they didn't get it for the Amherst Street side. She stated that they must adhere to the 25 square foot rule, so there shouldn't be any questions about size. Carol Sullivan then asked if the Board had any questions. Dean Howland asked if they still planned to use the brown stain for the wood paneling to which Rob Langley said yes. Rob Langley explained that he spoke with the contractor recently, and he was working on staining all the boards, so it would be ready in a month for installation.

Carol Sullivan asked how halo lights worked, and Heath Mundell said through a controller. Carol Sullivan then asked if he shows them how to adjust the brightness or if he has a hand in controlling it to a certain limit. Heath Mundell says the controller would add an additional cost to the sign price; so, without the controller, the sign's brightness can't be altered. Dean Howland chimed in to say that the applicant could change the lighting by getting certain color bulbs. Heath Mundell agreed with Dean Howland's statement and wanted to add that when it comes to ordering the lights, he asks the applicant what color of light they want. Depending on the background of the sign, he does recommend the warmer white shade because the brighter white color washes out the sign.

Carol Sullivan asked him which one sells more: the warmer white light or the bright white light. Heath Mundell responded with the warmer white light. The Board asked him which one he prefers, and he said the warmer one. Carol Sullivan then turned to Rob Langley and asked him if he was going for the warmer or the brighter one, and Rob Langley responded with warm. Rob Langley explained that he hated the bright light look and it wouldn't do the wooden façade any justice if Bill Massry did that. The Board felt that they should make a condition to where the applicant must use a warmer tone light. Rob Langley said he would let Bill Massry know it was a condition and that it had to be followed. Dan Barusch said in the

rendering, it states an orangish hue for lighting. Rob Langley said he didn't recall Bill Massry saying it would be orangish, but he did remember that the orange around the lettering that was shown in the rendering was because of the wooden background and the reddish lettering.

Carol Sullivan asked the Board if they had any other questions. Patricia Dow asked about the placement of the Amherst Street sign. She indicated that it wasn't in the middle and asked if that was on purpose. Rob Langley said it was on purpose and that it looked better there than putting it in the middle. Dean Howland said he liked the placement and that it made it look good.

Dean Howland made a motion to approve the application created for the DILLIGAF store at 325 Canada Street under the tax map number 251.14-2-1. We're here for the approval of the signs that've been redone, one's larger on the Canada Street side and the smaller one on the Amherst Street side, and the colors as presented, and the backlights will be warm LEDs.

Patricia Dow asked if the size of the signs needed to be mentioned in the motion. Dan Barusch said no.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Absent	Aye

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

APPLICATION: SIGN#5-2025

APPLICANT: TASTE OF INDIA – SABRINA CHAWLA

TAX MAP: 251.10-3-43

ADDRESS: 462 CANADA STREET

ZONE: COMMERCIAL RESORT

“Applicant is seeking approval for one rectangular free-standing sign for their business, Taste of India. Applicants will appear before the Zoning Board on March 5, 2025, for a variance regarding the four-color maximum. The sign will be made of wood and PVC and will measure 42 square feet. The background of the sign will be yellow, and the sign will have a 2-inch black border. The sign will be placed onto the pre-existing signposts that are in front of the building and parking lot. The letters will be made of PVC and will fade between two colors, white and red. The letters will measure approximately 13 inches tall and will be raised. The sign will have graphics which consist of two red peppers with green stems. The sign will be halo lit with LED modules.”

The Board asked who was present to represent Sign#5-2025, and the Board saw that Heath Mundell from Lake George Signs was there. Heath Mundell told the Board that the proposed sign was like the wall sign they had previously approved, and the only difference between the two was that this was more 3 dimensional. He continued saying that he would use the existing signposts as he had plans to clean them up. Dean Howland asked if the frame would be used, to which Heath Mundell said no. Heath Mundell then elaborated further stating that they would gut the center and add a new frame to secure the sign.

Carol Sullivan then inquired if this sign was going to have halo lighting and Heath Mundell said yes. Carol Sullivan indicated that she felt a condition should be added to the motion regarding the warm lighting. The Board had no objection to that, neither did Heath Mundell.

Carol Sullivan made a motion to approve this sign as presented for tax map 251.10-3-43, Taste of India at 462 Canada Street, with the condition that the halo lighting will be warm lighting.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Absent	Aye

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

MINUTES:

January 15, 2025 (CS, PD, KM, WA, DH)

Carol Sullivan told the Board that she sent her comments to Debonnay Meyers already, so she had nothing further. Carol Sullivan then asked the Board if they had any. Patricia Dow said on page 9, there was a typo of someone's name. She explained that his name was Ron Viola, not Richard Viola. Debonnay Meyers apologized and said she would make the change right away.

Carol Sullivan made a motion to approve the January 15, 2025, meeting minutes as presented with the exception of the one change of Richard Viola to Ron Viola.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Absent	Aye

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

APPLICATION: SPR#13-2024

APPLICANT: MARINE VILLAGE – LAURA KOHLS

TAX MAP: 251.14-3-31

ADDRESS: 370 CANADA STREET

ZONE: COMMERCIAL RESORT

“The Village of Lake George will conduct a public hearing for Marine Village’s project that will remodel and expand an existing structure and update the facade on their property. The remodeling will include adding a second story to an existing one-story building for that building to offer seven additional guest rooms and a deck. Owners Laura Kohls and Dave Kenny with their attorney Jon Lapper appeared before the Planning Board on November 20, 2024. The Board created a motion to table the application due to the Board needing more information and for the public to comment and to schedule the public hearing.”

Carol Sullivan informed the Board that the public hearing for Marine Village was still open, and she wasn’t sure if it needed to be closed or opened indefinitely. Dan Barusch stated that it could be left open, and that the hearing should be tabled until the applicant was ready to come back. Carol Sullivan said she included the date in the motion, and she indicated she shouldn’t have. Dan Barusch told her that she

wouldn't have known it was going to go the way it did, and to not beat herself up about it. Dan Barusch suggested not including dates for future motions going forward, and the Board liked the suggestion. Carol Sullivan asked if she should create a motion to table the application until the applicant comes back, and Dan Barusch said yes.

Patricia Dow recused herself at 5:34 pm.

Carol Sullivan made a motion to leave the Marine Village public hearing open until such time that they return to the Board for review.

2nd MOTION: Walt Adams

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Recused	Aye	Absent	Aye

Aye = 3 Nays = 0 Absent = 1 Recused = 1 Motion carried.

Dean Howland asked for a timeline of events, so he had a better understanding of what happened. Dan Barusch told the Board that after the Planning Board tabled the application, Miller, Mannix, Schachner, and Hafner's office asked Dan Barusch to write a determination letter. It then got appealed by Miller, Mannix, Schachner, and Hafner, so now the Zoning Board must review the determination letter through the appeal process. Dan Barusch then stated that the appeal automatically puts a stay on all proceedings, so the Planning Board cannot review anything further until a determination is made on the appeal. Dean Howland then asked for details on what in the letter was being appealed. Dan Barusch stated that in the letter, he explained that the footings weren't expanding; therefore, the building getting the second story wouldn't be classified as a non-conforming structure.

Dean Howland expressed his take on the matter about ground stability. Carol Sullivan indicated that the Board should not be discussing this right now, and Dan Barusch concluded the topic by saying he would update them once a determination was made.

Patricia Dow rejoined the meeting at 5:38 pm.

Dan Barusch asked Debonnay Meyers what they have on the agenda for next month. Debonnay Meyers said one sign for "The Chill Stop", and Dan Barusch replied saying that that needed to go through both Boards. Dan Barusch then stated that Deb Jordan wouldn't be back till May and then remembered that "Carvel" was submitting a sign. Carol Sullivan asked if they plan to use the newer design, to which Dan Barusch said no. The Board asked for more details, and Dan Barusch said it would consist of only two colors, which were white and red, and that it was a very simple design. The Board asked where it would be placed, and Dan Barusch replied with on the existing free-standing sign and on the wall where the "Gyro Hut Ice Cream" sign is. Debonnay Meyers reminded Dan Barusch that there was a site plan coming on West Street. Dan Barusch told the Board that it was an addition to the house, so it should be a simple review for the Planning Board.

Dan Barusch provided some background on the newer businesses coming in. He explained that "The Chill Stop" would be going where the former "Stunad's Italian Ice" was and that they would be offering rolled ice cream and bubble tea. The Board and Dan Barusch then discussed DRI updates, the comp plan, and

what had occurred recently; that way they know what to expect during the future months for zoning updates.

Motion to adjourn by Carol Sullivan at 5:45 pm., seconded by Dean Howland, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers