

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
APRIL 19, 2023 – 5:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

**Board members present:** Carol Sullivan (Chairperson), Patricia Dow, Dan Wolfeld, Walt Adams, and Dean Howland (Alternate)

**Board members absent:** Patrina Leland

**Others present:** Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Kirsten Catellier, Vincent Cianciolo, Kaitlin Carson, Will Carson, Heath Mundell, Sasha Pardy, Sam Luciano, and others.

Carol Sullivan called the meeting to order at 5:04 pm.

**TAX MAP: 251.18-3-61**

**APPLICANT: KAITLIN CARSON – WATERFRONT CRUISES**

**ADDRESS: 2 KUROSACA LANE**

**ZONE: COMMERICAL RESORT**

**APPLICATION: SIGN#4-2023**

Applicant is seeking approval for one free-standing double-sided sign for her business, Waterfront Cruises. The sign does include a reader board that is underneath the double-sided sign that is pre-existing. The sign will be 120" x 65" on the top and 72" x 40" for the reader board. The sign will be made out of top MDO and the background color of the sign will be white. The reader board will be a black digital LED message board with yellow lettering. The sign will include a blue PVC-made border and will be raised 4". The letters will be raised and will have the colors, white and blue. "Lake George" will be raised 3", "Waterfront Cruises" will be raised 7", the "W" will be raised 4.5" and the "Boat Rental & Parasail" will be raised 6". On the sign, there will be a boat that will be 21" in size. The lighting will be placed behind the letters and will have Halo Lit blue LEDs installed. Applicant has been made aware and will have to obtain a sign variance approval from the Zoning Board, which will be determined on April 5, 2023.

Kaitlin Carson, Will Carson and, Heath Mundell were present to represent Waterfront Cruises. Kaitlin Carson introduced herself and Will Carson as the new owners of the property. Kaitlin Carson advised that the area will be re-branded and will go through a name change. Carol Sullivan informed the Board that this application is for the sign in front of the ticket booths.

Reviewing the application and the plans brought to the Board by the applicant, questions started flowing in relation to the proposed sign. Dean Howland thought the sign was nice looking and it didn't look too overwhelming. Dan Barusch quickly commented that the Carson's did appear in front of the Zoning Board. Variance approvals were obtained for the size and for allowing the sign to continue to be non-conforming. Per Village Code, if a pre-existing non-conforming sign

is changed, the applicant must comply with the code. If the applicant chooses not to, the Zoning Board would have to approve the variance to allow it to remain non-conforming. Dan Barusch also explained that the sign will not be internally lit. The plans showcase a halo-lit lighting that technically hide behind the words. Dan Barusch did indicate that there was a discussion between him and the applicants regarding the white colored backgrounds. Dan Barusch did remind the Board that they can technically have the lighter-colored backgrounds as long as the sign isn't internally lit.

Carol Sullivan advised the Board that Dan Wolfeld will be attending the meeting. She received a text message informing her that he's on his way. Walt Adams expressed that he's comfortable with the sign. Carol Sullivan expressed that she is not familiar with halo lighting. Carol Sullivan started searching the web to obtain an answer for her question. She asked Kaitlin Carson if the picture on her phone was accurate to halo lighting. Kaitlin Carson advised that she would like Heath Mundell to explain as he will be the one installing the sign. Heath Mundell provided a detailed explanation of what the halo lighting was and provided examples of businesses in the area that have halo lighting.

Patricia Dow inquired about the lettering with the lighting. As the lights will be behind the lettering to give a specific effect, will each letter have all of the halo lights directly behind it? Kaitlin Carson advised that Lake George Waterfront Cruises, Boat Rental and Parasail will have it. Patricia Dow confirmed with Dan Barusch that these are not white letters, they will be cut outs and the lights will be reflective behind them. Dan Barusch used Saluti restaurant as an example.

Dean Howland made a motion to approve the sign permit for Waterfront Cruises at 2 Kurosaka Lane Lake George, New York.

Dean Howland wanted to confirm if the reader board will be part of the motion. Carol Sullivan advised the reader board was already there and they will be no action for that.

Dean Howland continued the motion by stating the sign is done with white background with blue raised letters and is done with halo lighting.

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

Carol Sullivan	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Recused = 0 Absent = 2 Motion carried.

**TAX MAP: 251.18-3-61**

**APPLICANT: KAITLIN CARSON – THE LIGHTHOUSE GRILL**

**ADDRESS: 2 KUROSACA LANE**

**ZONE: COMMERICAL RESORT**

**APPLICATION: SIGN#5-2023**

Applicant is seeking approval for two signs for her business, the Lighthouse Grill. The first sign will be a rectangular-shape and will measure 25 square feet. The second sign will also be rectangular in shape but will measure 15.7 square feet. Both signs will be mounted to the

building on opposite sides of the building, one on the deck and the other on the building itself. Both signs will be made out of PVC and neither have a border. Both signs will have white PVC-made white lettering that will be raised 1". For the deck sign, "The" will measure 8", "Lighthouse" will measure 16", and "Grill" will measure 11". For the building sign, "The" will measure 6", "Lighthouse" will measure 14", and "Grill" will measure 9.5". Both signs will have the letter "I" in the word "Lighthouse" removed to have the graphic of a lighthouse in that spot. The deck sign measurements of the graphic will be 72" on bottom, 43" high and the building sign measurements will be 65" on bottom, 37" high. The deck sign will have halo LED lighting on the back of the letters while the building sign will have halo LED lighting on the back of the letters with 3 gooseneck lights overhead. Applicant has been made aware and will have to obtain a sign variance approval from the Zoning Board, which will be determined on April 5, 2023.

Kaitlin Carson, Will Carson, and Heath Mundell were present to represent The Lighthouse Grill. Carol Sullivan asked how many signs there would be. Kaitlin Carson explained that there will be two wall signs and one free-standing. Carol Sullivan was confused as to what sign they'll be doing first as all applications have all of the same pictures. Dan Barusch advised the third application is specifically for the shared sign. Dan Barusch continued to straighten out the confusion amongst all Board members.

Dan Wolfeld entered the meeting at 5:12 pm. Carol Sullivan stated to allow time for Dan Wolfeld to get everything together so he can participate in the meeting. Carol Sullivan informed him on what application they're on and what had been discussed as of right now.

Patricia Dow asked Dan Barusch the specifics of the variances that were granted. Dan Barusch explained what occurred during the Zoning Board meeting, and what was approved specifically. There was still confusion amongst the Board. They inquired about why in the prior application the "Waterfront Cruises" got approved for their own sign but didn't have to get approval for the shared sign application. Dan Barusch cleared up the confusion by advising the Waterfront Cruises aren't showcased on the shared sign. On the shared sign, it shows Waterfront Hospitality, the Lighthouse Grill and Waterfront Boat Rentals.

Patricia Dow expressed her thoughts thinking all of these signs are redundant for one parcel. Dan Barusch advised that a law had passed two years ago indicating that if numerous businesses share one parcel, each business is allowed a maximum of two signs per code. Dan Wolfeld expressed where the confusion could stem from per the applications. Dan Barusch assisted the Board to configure and straighten out the confusion once more.

Dan Barusch offered the Board to skip the Lighthouse Grill application and move onto the next one to clear up the constant confusion. Patricia Dow did not agree with skipping the current application. She expressed that she wanted answers to how many signs there are on this parcel and what specific signs need to be approved with each application. She continued to explain that she feels the number of signs is extreme for one parcel, no matter how many businesses there are in that particular area. Dan Barusch reminded Patricia Dow of the law that had passed allowing each business two signs.

Carol Sullivan advised Dan Barusch that there shouldn't be a need to skip the current application as there was much to discuss. Carol Sullivan went over each picture and each page of the applications submitted on what each sign will include, where the signs are located, the location of each business of the parcel, and what was previously discussed to ensure all Board members understand. Kaitlin Carson added that she was trying to conform to the Village Code as much as possible.

Carol Sullivan asked the Board their comments on the Lighthouse Grill wall signs. Dan Wolfield advised that he's comfortable with the wall signs, however, he did have further questions with the free-standing sign. Dan Wolfield advised that he will be okay with doing one motion for the two wall mounted signs and there should be two motions separating the free-standing and the two wall signs. Carol Sullivan stated that the Board could do two separate motions for the Lighthouse Grill. Carol Sullivan confirmed with the Board that everyone was on the same page for the wall signs. Dean Howland had a question regarding the siding behind the wall-mounted sign and the colors. Dean Howland confirmed with Kaitlin Carson that the background of the sign will be as presented in the application along with the siding. Dean Howland also confirmed with Kaitlin Carson that the lighting will follow the outline of the words and symbols.

Patricia Dow inquired about the location of one of the wall signs. She wanted to know if the sign will be facing the water. Kaitlin Carson advised that the sign will be coming from Canada Street. Everyone knew the sign will be opposite from the Post Office.

Patricia Dow made a motion to approve the two wall signs at the Lighthouse Grill at 2 Kurosaka Lane, in the size that's presented and the colors that are presented. White letters and the lighthouse being the "I".

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Carol Sullivan opened the floor for discussion prior to the second motion. Dan Wolfield expressed his questions and concerns regarding the free-standing sign. He stated that the "parasail", "cruises", and "restaurant" were conflicting. Kaitlin Carson explained that that is what the Waterfront Hospitality does offer. Dan Barusch explained to the Board that on the parcel, four businesses are located there: The Lighthouse Grill, Waterfront Boat Rentals, Waterfront Hospitality Group, and Waterfront Cruises. Kaitlin Carson added that she has business licenses for all four businesses.

Dan Wolfield inquired if lodging is located at 2 Kurosaka. Kaitlin Carson advised that the Waterfront Hospitality Group advertises and handles the scheduling of lodging. Dan Wolfield expressed that the signs should represent what is being conducted at the location rather than advertising for another location. Dan Barusch informed that he would have to concur with Dan Wolfield's point of not allowing lodging as part of the sign.

Dan Wolfield informed the Board that the “restaurant”, “lodging” and “boat rentals” should be removed from under the Waterfront Hospitality portion of the sign. Kaitlin Carson advised that she would prefer those words to not be removed as it’s part of their corporation. The Board continued the conversation of whether to remove those words from the sign or to have them on there. Kaitlin Carson did mention that there was an idea brought up to just have all of the logos. The Board confirmed with Kaitlin Carson that all businesses, including the parasailing, have logos.

Patricia Dow asked how customers pay for the boat rentals. Kaitlin Carson advised they can purchase online and at the booth as well. Patricia Dow reused the same question for parasailing. Kaitlin Carson advised that it is the same process. Dan Barusch offered the suggestion of having Waterfront Hospitality bigger. The Board asked Kaitlin Carson if she could move forward with the sign to not include parasail. Kaitlin Carson re-affirmed her previous statement indicating that she would ideally like to keep everything as presented. Heath Mundell chimed in trying to back Kaitlin Carson informing the Board that the Waterfront Hospitality sign should include all services it provides. The Board and all parties supporting the Carson’s continued the discussion regarding the signage.

Carol Sullivan questioned the Waterfront Bungalows. As the Waterfront Hospitality would be advertising lodging, how would customers request lodging for that specific business? Kaitlin Carson explained that customers can either go online or in office. There will be no option to request lodging at the Waterfront Bungalows site. Dan Wolfield inquired on how customers would obtain keys for their accommodations. Kaitlin Carson explained that there will be no keys provided as key pads will be installed.

Carol Sullivan re-affirmed that per Village Code, there cannot be any off-premise advertising. As lodging will occur offsite, lodging must be removed from the sign. Will Carson asked what the definition of advertising is in the Village. Carol Sullivan explained and provided examples as to why the lodging cannot be included in the sign.

Dan Barusch advised that he was working on pulling up the Village Code on his phone. Kaitlin Carson inquired if the website could be placed on the sign. Carol Sullivan confirmed. Both applicants feel having the website on the sign instead of the words is the smarter move. The Board didn’t have any comments against their decision. Dan Wolfield expressed putting the website was a fantastic idea. He inquired the name of the website. Kaitlin Carson advised it’s “lgwaterfront.com”. Carol Sullivan asked the Board if they were comfortable with what was decided. The Board confirmed.

Dan Wolfield agreed to make the motion. He asked which motion should include the change to the sign. Dan Barusch advised the Board to add the website to the next application’s motion as they still have one more motion to make for this current application. Dan Barusch reminded the Board that they had merged the conversation of the shared sign into the Lighthouse Grill application, which is okay however, a motion needs to be made regarding the Lighthouse Grill signs. Patricia Dow expressed that the application for the Lighthouse Grill only discusses the two wall signs, nothing else. The motion had already been made for the two wall signs so this application is completed. The Board moved onto the next application.

**TAX MAP: 251.18-3-61**

**APPLICANT: KAITLIN CARSON – WATERFRONT SHARED SIGN**

**ADDRESS: 2 KUROSACA LANE**

**ZONE: COMMERCIAL RESORT**

**APPLICATION: SIGN#6-2023**

Applicant is seeking approval for one free-standing sign that will be placed in front of the white house, heading down Kurosaka Lane. The sign will be made out of lexan and will have a rectangular-shape to it. The sign will measure 12' x 6' and the maximum height will be 16'. The sign will have a gray, aluminum border that will be raised just enough to encase the sign. The sign will have a light to dark blue background and will have white and dark blue vinyl lettering. On the top of the sign, "Waterfront" will measure 7.5", "Hospitality" will measure 4.5", "Cruises Boat Rentals Restaurant Parasail Lodging" will measure 2.5". On the bottom of the sign, "Waterfront Boat Rentals" will measure 4", "Lake George" will measure 2.5", "Lighthouse" will measure 5.5" and "The Grill" will measure 3". On the bottom left-hand side of the sign, there will be a non-raised boat graphic that will measure 28" and will be made of vinyl. On the bottom right-hand side of the sign, there will be a non-raised Lighthouse graphic that will measure 16" and will be made of vinyl. The sign will be illuminated internally with backlit LEDs. Applicant has been made aware and will have to obtain a sign variance approval from the Zoning Board, which will be determined on April 5, 2023.

Dan Barusch reminded the Board what's included in each application so there's no further confusion. The Board were under mutual understanding of what the motion should be for this application. As there was discussion about this shared sign in the last application, the Board decided to work on the motion prior to announcing the approval. Carol Sullivan asked the Board one more time for any comments, questions or concerns regarding the shared sign.

Dan Wolfield made a motion to approve the sign for Waterfront Hospitality at 2 Kurosaka Lane for application 2023 Sign#6 with Waterfront Hospitality, Waterfront Boat Rentals and The Lighthouse Grill as presented there with the change being that the one-line underneath Waterfront Hospitality will be removed and a website name of lgwaterfront will replace that space under Waterfront Hospitality. The sign with the colors as presented.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch advised the Board and all applicants that the sign was approved with the conditions of changing the words under Waterfront Hospitality to the website. All understood. Dan Barusch advised applicants that all he would require an updated rendering of the third sign that showcases the change. Once that is received, he will forward it to the appropriate party and the process will begin.

**TAX MAP: 251.18-3-70**  
**APPLICANT: HEATH MUNDELL – PHASES**  
**ADDRESS: 14 BEACH ROAD**  
**ZONE: COMMERCIAL MIXED USE**  
**APPLICATION: SIGN#7-2023**

Applicant is seeking approval for two signs for their business. The first sign is shaped as a rectangle with two half circles at the sides. This first sign will be a wall sign that will be mounted to the building in front of the store. The size will be 60" x 15" and will be made out of natural wood, PVC, MDU, LED and vinyl. The background color of the sign will be brown due to the stained natural wood and will have a white and black border. The border will be raised and will be made out of vinyl. The lettering on the sign will be white and will be made out of PVC. The letters will be raised and the size of them will be 7" tall, 45" wide. On the sign, there will be multi-colored moon phase graphics and will have the business name "Phases" with "a curated collection of creative" underneath. The second sign is shaped as a rectangle with a curved top and snipped inward on all corners. The second sign will be hung from the ceiling of the outside walkway, facing towards pedestrian traffic. The size will be 48" x 24" and will be made out of natural wood, PVC, MDU, LED and vinyl. The background of the sign will be brown due to the stained natural wood and will have a white and black border. The border will be raised and will be made out of vinyl. The lettering on the sign will be white and will be made out of PVC. The letters will be raised and the size of them will be 8" tall, 43" wide. On the sign, there will be multi-colored moon phase graphics and will have the business name "Phases" with "a curated collection of creative" underneath. Both signs will be illuminated inside the sign with LED lights to provide a halo effect. Applicant had been made aware and did obtain a sign variance approval from the Zoning Board, which was determined on April 5, 2023.

Heath Mundell was present to represent Phases. Carol Sullivan asked Dan Barusch for clarification on these next two applications. Dan Barusch advised Phases have two locations, one on Canada Street and the other on Beach Road. Both locations have gone through the Zoning Board and obtained approval. Carol Sullivan stated that the Beach Road location will be reviewed first.

Dan Barusch informed the Board what had occurred during the Zoning Board meeting. Per Village Code, a sign can have a maximum of four colors. If the applicant wants more than that, they have to appear in front of the Zoning Board. He advised that there was debate as to how many colors should be allowed. The Zoning Board continued going back and forth regarding substantiality and how much of the actual sign had those additional colors. Dan Barusch ended the conversation explaining that it was approved as the Zoning Board felt the colors were minimal.

Reviewing the application and the plans brought to the Board by the applicant, questions started flowing in relation to the proposed sign. Patricia Dow asked Dan Barusch if the color variance was the only variance for Beach Road. Dan Barusch said yes. Patricia Dow inquired about the size. Dan Barusch advised the signs are on the smaller end and are within code.

Dan Barusch reminded the Board that Phases's defense was the fact that the colors are part of their logo. He expressed that the Zoning Board went back and forth on the logo argument. Carol Sullivan asked the Board for their thoughts. Dan Wolfield had a question in relation to the sign underneath. Heath Mundell explained that the sign would be replacing what was already there.

Heath Mundell expressed that if the signs were black and white, he wouldn't have to be in front of the Planning Board. But as soon as you add color, it had to be reviewed. Carol Sullivan explained the history of what occurred in the past relating to the sign code. The Board also discussed prior applications that came through that had the debate if the applicants had gone over the allowed number of colors or not.

Dan Wolfield asked if the sign would be back lit. Heath Mundell stated that the sign would be halo lit from behind. Dan Wolfield expressed that the design did not follow traditional patterns and makes the business look different than the others. Heath Mundell advised the other businesses have lights above their sign while Phases does not. Dan Wolfield still held his concern regarding the look difference between their business and others. Dan Wolfield inquired if they could make the decision for lighting. Carol Sullivan advised the Board cannot regulate their lighting. Dean Howland chimed in and expressed that having the dim lights behind the letters would be very classy and could suit the business. Dan Wolfield understood Dean Howland's commentary however, Dan Wolfield continued to express that it could cause the strip to not have the consistent pattern. If this business has a sign that is lit all the time, it could cause some discrepancy. Carol Sullivan informed Dan Wolfield that there's no where in the code that says the Planning Board can regulate lighting.

Carol Sullivan opened the floor for any other comments, concerns or questions. There were no further comments or questions relating to this application. Carol Sullivan asked someone within the Board to make a motion.

Walt Adams made a motion for approval for Phases sign at 14 Beach Road. The first sign is shaped as a rectangular with two half circles at the sides and natural wood, PVC, LED and vinyl and both signs would have back lighting, halo lighting.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

**TAX MAP: 251.18-3-56**

**APPLICANT: HEATH MUNDELL – PHASES**

**ADDRESS: 216 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN#8-2023**

Applicant is seeking approval for one new wall sign for their business to replace the old one. The sign is shaped as a rectangle with 1/3 of an oval on the top. The sign will be mounted to the building, facing Canada Street. The size will be 12' x 3' and will be made out of natural wood.



The background color of the sign will be brown due to the stained natural wood and will have a black and white border. The border will be raised and will be made out of vinyl. The lettering on the sign will be white and will be made out of PVC. The letters will be raised and the size of them will be 15" tall, 92" wide. On the sign, there will be multi-colored moon phase graphics and will have the business name "Phases" with "a curated collection of creative" underneath. Applicant had been made aware and did obtain a sign variance approval from the Zoning Board, which was determined on April 5, 2023.

Heath Mundell was present to represent Phases. Carol Sullivan asked if this is the application that got color and size approval from the Zoning Board. Dan Barusch confirmed. Heath Mundell advised that there's currently an old bigger sign that read "fashions & photos". That sign will be taken down and the proposed sign will take its place. The Board questioned if the sign will be the same size as the older one. Heath Mundell explained that the sign is a bit bigger than what's allowed however, it will not be the same size as the older sign. Carol Sullivan inquired that once that old sign is taken down, what is behind that? Heath Mundell advised that the area may need a little touch up paint on each side, which would be done if needed. Carol Sullivan questioned the old sign frame. Heath Mundell reassured the Board that the old sign frame would not be on the building and if there are any touch ups that are needed, it will be completed.

Dan Barusch explained to Heath Mundell why the Board had questions about the old frame. Dan Barusch used the example of an applicant that had the old sign frame up for a much smaller sign. Heath Mundell understood and continued to re-assure the Board that it would be not utilized.

Dan Wolfield inquired if they really were going to utilize the six gooseneck lights with the back lit sign. Heath Mundell advised that the owner of Phases was debating on taking the excess lights down and only utilizing the six gooseneck lights. Dan Barusch understood how Dan Wolfield thought the picture showed gooseneck lights however, the lights under the eve were not gooseneck at all. The lights shown in the picture are little lights that rest under the eve. Carol Sullivan inquired if those lights still work. Heath Mundell said a bunch of them do. Carol Sullivan asked if all of the lights still worked. Heath Mundell said he had seen a few of them lit last summer but wasn't sure if all worked.

Carol Sullivan informed the Board that there may be a chance that the owner may utilize the back lit sign with all of the lights under the eve. Carol Sullivan questioned Heath Mundell if the plan was to have all of that lighting for his business. Heath Mundell said the owner was thinking of only lighting a few. Dan Wolfield pointed out in the application that it says six lights would be used. The Board and Heath Mundell continued the conversation to see if all was necessary. The discussion stopped for a minute as the recorder had shut off. Debonnay Meyers configured with it to get it working again. Once the recorder was recording, the discussion continued.

Carol Sullivan opened the floor for discussion about the possibility of eliminating the lights under the eve. Patricia Dow felt that since because the sign is already back lit, there is no need for more lighting. Dan Wolfield agreed that additional lights should not be utilized and did offer to allow three of the gooseneck lights as the backlit light is very dim. Dan Barusch advised that they were not gooseneck, they are very old flood lights. Patricia Dow expressed that none of the gooseneck and/or floods should be used.

Carol Sullivan asked Heath Mundell what would they do if the Board had asked to remove the additional lighting. Heath Mundell advised that they would remove the bulbs. Carol Sullivan stated that by looking at the bulbs from the picture, she wasn't sure if the actual bulbs would be able to come out. Patricia Dow had a question relating to the halo effect. Heath Mundell answered her question. The conversation turned into if the seven moons and the little clip art items on each end of the sign would be considered one graphic or multiple. Dan Barusch believed that the sign can have two graphics per Village Code. Carol Sullivan informed Heath Mundell that he would have to bring it down to two graphics. Heath Mundell advised that he would bring the revised sign to Dan Barusch once it's completed to follow Village Code.

Carol Sullivan led the conversation of what the motion would entail. If the sign is approved, the graphics would be reduced to two and the lighting would only be from the sign. The Board agreed that the lighting under the eve would not be allowed. Carol Sullivan asked someone within the Board to make a motion.

Patricia Dow made a motion to approve the signs#8 at 216 Canada Street. The new wall sign with the size and color variance considered, the graphics reduced to two on that sign and in color coordination with whatever sign color you choose that will be passed through to Dan for conditional approval right now and then approval through him that the lighting above will not be used and the light will come from the halo lighting instead. And because the size of the sign is different from the one that there was there before, there will be repairs – any necessary repairs and painting will be done once the other sign is taken down in the areas that the new sign won't cover.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

**TAX MAP: 251.18-3-63.2**

**APPLICANT: VINCENT CIANCIOLO – BAMBAZ MAC-N-CHEESE**

**ADDRESS: 164 CANADA STREET**

**ZONE: COMMERCIAL RESORT**

**APPLICATION: SIGN#9-2023**

Applicant is seeking approval for one new wall sign for their new business, Bambaz Mac-N-Cheese. The sign is shaped as a rectangle that will be mounted to the building, facing Canada Street. The sign will be 120" x 20" and will be made out of plastic. The applicant did provide two options for the Planning Board to review. The first option includes a yellow-ish "cheese" background color with the white-colored lettering saying "Mac-N-Cheese" on the top line and the second line stating "Tater Tots & Meatballs" with their web address on the last line. The second option includes a purple background color with the orange-colored lettering saying "Mac-N-Cheese" on the top, "Tater Tots & Meatballs" in the middle and their web address on the bottom. Both options will include a macaroni man on the right side and the business logo on the left side.

Vincent Cianciolo was present to represent Bambaz Mac-N-Cheese. Carol Sullivan questioned if Vincent appeared in front of the Zoning Board. Dan Barusch advised he reviewed the application and didn't see anything that would submit the applicant to appear in front of them. Dan Barusch also added that Vincent Cianciolo did provide two ideas for the sign within the application for the Planning Board to review. Carol Sullivan expressed her gratitude for Vincent providing the different ideas however, she did ask if he had brought samples of the two colors he wanted to do. Vincent Cianciolo did not bring samples with him at this time. Carol Sullivan advised that the colors on the printed page can reflect differently than what will be printed on the sign.

Vincent Cianciolo explained that the colors chosen for the background are part of his logo. Carol Sullivan stated that the color shown in front of them could reflect one color while the actual material of the sign, once created, could reflect a brighter purple. Vincent Cianciolo confirmed that he would not make the color bright. He also stated that he was informed by the Zoning Department that there was a possibility that the Planning Board would not like the purple background color. Therefore, he developed a backup plan that changes the purple color to a cheesy orangish color instead. He further went into detail of the research that was completed. For example, blue and purple for a food joint would be considered not appealing.

Carol Sullivan inquired if Vincent would be removing the purple background sign as an option. He confirmed. Carol Sullivan informed that the decision is his to make. He re-affirmed his decision of removing the purple background as an option. Carol Sullivan expressed her concerns of the brightness of the background. She requested that she would need samples of the color before any further discussion is made. Vincent Cianciolo asked if he could swing through the office to drop off the samples. Dan Barusch chimed in saying the other two conditional things, the website and the graphic, would be very easy to complete. However, he expressed that he personally would not want to make the decision of the shade of orange after this meeting.

Vincent Cianciolo went into detail regarding the interior of his business, saying it's classy and well-done. He kept re-affirming that the background color will not be so overwhelming to the eye. Carol Sullivan pulled the conversation back and asked the Board for their thoughts.

Patricia Dow expressed that the cheesy background screams for attention. Vincent Cianciolo tried to defend his case informing that he would ensure that it wouldn't be too bright and would follow Village Code. Patricia Dow understood what he was saying however, her concerns were the hue of the background as the color could appear brighter than what's submitted. Dean Howland reviewed the paint color deck and said the color resembles "Classical Gold". Dan Wolfield expressed that vinyl would appear different than paint. He suggested for Vincent to request samples of the color he wants and bring it in front of the Planning Board so they could get a better idea.

Dan Wolfield continued the conversation with another question on the sign material. The application indicated that the sign would be made out of a hard plastic. Dan Wolfield's concern on the sign was that hard plastic would not really be durable unless it's acrylic or another material. He requested what material would be made for it to be mounted. Dan Wolfield continued expressing his concerns on how the sign would look on the building. He indicated that

the sign should have a border and based on the orangish sign submitted, the sign could look like a yellow piece of paper taped up on a brick wall. Dan Wolfield offered suggestions to help enhance the sign to make it appear more finished like, a white border or trim. Dan Wolfield stated that he feels that this application should be tabled.

Patricia Dow expressed that there was no variance granted for more than four colors. On the sign, there's an orangish background with white lettering. The logo on the left side has "Mac-N" in a yellowish hue and "meatballs" in a dark orangish / red hue. There's "Bambaz" that reflects the same color as the background yellow-orange color. There's a red color on the bottom of the logo. In addition, the macaroni man that's to the right of the sign includes purple, brown, lighter yellow, black and silver. Altogether, the sign does appear to have more than the four-color maximum.

Vincent Cianciolo advised he should be within the four-color maximum because there are a bunch of different shades of the colors. Vincent Cianciolo reviewed the picture he submitted and did advise he could see five colors within the sign. Dan Barusch reviewed the application to count how many colors there are. Patricia Dow stated she counted black, white, beige, red, purple, yellow and brown. Carol Sullivan advised everyone that the Planning Board does not have the right to waive the four-color maximum. Therefore, he will have to either change the sign to reflect the four-color maximum or he will have to appear in front of the Zoning Board to obtain a variance. She explained that just because the fork or the macaroni man's eyebrows are a small portion of the sign, they can't override the law.

Vincent Cianciolo kept reiterating that he will ensure the sign will follow the four-color maximum. Carol Sullivan captured the conversation to inquire on the Board's feelings on what should occur at this time. Dan Wolfield was still in favor of tabling the application. Patricia Dow agreed with Dan Wolfield. The whole Board were in unison with tabling the application until next month. Dan Barusch chimed in to inform Vincent Cianciolo that he could squeeze him in in May however, he would need all the updated pictures by the following week.

Vincent Cianciolo advised he would remove the logo so that way he could get approval for his sign. He expressed that he needs this sign to open his business for the season. Dan Barusch informed Vincent Cianciolo that he could open his business without needing a sign. Carol Sullivan added in that he could include something in his window to advertise for the time being.

Dan Wolfield asked the Board if the LED signs would have to be approved by the Planning Board. Dan Barusch stated that he requested Vincent Cianciolo to include those in the application just in case it was too colorful. He continued on stating that he doesn't see any issue with the LED lights. The Board continued the conversation, trying to look through the paint book to see if it would match any other color. Dan Barusch advised that the color would be close to "Harvest Gold". Carol Sullivan halted the conversation. Dan Wolfield added that the paint book would not be helpful at this time as vinyl isn't painted and vinyl has a limited number of colors available.

Vincent Cianciolo continued to remove what would be on the sign to get approval. Dan Barusch halted the conversation and indicated that the best decision right now was to let the application

be tabled and take the suggestions from the Planning Board to reinvent the sign. Dan Barusch expressed his concern that if Vincent continues to try and negotiate to remove logos, graphics or colors, it could turn into a crappy looking sign. Vincent Cianciolo stated that he would paint the sign to make it appear like the color in paint book. Dan Barusch advised there are way too many changes that were brought up and the final decision was made to table the application until May.

Vincent Cianciolo asked Dan Barusch if he should go in front of the Zoning Board. Dan Barusch indicated that the decision wasn't his decision, it's the applicant's. Vincent Cianciolo expressed that he would like to keep everything on the sign as that's his brand, his logo. Carol Sullivan expressed that all the points Vincent established would be a good reason why the application should be tabled. Dan Barusch brought up the deadline for the Zoning Board was a couple days ago.

Dan Wolfield suggested Vincent Cianciolo to put up a temporary banner for now. Carol Sullivan advised that the banner would have to go through Dan Barusch. The Planning Board has no say on banners. Dan Barusch stated that he would have to scrub the Village Code to ensure that what Vincent wants on the banner is allowed. The conversation swerved into the upcoming Planning Board meeting for May. Dan Barusch explained that Vincent would not be able to go in front of them without an approved variance from the Zoning Board. The next Zoning Board meeting would be in June.

Carol Sullivan summarized the process of the Zoning Board which includes; sending out the legal ads, the neighbor notifications, etc. Dan Barusch advised the future meetings would occur on June 7, 2023 and June 21, 2023. Carol Sullivan reiterated that he can work with Dan Barusch to get a temporary banner up. Vincent Cianciolo understood. Patricia Dow also added that in order for him to appear back in front of the Planning Board, he would need to obtain the approval for the color variance and would need to provide samples of the material that showcases the colors. Carol Sullivan confirmed. Vincent Cianciolo stated he has no other choice to make so he would take what was given. Carol Sullivan stated that he does have a choice to make. His choices include to either adhere to following the four-color maximum, which could lead to removing the logo, or he could appear in front of the Zoning Board and then go in front of the Planning Board if he obtains that said approval. He would still need to provide color samples made from the material, no matter what option he makes. Carol Sullivan reminds him that he would want the best possible sign for his establishment.

Dean Howland asked Dan Barusch if there was a possibility of allowing Bambaz's logo on the front window. Dan Barusch indicated he had no problem with that as there was hardly any regulation made for the front windows. Dean Howland suggested that idea to Vincent if he didn't want the temporary banner.

Carol Sullivan stated the Planning Board was suggesting ideas to help him. She reiterated that he would have to appear in front of the Planning Board at some point in the future so he would need to either obtain approval or reduce to follow the Village Code. Dan Wolfield added in that he was okay with the goose lights. Patricia Dow suggested that Vincent bring examples of the colors he would like as his background to compare what it would look like on the material. Examples included "Harvest Gold" and "Classical Gold".

The Board and Vincent continued the discussion about hand painting the vinyl. The Board brought up points indicating the paint books are ideally for facades. They ended the conversation with bringing the samples before the Board either in May or June.

Patricia Dow made a motion to table the application for Sign#9 for 164 Canada Street, the Bambaz Mac-N-Cheese.

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

Carol Sullivan	Dan Wolfeld	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Vincent Cianciolo and Dan Barusch discussed what the next steps are for appearing in front of the Zoning Board. Dan Barusch stated that he would email the variance application.

**TAX MAP: 251.14-3-9**

**APPLICANT: SASHA PARDY – ADIRONDACK WINERY**

**ADDRESS: 285 CANADA STREET**

**ZONE: COMMERICAL MIXED USE**

**APPLICATION: SC#1-2023**

Applicant is seeking approval for a sidewalk café to be added to their business, Adirondack Winery. The sidewalk café will be located at the front of the building surrounded by a plastic resin patio fence that will measure 38” tall. The design will include interlocking posts and panels. Posts can be filled with sand for stability and can be designed to be movable. There will be two tables in total with two chairs per table with an umbrella. There will be four flower planters located at the front of the fence. The hours of operation will be from 10 am to 10 pm. Alcohol will be served and the liquor license is in the process of being amended.

Sasha Pardy was present to represent Adirondack Winery. Sasha Pardy asked if she needed to supply the extra copies she brought. Dan Barusch stated that Debonnay Meyers had already supplied the updated information to all Board members so there was no need.

Carol Sullivan informed everyone that she would start the conversation regarding the sidewalk café as she knew it would be a hot topic. She stated she reached out to Debonnay Meyers on the prior history of the Adirondack Winery, more specifically “does the business license include food?”. With the research completed, it showed that the Adirondack Winery was labelled under retail only. Sasha Pardy informed that her winery license allows her to be labelled as retail. Carol Sullivan advised that the Village’s business license is separate from the winery license. Carol Sullivan continued the conversation to inquire whether the establishment has a grease trap. Sasha Pardy explained that there was no grease trap installed as all that is served was crackers, packaged products and cheese. She ended her explanation indicating that all the business does is assemble packaged products and serve it. Through her winery license, Agriculture and Markets checks the establishment every year and they advised Sasha that there’s no grease trap required.

Carol Sullivan inquired the location on where the food is prepared. Sasha Pardy explained that there's a makeshift area they use. Carol Sullivan informed Sasha Pardy that the Village had no clue she was preparing packaged products. Sasha Pardy responded back informing Carol that Mayor Blais knew that this was occurring. Carol Sullivan changed the conversation back to what label should the Adirondack Winery fall into as they are serving, selling wine and packaged products. Sasha Pardy explained that their intention of the sidewalk café is to sell wine by the glass or wine slushies. The tasting bar inside will remain where tastings will occur. Carol Sullivan questioned if she went into the Adirondack Winery right now, would she be able to get a glass of wine? Sasha Pardy declined and stated the point of the sidewalk café was to allow for that to occur in that space. She went into further explanation stating that the tasting bar was specifically for tastings only and for retail use. Carol Sullivan continued to ask questions in relation to in the moment situations regarding customers wanting to have a glass of wine.

Carol Sullivan explained that she is asking all of these questions so that way she could find the perfect category to place the business in. The conversation continued with Sasha Pardy explaining what the County labels their business for their Queensbury store. Dan Barusch chimed in asking Sasha if the State Liquor Authority will include the outdoor area of her business within the permit and if she's going to serve alternate food other than what's provided. If she decides to take that route, a Department of Health permit would need to be obtained. Sasha Pardy confirmed that there will be no sandwiches, soups, and/or pizza served within her facility. Carol Sullivan inquired if majority of her business will remain retail. Sasha Pardy advised her goal for the business is to convince the customer to buy a bottle of wine and depart. Carol Sullivan asked Dan Barusch what he would label her business under. Dan Barusch responded with retail but he wasn't familiar with all of the categories. Carol Sullivan advised that since because she doesn't plan to serve a glass of wine and a cheese board for the customers lunch, it wouldn't be considered anything else. Sasha Pardy said if the sidewalk café goes well, they may lean toward that. Carol Sullivan responded that the business license would have to change. Sasha Pardy questioned Carol Sullivan's response. Carol Sullivan went into full detail describing the different categories such as "Food Service: full-service" to "Bar".

Sasha Pardy informed the Board that she does have a grease trap installed. She wanted to correct her statement. Carol Sullivan explained that a grease trap was required by the Planning Board in order for her business to begin. Back then, there were concerns regarding what went down the drain. The conversation turned back into what the Adirondack Winery should be labelled under. Sasha Pardy had concerns that this would delay her. Carol Sullivan comforted Sasha Pardy stating that this would not cause a delay.

Carol Sullivan couldn't recall all of Chapter 168 or Chapter 99 of the Village Code. However, she did recall there was an excerpt indicating that retail stores can't have sidewalk cafes. Carol Sullivan asked Dan Barusch to review the Village Code for that. Dan Wolfeld explained that a possible conflict could occur if they approve it.

Dan Barusch read all of the categories that the Village offers. Dan Barusch advised that she would be labelled as retail and a bar. Dan Wolfeld questioned what would be placed outside on the sidewalk café if it was approved. Sasha Pardy stated she would like to include a couple of lounge chairs, coffee tables, small tables and chairs. Carol Sullivan did inform Sasha Pardy that

the Planning Board does have the right to review the furniture. As the conversation grew, the Planning Board was leaning more toward tables and chairs than benches and coffee tables.

Debonnay Meyers had to fix the recorder as it shut off again. The Board and Dan Barusch consulted and agreed to add categories “Bar” and “Sidewalk Café” to Adirondack Winery’s business license.

The Board reviewed the pictures provided in the application. Carol Sullivan opened the floor for comment relating to the furniture. Dean Howland advised he wouldn’t mind the mixed furniture. Dan Barusch found in the Village Code that the benches could not be placed out on the sidewalk café. Everyone was in mutual understanding that the benches will be replaced with other furnishings. Sasha Pardy inquired if the poly-wood would be accepted. The Board confirmed that it would be acceptable.

Carol Sullivan brought up that there’s an easement connected to her property. She indicated that the current easement will go away once the sidewalk café is approved. The easement includes the Adirondack chairs and benches located near Pardy’s establishment. If the sidewalk café is removed, the easement would come back.

Dan Wolfield brought up his concerns about the plastic railings. He wasn’t sure if the plastic railings would be allowed in the Village. Sasha Pardy advised she wanted the plastic railings as it would be easier to move when the season is over. Dan Wolfield then had concerns about the 10-foot setback. Sasha Pardy stated that she was told that she has 14 feet. Dan Barusch was reviewing the Village Code to see if there were any restrictions for the railings.

Dan Barusch located an excerpt and read it in front of the Board. Carol Sullivan advised that Sasha Pardy would need to have the Village of Lake George as an additional insured for possible incidents that could occur. Questions arose in relation to the additional insured. The Board and Dan Barusch cleared up the confusion. Dan Barusch and the Board requested Sasha Pardy to make specific updates in the application and present it to Dan.

Carol Sullivan led the conversation of what the motion would entail. Dan Barusch and the Board discussed that the easement would not be included but the 15-seat maximum should be.

Patricia Dow made a motion to approve the sidewalk café application for The Adirondack Winery at 285 Canada Street with the following changes: that the boundaries of the café would be changed to 10 feet 6 inches away from the building to include the railing feet, the feet from the, the dimension from the feet to the cobblestone area or the nearest obstacle on Village property would be changed to 13 feet 6 inches. Flower boxes would be added on the fence, close to the railing feet to delineate to passengers / to pedestrians not to walk too close to the feet. 15 seat maximum in the patio itself. The benches will be changed, each bench, to two chairs instead. The railing is as presented with the consisting of the plastic resin. The bar and the sidewalk café are going to be added, the categories, to their business license. The furniture is poly wood instead of wrought iron.



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

Carol Sullivan	Dan Wolfeld	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch informed Sasha Pardy to provide the rendering to him as soon as possible. She understood. Dan Barusch also reminded her to update her business license to include the new categories and to also keep him updated as to what the DOT/DOH will say regarding her business.

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

**APPLICANT: SAM LUCIANO – FORT WILLIAM HENRY**

**ADDRESS: 48 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SPR#8-2023**

Applicant is seeking approval to add an additional parking area to their property. This project will be categorized as a minor stormwater project due to the disturbance of 14,578 square feet. The proposed parking area will be located at the front of the property, which is located at the west side of the property and faces Route 9N. There will be mature vegetative buffer that will remain between Route 9N and the proposed parking lot. Existing trees adjacent to the parking area will be preserved as best as possible. The parking area will be configured to provide a circular path through the parking areas, which will make it smoother to exit to Route 9N for deliveries and/or guests. The proposed parking lot will accommodate the stormwater management by having three drywells within the parking area. Currently, there are 305 parking spaces available. Once the parking lot is completed, there will be a total of 337 parking spaces available.

Sam Luciano, Kirsten Catellier, and one representative from the construction company were present to represent Fort William Henry. Sam Luciano introduced everyone and conducted his opening statement informing the Planning Board of their plans.

Patricia Dow advised she had no questions in relation to the project however, she did indicate that she would be assuming that there would be enough surface area for that piece of property. Sam Luciano confirmed her assumption. Dan Barusch confirmed that there were calculations included in the plans. Dan Wolfeld added that there wasn't a definite answer to the square footage.

Dan Wolfeld had questions about the vegetation in the front. His concerns were when the Fort removed the trees in that area, it would create an open space where that area would become visible and not pleasing to the eye. He did add that the one-way they have currently isn't ideal but he's very pleased that the round-about would be placed in that area to assist the traffic flow. Dan Wolfeld questioned the possibility of having another location within the Fort for the parking area. The Fort indicated they did review that option and completed a study. Kirsten Catellier went into detail as to what occurred during the study. Sam Luciano added that in the

area Dan Wolfield brought up, there were utilities buried underground. He expressed that the Fort would rather not infiltrate or touch them.

Dean Howland explained that it would be expensive to reconfigure the lines underground. Dan Wolfield just expressed that the location would bring more space for the parking area and could offer more spots. It also would protect the vegetation and the image.

Dan Wolfield asked if there would be freshly painted arrows. The Fort confirmed. Carol Sullivan questioned the fire lanes. Her concerns were in relation as to how the firetrucks would be able to get in and get out. Dan Barusch advised the firetruck would have to not follow the arrows in that area. Kirsten Catellier informed that in the study, they did include the length of firetrucks and it did show that they would make that turn and would be able to follow the arrows.

Walt Adams questioned the storm water run-off. Dan Barusch confirmed that will be okay. Patricia Dow had some questions in relation to the maps that were provided. The Fort went over in detail as to what specific vegetation would be placed. Patricia Dow was still confused as to which trees would be removed. Kirsten Catellier went in front of Patricia and looked at the plans with her to fix the confusion. Dan Wolfield asked how many trees would be removed. Kirsten Catellier advised a total of three trees would be removed.

Patricia Dow asked if there was a possibility to add a couple more trees or hedges. Dan Wolfield agreed with Patricia on adding more vegetation to the area. The Fort and the Board were in agreeance to add more vegetation to the areas. The Fort questioned if there was a possibility of moving the green space toward the edge. Dan Barusch asked if it would cut down the parking depth. Dan Barusch also added that every couple parking spaces, there should be a green space. The Board and the Fort continued their discussion regarding the green space and what's allowed in the Code. Carol Sullivan advised that she doesn't recall if the Code includes how many spots have to be laid down before green space is added. The Fort discussed on possibly adding some trees around that area to screen.

A small change occurred to the plans regarding placement of the green space. It would require less blacktop and would be easier for drainage. The Fort changed the topic and asked about lighting. Dan Barusch advised that the Planning Board would like to review any lighting that's proposed. The Fort inquired if this plan was approved, if they could include a condition to allow dark sky compliant lights. Dan Barusch explained that the Planning Board would prefer them to come back.

Dan Wolfield explained that there should be a sidewalk added on the northside so that way pedestrians don't walk along the travel lane. Sam Luciano advised that they have discussed about that and they will take the suggestion. Carol Sullivan advised that it will not be included in the motion. The Fort did agree that they will re-appear in front of the Board with the lights and possibility of adding the sidewalk.

Walt Adams made a motion to approve the additional parking area for the Fort William Henry at 48 Canada Street where the vegetation buffer between Route 9 and the proposed parking lot, and

some additional shrubs we talked about, trees and shrubs and the changing the buffers on the lot to address the visual from Route 9. Towards the north end, moved to the corners of the lot.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Patricia Dow informed the Board that they were missing the vegetation portion of the motion. Carol Sullivan stated that the prior motion will stand as it is currently and the addition will have to be a separate motion.

Patricia Dow added to the motion that there will be a vegetation of height, tree or tall something, to block the view of the parking lot from people coming north on Route 9.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch explained that once they update the plans, they will have to submit to him. The plans will have to be reviewed by the Planning Board and by Dan Barusch. Once that's done, a small project permit will have to be completed.

**TAX MAP: 251.18-2-37**

**APPLICANT: ALYSON MILLER**

**ADDRESS: 72 SCHUYLER STREET**

**ZONE: RESIDENTIAL MIXED USE**

**APPLICATION: SPR#9-2023**

Applicant is seeking approval to add a 792 square foot addition onto their residential home. The upper floor will measure 30' x 30' and the lower floor will measure 46' x 14'. As the project is under 1,000 square feet, the project will be exempt from stormwater management. There will be no landscaping plan however, 1-2 lights will be added. There will be a façade change to the building, that will include black windows with dark blue and black vinyl siding. Applicant had been made aware and did obtain a sign variance approval from the Zoning Board, which was determined on April 5, 2023.

Ryan Miller was present to represent 72 Schuyler Street. Dan Barusch informed the Board that Ryan had to appear in front of the Zoning Board as the garage was and still is considered a non-conforming structure. As the non-conforming structure will expand, he had to obtain a variance due to the setback.

Walt Adams commented that the project looked good from his standpoint. Dan Wolfield asked if the white portion of the picture was the front of the house. Ryan Miller confirmed. Dan Barusch reminded that there would be a façade change. Dan Wolfield asked if the windows would be

changed and advised that there was a portion missing off the floor plan. Ryan Miller stood in front of Dan Wolfield to review the plans that were submitted. Ryan Miller explained that the proportions were off. Patricia Dow was confused as to what Dan Wolfield and Ryan Miller were talking about. Dan Wolfield and Ryan Miller took time to explain by showing her on the plan and explaining in full detail.

Dan Wolfield asked about the landscape plan. Ryan Miller indicated that there may be some side shrubs added. Dan Wolfield inquired if there would be any vegetation removed. Dean Howland advised that they would be building into a hill. Dan Wolfield understood. Dan Wolfield inquired about the color of the façade. Ryan Miller indicated it would be the same color as what's currently on the house, similar to the project on Smith Street.

The Board and Ryan Miller reviewed the plans and went over what colors were chosen as some of the pictures reflect darker shades of what's requested. Carol Sullivan inquired if he could match the metal roof to the existing roof in color. Ryan Miller confirmed.

Dan Wolfield made a motion to approve the house for Ryan and Alyson Miller, 72 Schuyler Street, with a new addition as proposed with two story on the back of the house and the addition of, I think it's 800 square feet roughly of house with the black windows as presented. The roof will be matching to the existing house as a light gray metal roofing to be used on the rest of the house. The siding will be a dark blue, gray type vinyl siding which matches a picture that was in their packet or similar to and everything else is as presented.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch and Ryan Miller discussed about the next steps for his project.

**MINUTES:**

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

Carol Sullivan asked the Board for their thoughts on the minutes. Debonnay Meyers explained that she had re-listened to the minutes to ensure everything that was brought up was addressed. She confirmed everything that was typed had been said. Patricia Dow advised page seven of eight should be "tentative" and not "attentive".

Patricia Dow made a motion to approve the February 15<sup>th</sup> meeting minutes.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Recused

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

## **MARCH 15, 2023 (CS, DW, PD, WA, DH)**

Carol Sullivan asked the Board for their thoughts on the minutes. Debonnay Meyers asked the Board if they reviewed the email Lori Bott sent out in relation to one motion that may have been mis-spoken. The Board didn't recall what she was talking about.

Patricia Dow made a motion to approve the March 15<sup>th</sup> meeting minutes.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Patricia Dow brought up her concerns about the quotations. Debonnay Meyers informed that it was easier to type out the minutes when it states "so-and-so" made a motion and stated as follows. The Board indicated that the quotes should not be used anymore. The Board, Dan Barusch and Debonnay Meyers went into further discussion about what should be done in the future for the minutes and what the Board can do to make typing the minutes easier for Debonnay Meyers.

Carol Sullivan informed the Board of the situation with Stunad's. She went into detail and explained everything that occurred from start to finish. Carol Sullivan stated that the Board will make the decision to approve or disapprove based on what change was made. Carol Sullivan included that this specific decision had to be dealt with now and for future applications. She asked the Board for their comments. Dan Wolfield expressed that if an applicant changes something that wasn't on the application when it was submitted or the applicant completed the changes requested by the Planning Board but something was added in addition to that, the applicant will have to appear in front of the Planning Board. Dan Barusch agreed with Dan Wolfield. Carol Sullivan informed the Board that once this decision is made, it's something they will have to stick by for every application.

Carol Sullivan asked the Board their thoughts regarding Stunad's. Patricia Dow advised that she did not want them to re-appear in front of the Board. She is satisfied with the decision that was made. The Board agreed on approving Stunad's to allow the word "Jumbo" added to their sign. Dan Barusch informed that he will send their decision to Stunad's via email.

Walt Adams made a motion to approve the sign that was modified and sent to Dan.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch and the Board had discussions regarding verbiage in relation to the motions and to reviewing applications. In addition, they had further conversations about future local laws.

Dan Barusch brought up the discussion relating to Brett Lange's sidewalk café for Pablo's. He informed them of the discussion between Brett and himself in relation to updating the corner posts. Dan Barusch explained that he had received photos showcasing the new posts that would be replaced. Plus, the posts would have flower boxes on them. Carol Sullivan and Dan Wolfield indicated that they were okay with the change. Dan Wolfield asked Dan Barusch about the sidewalk café rules. Dan Barusch indicated that the sidewalk café should be removed at the end of the busy season per Village Code. Dan Wolfield inquired if there was a rule regarding the image of the sidewalk café. Patricia Dow informed that they should make a motion to approve if Brett Lange agrees to put the sidewalk café furniture inside when the season is over. Dan Barusch informed that the Village Board may be changing the law to allow sidewalk cafes year-round. Dan Barusch also expressed his satisfaction in relation to the condition of the motion.

Carol Sullivan inquired how they're going to bring Jack Barry's into the motion. Carol Sullivan informed she went through her emails and found information showing the Board approved specific things for the sidewalk café for Jack Barry's in February. Carol checked out Jack Barry's and found that Brett Lange never placed what the Board approved outside this whole time. Dan Barusch and The Board agreed on having Dan Barusch reach out to Brett Lange to see if the sidewalk café update would be done for both of his establishments. Once Dan Barusch has an answer, the Board will rule a decision on both businesses. The decision of both businesses will occur in the May meeting.

Dan Barusch informed the Board that they will have to make the decision on the color for Melissa Savitz's business, Lake George Shop. Melissa Savitz presented three colors to Dan Barusch. The Board indicated that they liked the Birds Eye Maple color.

Dan Wolfield made a motion to approve the new Birds Eye color for the front façade of the Lake George Shop on Canada Street.

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

Carol Sullivan	Dan Wolfield	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch informed the Board about what applicants will appear next month. The Board, Dan Barusch and Debonnay Meyers also thanked Dan Wolfield for his service. Dan Barusch stated that Kevin Merry will be part of the Planning Board starting May 1<sup>st</sup>.

Motion to adjourn by Patricia Dow at 9:10 pm, seconded by Dan Wolfield, and unanimously carried.

Respectfully submitted,  
Debonnay Meyers