

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
APRIL 21, 2021 – 5:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

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

**Board members absent:** N/A

**Others present:** Dan Barusch (Director of Planning & Zoning), Lori Bott (Clerk), Ethan Hall, Brian Harvey, Peter Quagliaroli, Tom Hutchins, Mike Kenny, and David Menter

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

Dan Barusch welcomed everyone, announced that the meeting is authorized by 202.1, and that the public is invited via zoom. This is not a public hearing but the Board can invite members of the public to speak. The meeting is being recorded and the recording will be transcribed into meeting minutes that will be available on the website.

**TAX MAP: 251.14-2-12  
APPLICANT: 46 AMHERST LLC  
ADDRESS: 46 AMHERST  
ZONE: COMMERCIAL MIXED USE  
APPLICATION: SPR4-2021**

Ethan Hall is proposing adding a second story addition approximately 10' x 45' to the west side of the existing building above the previously approved first floor addition at 46 Amherst. The expanded space will allow the enlargement of the existing bedroom and kitchen/dining space within the existing apartment.

The Board received the additional plans from Ethan Hall for the 46 Amherst proposed addition as requested in the Planning Board meeting on March 17, 2021. The Board confirmed with Ethan Hall that the exterior stairs on the north end will be removed and the entry for the upstairs apartment will be a set of interior stairs as outlined on drawing A5. Ethan Hall stated that the water runoff from the back roofline will be piped into the existing storm water drainage.

Motion by Walt Adams to approve the 46 Amherst expansion, the outside stairs will be taken down, the interior stairs on the north end will be connected to the landing.

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

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

Aye = 5 Nays = 0 Motion carried.

**TAX MAP: 251.10-3-63**  
**APPLICANT: SCOTTY'S LAKESIDE, LLC**  
**ADDRESS: 2896 LAKESHORE DRIVE**  
**ZONE: COMMERICAL RESORT**  
**APPLICATION: SPR9-2021**

Scotty's Lakeside LLC is proposing a 60' x 40' multi-use sport court. The court will be a permeable rubberized surface installed over the permeable asphalt. The court will be fenced on three sides and lit by a single poll dual fixture LED area light.

David Menter and Tom Hutchins are presenting to the board. Tom Hutchins described the project to the board as a 60' x 40' multi-use sport court with a permeable surface over permeable asphalt and permeable rocks. The court will be 2 feet above native grade with a slight downward taper. There will be a fence on three sides of the court. There will be one LED light pack, pointing downward to the court.

The Board discussed the application with David Menter and Tom Hutchins. On the application "Lake Front" is selected, but David Menter and Tom Hutchins confirmed that the property is lake front but the court will be at least 500 feet from the lake. The Board confirmed that the driveway that is being removed is not the main access to the hotel. David Menter stated that the old stone driveway only goes up to the dumpsters and is mostly used by golf carts. The main access to the hotel is not on the drawings and is to the left. The old driveway will become grass and possibly some shrubs. The Board brought up the possible need for a draining system. The Board and Dan Barusch discussed that because this is a permeable surface court, the court itself is a storm water device. Tom Hutchins stated that because of the material of the court there will not be any runoff.

Motion by Patricia Dow to approve the proposed 60' x 40' multi-use sport court to be put on the southwest end of the property away from the lake at Scotty's Lakeside located at 2896 Lakeshore Drive. The court is a permeable surface, over permeable asphalt so there will be a net decrease in impermeability on the site as a whole. The court will be fenced in on three sides with a 10-foot fence.

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

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

Aye = 5 Nays = 0 Motion carried.

**TAX MAP: 251.14-2-1**  
**APPLICANT: CRABBY JOE'S**  
**ADDRESS: 325 CANADA STREET**  
**ZONE: COMMERICAL MIXED USE**  
**APPLICATION: SPR7-2021**

Peter Quagliaroli is proposing upgrading façade of 325 Canada Street over units 3 and 4 for a better aesthetic appeal at Crabby Joe's restaurant.

The Board confirmed with Peter Quagliaroli that the wood shiplap proposed for the front of the building would only be in front of his restaurant and that DILLIGAF will not change. Peter Quagliaroli confirmed that at this time the shiplap would only be for his restaurant. However, the

owners, Mr. and Mrs. Massry were receptive to redoing the entire building front, but Billy Massry was not as receptive because he would have to pay for the changes. Peter Quagliaroli wishes to separate himself as much as possible from DILLIGAF. The Board and Peter Quagliaroli discussed the proposed façade changes. The Board expressed concern that the proposed façade would not look cohesive and that the building would look cut up and not symmetrical. The Board was concerned that the proposed changes would not be complementary to the neighborhood or the property. The Board brought up that in the proposed plan the shiplap would stop in the center leaving an off-balance number of arches/columns and stairs. Peter Quagliaroli said that he would be covering up the columns outlined in red in his plan. The upper half would be shiplap and the lower half would be stone. However, the Board stated that if you were to look to the left of the building, it would still be the current façade with an off number of arches. The Board brought up questions about the roof line. Currently the roof has steps and the proposed shiplap would change half of the roof line leaving the roof unbalanced. The Board brought up the idea of leaving the center arch and reducing the amount of proposed shiplap and having the shiplap stop before the center arch so that there would still be some symmetry to the building and reducing the sign size so it could be centered on the shiplap. In addition, they brought up having the shiplap go all the way across the building. Peter Quagliaroli was not sure if Bill Massry would be agreeable to paying for any upgrades to his half of the building. Peter Quagliaroli told the Board that he felt that his proposal would make his side of the building look like a standalone structure. However, the Board felt that it would not because of the original design of the building with the steps on the roof and the columns and archways. The Board again had reservations about how the building as a whole would look with the proposed façade and the proposed sidewalk café. The Board asked Peter Quagliaroli if he would be able to hang his sign without the proposed façade changes and work with the Massrys to develop a new plan for the façade upgrades. Peter Quagliaroli said yes, he would be able to hang the sign but really would like to move forward with the façade so that he is able to complete all of the construction and open up the restaurant and not wait for Bill Massry to agree to pay for upgrades. Peter Quagliaroli proposed a third option of covering his entire side about 44 square feet with shiplap leaving the stairs of the roof as they currently are and centering the Crabby Joe's sign. With the Board expressing their concerns about the symmetry and cohesiveness of the building they tabled the matter to give Peter Quagliaroli time to decide what he wanted to do and create additional renderings. Peter Quagliaroli will submit additional renderings for a Special Planning Board meeting to be held on May 5, 2021.

**TAX MAP: 251.14-2-1**

**APPLICANT: CRABBY JOE'S**

**ADDRESS: 325 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SPR8-2021 (SC)**

Peter Quagliaroli is proposing a sidewalk cafe. Barriers will be post/rope with a seashore theme with an egress in the center of the barriers out to the sidewalk.

The Board let Peter Quagliaroli know that the rope barriers and the number of his seats in his proposal will need to be approved by the County and the Department of Health.

The Board asked where the entrances will be for the restaurant. Peter Quagliaroli let the Board know that the entrances will be under the big arch and to the right, and on the south end by the proposed hostess station. The Board asked if you would have to go through the café to get to restaurant. Peter Quagliaroli let them know that there is a four-foot side walk along the building that you can use to get to the restaurant without going through the proposed café. The Board

asked Peter Quagliaroli if he had examples of the tables and chairs. Peter Quagliaroli let the board know that he had not purchased them but that they would be metal with solid-colored umbrellas with no logos. The Board let Peter Quagliaroli know that they would need to approve his tables, chairs, and umbrellas. Peter Quagliaroli will send photos of what he will purchase for board approval.

Motion by Dean Howland to approve the sidewalk café as presented by Crabby Joe's at 325 Canada Street as outlined in the drawings by Rucinski Hall Architecture. The tables, chairs, and umbrellas to be approved at a later date.

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

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

Aye = 5 Nays = 0 Motion carried.

**TAX MAP: 251.14-2-1**

**APPLICANT: CRABBY JOE'S**

**ADDRESS: 325 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN 2-2021**

Peter Quagliaroli is proposing a rectangular wall mount sign on the front façade of the building. The sign will be 8 feet 5 inches x 4 feet 7 inches in size and will be constructed from aluminum cans. Sign letters will be interior lit raised metal cans, red and white in color.

A variance was granted by the zoning board for the size and white background for the sign.

The Board asked for clarification of what the construction material will be. Peter Quagliaroli stated that each letter is a metal form that is lined with red or white plastic and it is back lit from inside the letters. The Board asked where the sign will mount without the façade approved. Carol Sullivan said that the Board would approve the design of the sign tonight and when the façade is approved, they can include the location of the sign at that point.

Motion by Patricia Dow to approve the sign for the Crabby Joe's restaurant in the dimension of 8 feet 5 inches by 4 feet 7 inches with each letter being constructed of aluminum cans with Crabby's in red and Joe's in white and lit from the inside of the can.

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

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

Aye = 5 Nays = 0 Motion carried.

Peter Quagliaroli asked if he would be okay to paint only his half of the building in the same color it is now. The Board let him know that yes, he can paint, but the color would have to match the current color.

**TAX MAP: 251.18-3-38**  
**APPLICANT: BRIAN HARVEY**  
**ADDRESS: 143 CANADA STREET**  
**ZONE: COMMERCIAL MIXED USE**  
**APPLICATION: SIGN 3-2021**

Brian Harvey is proposing a rectangular projecting sign over the middle window to be centered on the storefront. The sign will be 11' x 2' and will be constructed from wood with foam composite lettering. The sign will be lit with two copper gooseneck lights.

The Board asked Brian Harvey if he had considered matching the background of the sign to the bronze color on the building. Brian Harvey said that he wanted to stick with the neutral cream color that matches the current shingles. The Board asked for confirmation on if the graphic will have a border. Brian Harvey confirmed that yes, the border will be there. The gooseneck lighting, border, the sign and the hanging material already in place.

Motion by Dan Wolfield to approve the sign for Taqueria Paloma at 143 Canada Street as presented with the cream color and the two-inch border installed on the frame and lights that are currently at that location.

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

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

Aye = 5 Nays = 0 Motion carried.

**MINUTES:**

**March 17, 2021 (CS, PD, DH, WA, DW, PL)**

Carol Sullivan asked for any comments or corrections to the minutes for March 17, 2021. Carol Sullivan asked that on page 3 of 5 with respect to the Auntie Anne's application that the word "icon" be changed to "graphic" and that on page of 4 of 5 change the word "competition" to "completion." Patricia Dow noted that there is an extra d in the word approved on page 2 of 5. Dan Wolfield asked for more details moving forward and to use the applicant and/or agent's name rather than saying Applicant.

Carol Sullivan made a motion to approve the minutes from March 17, 2021 with the changes as noted above.

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

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

Aye = 5 Nays = 0 Motion carried.

Dean Howland congratulated Walt Adams on his new radio show on 93.5 and streaming online at [www.lakegeorgeradio.com](http://www.lakegeorgeradio.com)

Dan Barusch updated the Board on the blue color that the new owners of the former Bowl Boss next to the Lake George Shop painted the building. They will be coming to the Board after the fact. The owners were adamant about the color choice, and Dan Barusch asked them to supply other colors that they considered. Dan Barusch asked if the Board would like this application

added to the May 5 Special Planning Board meeting, as long as the applicant provides the required check for the application. Allowing the owners as much time as possible before the season starts to change the color if the board denies the after the fact application.

Dan Barusch updated the Board on the roof reconstruction at 142, 144, and 146 Canada Street Benham property. Benham Family LLC went before the Board on February 17, 2021 and received Board approval for the reconstruction. After receiving the appropriate permits, it was determined that the roof was not in as bad of condition as originally thought, and they will not be doing the project.

Motion to adjourn by Carol Sullivan at 7:04 p.m., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,  
Lori M. Bott