

APPROVED

**LAKE GEORGE VILLAGE
26 OLD POST ROAD
MAY 16, 2018
PLANNING BOARD MINUTES**

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

Board members absent: Walt Adams (Alternate)

Others present: Dan Barusch, (Director of Planning and Zoning), Stephanie Fregoe (Clerk), Glenn Goliber, Felicia Rennick, Rick Bult, David and Jane Endy, Mohamed Morgan, Muhammad Saud, Maria Congel, Brendan Wrenn, Gregory Teresi,

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

TAX MAP: 251.18-4-5

APPLICANT: ROBERT SMITH, ROBERTO'S PIZZA

ADDRESS: 111 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIGN #1818

Applicant is proposing a 7' x 3' sign to be added to an existing, free standing pole above the current Haunted House sign. The height from ground level to top of the sign will be 16'. The sign will be flat with a black background, white vinyl lettering and no border. Sign will be lit with internal LED lighting.

Application was tabled from April 18, 2018 as applicant was not present.

Felicia Rennick addressed the board and explained that the sign will go above the Haunted House sign that is pre-existing. Dan Wolfeld asked about the lighting. Ms. Rennick explained that the sign will be lit with internal LED lights.

Patricia Dow made a motion to approve the sign at 111 Canada Street with black background, white vinyl lettering and no border as presented.

2nd MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-44

APPLICANT: BRENDAN WRENN, 25 SILVER

ADDRESS: 197 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIGN #1826

Applicant is proposing an aluminum and acrylic sign, 28" x 126.5" with white lettering and internal LED lights for 25 Silver.

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Mr. Wrenn addressed the board. He has moved his store to 197 Canada Street next to "A Christmas to Remember". The Board asked if the gooseneck lights would also be used to light the sign in addition the LED lights. Mr. Wrenn explained that he would like to remove the outdated gooseneck lights, however the current landlord wants them to stay. The sign will not be bigger than 25 square feet.

Dean Howland made a motion to approve the sign at 197 Canada Street, under 25 square feet, with white lettering and internal LED lights and existing gooseneck lights, as presented.

2nd MOTION: Dan Wolfeld

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-70**APPLICANT: MOHAMED MORGAN, T-SHIRT STATION****ADDRESS: 14 BEACH ROAD****ZONE: COMMERCIAL MIXED USE****APPLICATION: SIGN #1827**

Applicant is proposing two signs for "T-Shirt Station". Sign A will be a 67" x 12" double sided, hanging sign. Sign B will be a 60" x 15" single wall mounted sign. Both signs will be wood with a white background, black border, black and red vinyl lettering.

Dan Wolfeld asked about the t-shirt graphic on the larger sign and how it would be attached. Mr. Morgen explained that Heath Mundell would be making both signs and the t-shirt graphic would be part of the whole sign.

Dan Wolfeld made a motion to approve the two signs at 14 Beach Road as presented with white background, black borders, black and red vinyl lettering as presented.

2nd MOTION: Carol Sullivan

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-63.1**APPLICANT: MOHAMED MORGAN, LAKE GEORGE VIBES****ADDRESS: 168 CANADA STREET****ZONE: COMMERCIAL MIXED USE****APPLICATION: SIGN #1828**

Applicant is proposing a 60" x 22" wood sign with white vinyl lettering, black painted border and teal background. The sign will read "Lake George Vibes" with a silhouette logo of Lake George.

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Mr. Morgen explained that the lake silhouette would be raised, approximately ½ inch from face of the sign. There are two existing gooseneck lights located above the proposed sign that will stay.

Chuck Luke made a motion to approve the sign at 168 Canada Street with the two existing gooseneck lights over the sign, as presented with white lettering, black border and teal background.

2nd MOTION: Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-47**APPLICANT: KENNETH GIORDANO, BOWL BOSS****ADDRESS: 217 CANADA STREET****ZONE: COMMERCIAL MIXED USE****APPLICATION: SMALL PROJECT PERMIT APPLICATION #1820**

Applicant is proposing to change the colors of his store front to earth tone colors.

Mr. Giordano presented color samples to the Board. The color samples shown in the application are distorted. The colors he would like to use are grey-green in shade. The Board reviewed several samples of Bear paints. Carol Sullivan asked Mr. Giordano which colors he preferred. He would like to use "Engagement Silver" for the main color and the "Euro Grey" for the trim. He will paint both the front of the building and the small south side portion as well.

Dan Wolfield made a motion to approve the color change at 217 Canada Street for Bowl Boss with the colors presented, "Engagement Silver" and the "Euro Grey" for the trim.

2nd MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.18-3-70**APPLICANT: MUHAMMAD SAUD, ALIF CAFE****ADDRESS: 28 BEACH RD #2****ZONE: COMMERCIAL MIXED USE****APPLICATION: CHANGE OF USE #1821**

Applicant is proposing a change of use from a retail store to a café. Café will be called Alif Café.

Carol Sullivan asked about food preparation. Mr. Saud explained to the Board that all food prep work would be done at another location and then brought to Alif Café ready to service. The Health Department will have to approve transportation of food. Mr. Saud will not be cooking or frying any food at this location.

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Ms. Sullivan noted that in the application, “grease trap” is marked N/A and is required in all establishments involved in food preparation of any kind. She stressed the importance of this regulation. Mr. Saud said that he understood.

Dan Barusch informed Mr. Saud that if he is to install a new sign, he must complete a sign application by May 30th to the Planning Board for approval. Mr. Barusch also noted that Mr. Saud needs to complete a new business application with Stephanie before opening his café.

Patricia Dow made a motion to approve the change of use for Alif Café at 28 Beach Road, with the installation of a grease trap. Mr. Saud will follow up with Dan Barusch once it has been installed.

2nd MOTION: Carol Sullivan

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.14-3-1

APPLICANT: MICHAEL CONGEL JR., CAFÉ VERO

ADDRESS: 253 CANADA STREET

ZONE: COMMERCIAL MIXED USE

APPLICATION: SIDEWALK CAFÉ #1829

Applicant is proposing a 10’ x 24’ deck for a sidewalk café to be located in front of Café Vero. Sidewalk Café is proposed to be the same as the prior business’ Café at that location.

Maria Congel addressed the Board and explained that she would be using the same deck material as Gino and Tony’s had been previously approved for. She would be using the same wood and the deck will be the same size.

The D.O.T. permit has expired and Carol Sullivan informed Ms. Congel that she will need to reapply. Ms. Sullivan noted that there is a website for D.O.T. and she will email Ms. Fregoe the information. Ms. Congel will also need to apply for a Warren County Building Permit. Ms. Congel is in the process of applying for a liquor license. She is unsure if a new sign will be installed at this time and is aware that a sign application would need to be completed.

Dan Barusch explained that Café Vero will not be able to wrap the sidewalk café around the side of the building. He took measurements and there is not enough space from the edge of the sidewalk café to any obstructions such as a bench, tree or trash bins. A minimum of ten feet is required.

Ms. Sullivan asked about the type of furniture that would be used. Ms. Congel said that she may use the same furniture that she had at her previous location. Ms. Sullivan noted that there are provisions in the Village Code that determine the type of furniture that can be used. Ms. Congel said that she would probably use the same type of furniture that Gino and Tony’s were approved for. Patricia Dow asked if planters would be installed and Ms. Congel replied yes.

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Patricia Dow made a motion to approve the sidewalk café at 253 Canada Street, a 10' x 20' deck with same furniture, wood and planter boxes as previously approved for Gino and Tony's.

2nd MOTION: Carol Sullivan

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

Aye = 5 Nay = 0 Motion carried

TAX MAP: 251.14-4-42**APPLICANT: GLENN GOLIBER****ADDRESS: 29 HENDRICK STREET****ZONE: COMMERCIAL MIXED USE****APPLICATION: SITE PLAN #1823**

Applicant is proposing to convert existing garage to a single-family residence, connect an open carport to the garage, construct an addition to the back of the garage for a bedroom, and construct a free-standing boat cover between the existing building and the adjacent owner's RV garage.

Mr. Goliber addressed the Board and handed out letters from his neighbors stating that there are no issues with his project. Three variances have been granted for this project. Ms. Sullivan asked if Mr. Goliber has spoken with the Village in regards to water meters. Mr. Goliber said he has spoken with Julie at the Village regarding water hookups and meter.

Dan Wolfield asked if the driveway for existing house is entered on from Ottawa Street or Hendrick Street. Mr. Goliber replied that the entrance is on Ottawa Street. He will use the existing asphalt on the Hendrick Street side for his residence. Mr. Wolfield asked about the height of the boat storage roof. Mr. Goliber said the roof will not be higher than the existing ridgeline on the garage, which is approximately 18 feet height. The roof will be lower than the 18 feet since his boat only needs 13-14 feet of clearance. Dan Barusch verified the ridge line of 18 feet and also noted that this application is a Type II SEQR.

Mr. Goliber noted for the record several maintenance issues on the neighboring property. There is an old boat and construction debris that hasn't been touched in years. Mr. Barusch said that he would address those issues with a letter to the neighbor.

Dean Howland asked if there is a rendition of the final project. He said that from the plans it is difficult to tell what the project will actually look like when completed. Mr. Wolfield agreed. Diagram A-2 shows two garage doors, noting that they will be removed and replaced with wall framing and windows. There was discussion among the Board as to whether the windows would be up to code and allow egress from a bedroom. The Board agreed that they are ok with the entire project, but they would like to see a final rendition for approval. Mr. Goliber explained that he gave as much information as he could to his engineer.

Dean Howland made a motion to approve the addition at 29 Hendrick Street with the addition on the East side of the garage, carport on the South side, provided that the applicant provides a final rendition. The boat storage roof peak will be 16 feet in height.

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2nd MOTION: Patricia Dow

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

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 264.06-1-32
APPLICANT: DAVID ENDY
ADDRESS: 60 PHILIP STREET
ZONE: RESIDENTIAL
APPLICATION: SITE PLAN #1824**

Applicant is proposing to build a 28' x 44' - 3 bedroom, 2 ½ bath, two story colonial modular home from KD Homes on a foundation. A full basement with 9' high walls, a 14' x 28' ground level deck on back left side of home, 16' x 32' inground pool and a 14' x 20' garage on an Alaskan slab 6" deep are also proposed.

Mr. Endy addressed the Board. He noted that he has received a letter from Dave Harrington, approving sewer and water hook up. The site plan was provided by Devin Dickenson and meets all required setbacks. In the future Mr. Endy may add a pool.

Dean Howland addressed the trenches shown on the plans for storm water control. He said stone may be the best way to go as it is easier to manage and lasts a long time, compared to other methods. Mr. Endy noted that the back part of the property is heavily wooded and will remain untouched for the time being. The limits of disturbance are shown on the site plan.

Mr. Wolfeld asked about the porch shown in the photograph. Mr. Endy said that is the actual porch that will be installed. He bought the actual home that is shown. The deck materials will be a brown Trex material. Mr. Wolfeld asked about windows on the side of the house. Mr. Endy said that windows are being added and also a sliding glass door on the back of the house. Mr. Barusch mentioned that Mr. Endy would need to note the size of the windows for the county. Mr. Endy plans to build a deck on the back of the house that will only be six to eight inches off the ground, so he will not have to install railings.

Patricia Dow asked about the height of the house. Mr. Howland replied that it would be about 24 feet in height, based on two floors, ceiling height and foundation which is approximately two feet above ground. Mr. Endy explained that the house and garage will most likely be the same color. He is not clearing the land beyond the area of disturbance shown on the plans. Dan Barusch noted that this project is a Type II SEQR.

Dan Wolfeld made a motion to approve the deck, pool, porch, and modular home on a foundation as presented with blue siding, garage, Trex deck material, three additional windows on the left side and two additional windows on the right side, small porch on the front of the house as shown.

2nd MOTION: Carol Sullivan

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

Aye = 5 Nay = 0 Motion carried

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TAX MAP: 251.18-3-55.2

APPLICANT: GREG TERESI, TIKI TOURS, LLC

ADDRESS: 3 LOWER MONTCALM STREET

ZONE: COMMERCIAL

APPLICATION: SITE PLAN #1822

Applicant is requesting approval for his tour boat operation, Tiki Tours, LLC.

Greg Teresi addressed the Board. He would like approval to run his boat tour operation. He is also seeking Park Commission approval to operate a third tiki boat and a 26' pontoon or Lyman style boat out of the Lake George Beach Club. Last summer his company booked approximately 1,200 passengers and only had three complaints. Mr. Teresi has addressed these complaints with his captains. The fourth boat would allow him to take guests farther up the lake and would be significantly faster than the tiki boats. It would seat approximately 9 passengers, depending on which boat he purchases.

Carol Sullivan asked if Mr. Teresi would be operating as a taxi service on the lake. Mr. Teresi replied that he would drop guests off at a restaurant and pick them back up, but he wouldn't necessarily be running a taxi service. In case of inclement weather he could always send a cab or Uber. His captains do get a lot of calls to captain private vessels. He would rather see that people seek a safe ride instead of operating a boat under the influence.

Mr. Teresi used the Village docks last season but it didn't work well. It is better to drop off and pick up passengers at the same location. The Beach Club has agreed to let Tiki Tours use their docks this summer. Tours will not run after 10pm. Firework nights would be the later nights. Mr. Teresi is allowing swimming off the boats this summer and he has notified his insurance agency. PDFs are on all the boats. The tiki boats move slow and when it is hot, people are naturally going to want to swim.

Dan Wolfeld made a motion to approve the use of three tiki style boats and a fourth boat for cruises, with the capacity determined by the state.

2nd MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

MINUTES

April 18, 2018 (PD, CL, DW, WA)

Patricia Dow made a motion to approve the minutes from April 18, 2018.

2nd MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

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Carol Sullivan made a motion to adjourn the meeting at 7:45pm.

2nd MOTION: Chuck Luke

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

Aye = 5 Nay = 0 Motion carried

Respectfully submitted,

Stephanie Fregoe
Zoning Clerk
April 30, 2018