

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
MAY 21, 2025 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES - draft**

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

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Jon Lapper, Charles Wait Jr., Mark Taber, Mark French, Joe Mondella, Stephanie Fregoe, Ryan Fregoe, Jamison Duffy, and Matthew Bertinetti.

Carol Sullivan called the meeting to order at 5:02 pm.

PUBLIC HEARING:

APPLICATION: SPR#13-2024

APPLICANT: MARINE VILLAGE – LAURA KOHLS

TAX MAP: 251.14-3-31

ADDRESS: 370 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: UNLISTED

“This application and public hearing was tabled during the January 15, 2025, meeting as the Board requested specific information from the applicant such as: updated site plan showing the disconnect note to include “it would be cut and buried”, a detailed plan showing the existing gutter system, an updated site plan to show the update deck size, an updated site plan to show the window changes on the three left units, and an updated plan that shows more plantings. After the January 15, 2025, meeting, Miller, Mannix, Schachner, and Hafner submitted an appeal regarding the Director of Planning and Zoning’s determination letter. SPR#13-2025 remained untouched by the Planning Board until a determination was made by the Zoning Board. On April 2, 2025, the Zoning Board made a resolution to deny the appeal, stating that the Director of Planning and Zoning’s determination letter was correct and that a variance was not needed. The Planning Board can now continue their review of the project.”

Patricia Dow recused herself at 5:02 pm.

Carol Sullivan informed all that she received a request to table the application as Jon Lapper, Marine Village’s attorney, needs time to respond to the letter created by Glen Bruening, attorney for the Pine Point residents. Carol Sullivan indicated that she would keep the public hearing open. Carol Sullivan asked Jon Lapper if he would have everything ready for June to which Jon Lapper said yes.

Carol Sullivan made a motion to table the application.

2nd MOTION: Walt Adams

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

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

NEW BUSINESS:

APPLICATION: SUP#1-2025 (SKETCH PLAN)

APPLICANT: ADIRONDACK TRUST COMPANY

TAX MAP: 264.06-2-49, 264.06-2-50, & 264.06-2-35

ADDRESS: 75-77 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: UNLISTED

“Applicants are seeking a sketch plan review for a possible project that consists of constructing a new commercial bank with drive-through lanes at 77 Canada Street. Commercial bank construction is permitted in the Commercial Mixed-Use zone; however, constructing the drive through lanes is the reason behind the special use permit request. The lanes will be located in the existing parking lot; that way the current vehicle circulation pattern remains the same. The commercial site will offer 33 parking spaces for public customer use. The Board’s feedback will determine how the project proceeds with the Special Use Permit and Site Plan Review.”

Patricia Dow re-joined the meeting at 5:03pm.

Jon Lapper introduced himself, Charles Wait, and Mark Taber as representatives for the project. Carol Sullivan asked Jon Lapper to conduct his opening statement, so the Board had a better understanding of the proposed sketch plan. Jon Lapper informed the Board that the applicants have an existing branch in the Village of Lake George, and they want to continue being a part of the Village community; but they wish to be at a new location. He explained that the old Pancake house parcel was perfect because the applicants need a bigger bank than what’s existing now. Jon Lapper continued to explain that the bank would offer drive-throughs, which were permitted in the Commercial-Mixed Use zone through a special use permit. Jon Lapper indicated that the bank’s design would be like what was on Bay Road in Queensbury, and that it would be a major improvement architecturally for the area. Jon Lapper then reintroduced Mark Taber, and stated he was the architect that would go over more of the project logistics.

Carol Sullivan thanked Jon Lapper for his statement and invited Mark Taber to speak. Mark Taber stated he was from the LA Group and wanted to go over the layout of the existing site first, so everyone knew its’ history. He stated that it was home to the Adirondack Pancake House until the building was demolished by the previous owner. He showed the Board the impervious areas as well as the location of the new building and their drive throughs. He indicated that there would be two exits for vehicular traffic, and that the new branch would be on the northside of the property, where the Adirondack Pancake House used to be. He continued saying that the proposed construction would be smaller than the former Adirondack Pancake House and that it would meet the setbacks discussed in §220.

Mark Taber then started to provide details about the drive throughs. He indicated that there was enough space to provide adequate queueing and enough room to maintain existing circular patterns. Mark Taber continued saying that he would plan to keep the existing curb cut and would ensure it was more identifiable to all. He then indicated that he would widen the entrance on Mohican Street, so it can accommodate two vehicle traffic. He stated that the existing entrance was the size of a driveway, so it needs to be widened for vehicular safety.

Mark Taber then started discussing the façade change. He indicated that the building would have an Adirondack theme and would fit in with the surrounding businesses. He indicated that there was a small porch off the front, one chimney, and building-mounted signage. He assured the Board that the signage proposed in the rendering would follow local statute. Mark Taber told the Board that the total height of the building, with the chimney, was 35 feet high and did meet height requirements.

Mark Taber changed the topic to discuss vehicular traffic, the parking lot, and pedestrian traffic. He indicated that there would be no vehicular circulation changes because it would all remain the same. Mark Taber then stated that no significant changes would occur to the existing pavement besides some striking on the south side and some minor pavement overlay. Mark Taber explained that he didn't predict a lot of walk-up traffic, but there will be a sidewalk created for pedestrians to walk on to get to the property. Mark Taber then told the Board that there would be parking areas in front of the site, and all spots would be easily accessible to all. Mark Taber indicated the sketch plan showed access to the front for pedestrians, but they recently changed it for numerous reasons. He stated that one of the reasons was due to the grade change and the fact the other option provided less land disturbance, so that was why they changed it at the last minute. Mark Taber then added that there were 19 parking spaces in one parcel and 13 on another; so, all together they'd have 32 spaces available for customers.

Mark Taber circled back to discuss signage. He indicated that there was a need for a monumental sign, and that sign would be behind the property line to follow local statute. He added that the measurements were 10 feet by 3 feet, and he'd discuss more sign-related details at a future meeting. Mark Taber stated that there were plans to add a flagpole and add some landscaping to make the property look nice. He stated they planned to plant some plant beds, and there would be trees near the parking area. He stated that there were some upcoming improvements through the DRI, so the landscaping they're proposing would blend in nicely.

Mark Taber changed the topic to discuss lighting. He stated that the property had lighting already, and he showed the Board where they were on the plans. He then explained that their plan was to add more lighting, to illuminate the property at night but to also ensure there was enough light to meet certain regulations. He stated there were plans to add more light fixtures and wall sconces, and he assured the Board that all lights installed would be dark sky compliant.

Mark Taber started discussing stormwater management, and how this plan would decrease the impervious area. He stated that it would decrease it by 3,500 square feet, and that they would use the existing stormwater infiltration system. He also added that a subsurface infiltration system would exist, and a raingarden would be created in the median. Mark Taber explained that the median's purpose was to help with traffic flow, but this median would also serve as a means for stormwater management with the garden.

Mark Taber then started discussing utility connections, and what he was planning to do. He explained that he met with the Department Heads from Department of Public Works, the Water Department, the Sewer Department, and the Planning and Zoning Department and the plan was made to use curb cuts on both sides, use the existing water and sewer connections. He stated for sewer, he'd use the existing sewer lines and connect to the manhole while for water, he'd use the existing pipes that connect to the water main on the southside of the property. Mark Taber stated that the plan obtained the ok from all department heads, so there shouldn't be any issues.

Mark Taber concluded his explanation by informing the Board that the point of the sketch plan was to pitch their idea for the property and see how the Board reacts to it. He stated that he was open to questions, and that if he couldn't answer their questions, he'd ensure he'd get answers at the next meeting. Kevin Merry immediately asked if a vehicle could turn left or right onto Canada Street, and Mark Taber said there was no restriction. Dan Barusch said someone wouldn't do that unless there was a median in the road. Mark Taber said he looked at the sight triangles and they both comply.

Carol Sullivan asked if they knew that there were archeological remains found and Mark Taber said he knew about it. She asked if they were prepared to work alongside SHPO if they plan to dig in an area known for its' historical remains. Mark Taber said they spoke with SHPO already about their proposed project, so SHPO was made aware. He also added that there were no plans for a basement, but they still need to dig to put in the foundation. He showed the Board the prone digging areas on the plan and stated that most of the site had already been disturbed by utility connections. He stated he recalled remains being uncovered near a utility connection on Mohican Street; but he told the Board that all excavations would be focused on the south side of the property. Carol Sullivan said she wanted to bring it up because it concerned her. Mark Taber indicated that they picked that area for excavations because it was already disturbed; but if by chance there were any remains, they would notify SHPO and work alongside them.

Walt Adams expressed interest in the rain garden, and said it was a great idea for the property. Patricia Dow asked why three drive through lanes were necessary. She indicated that it could cause a build up of traffic if three vehicles drove at the same time. Mark Taber said the area was tight, but it did meet the regulations. He stated he didn't see much traffic for the two lanes, but the ATM lane would be the busiest one. He elaborated that the design was the most efficient and the most basic for drive throughs and offered to have President Charles Wait speak on that if there were concerns about it. Mark Taber also wanted to mention that even with the canopy overhead, there would be good visibility so vehicles would be able to see another.

Carol Sullivan asked what the square footage was. Mark Taber indicated he didn't know the exact number, but he knew the radius was either 25 or 30 feet. Mark Taber explained that the area was just as wide as the driveway coming out of the parking lot. Mark Taber used his F150 as an example, and said he'd be able to get out of there with his vehicle. Patricia Dow still had concerns about congestion. Mark Taber told her that there would be signage on the property, like a "Do Not Enter" sign or a "Stop" sign for the vehicles leaving the drive through.

Carol Sullivan asked if the drive through area could be pushed back a bit, and Mark Taber said he would elaborate on that. He stated he was working with their engineers because originally, the drive through was in another spot. He said there were certain build lines they had to follow, and if they chose to go a different route, it would extend the porch or create a weird shape to the front of the building. He stated that what was presented to them was the final determination due to ATM security protocols and bank functioning. So unfortunately, they couldn't push it back anymore. Carol Sullivan said it looked like there was a lot of room behind it, so maybe there was a way to alter it without breaking protocol and functioning. Mark Taber said he would investigate it further; but the point of the layout was to ensure there was enough queueing space for 4 cars in the lanes.

Patricia Dow asked about the necessity of the chimney. Mark Taber said that was an architectural feature, and he would have to ask his team about it. Dean Howland said he thought it looked nice. Patricia Dow inquired if there would be boat storage on any of the parcels to which Mark Taber said no. Carol Sullivan

asked if there were plans to repave and Mark Taber said yes. He stated the goal was to keep what existed unless there's a need to mill and add a new top course. Carol Sullivan asked if there were any plans for the back parking spaces and Mark Taber said no. Patricia Dow asked if the back spaces were part of the land purchased, and Mark Taber said they purchased the three parcels for the proposed bank project.

Dean Howland asked if a sidewalk would be added on the Mohican Street side of the property. Dan Barusch advised that the Village of Lake George received notification yesterday about DRI funds, and unfortunately, there was some bad news about the public project. He stated he asked for 2 million dollars, but he received 800 thousand dollars to address the sidewalks and lighting. Dan Barusch concluded his explanation by saying the sidewalks on Canada Street would be done and they all would be ADA compliant. Dean Howland asked why they wouldn't do the other items in the package. Dan Barusch indicated the project money was cut, and they had to prioritize certain items.

Patricia Dow asked if there was a possibility of adding more green space. Mark Taber asked if the demolition happened in the Fall, and Dan Barusch replied with yes. Mark Taber said he'd investigate that and follow up with the Board at the next meeting. He reiterated that their intent was to stay away from significant disturbance, but it wouldn't hurt to add a little green space to the property.

Carol Sullivan asked the Board if they had anything else to which the Board responded with no. Dan Barusch informed all that the applicant must submit a Site Plan application, a Special Use Permit application, and a sign application. He suggested having all three of them submitted at the same time so they can get answers to all three at the same time. Dan Barusch started listing what they should include in their applications, such as a cover letter, details regarding the water and sewage systems, and landscaping. Mark Taber indicated that they would have everything by the next meeting, such as 4-sided elevations, floor plans, lighting, and utility plans.

Carol Sullivan wanted clarification on the number of signs. Dan Barusch said there would be one freestanding sign and one wall sign. The Board stated they saw three signs in the rendering. Dan Barusch stated that the letter "A" and the "Adirondack Trust Company" would be merged, so it would be technically one sign. Mark Taber informed the Board that he would enclose all sign details in a future application, so there was no confusion.

Dan Barusch asked Mark Taber if they were in a rush. Jon Lapper indicated they would like to get in as soon as possible. Dan Barusch informed them that the deadline for June had passed, so they would be looking at July. Jon Lapper said that he was told by Dan Barusch that if they got everything in by three days, they'd be able to get in for June. Dan Barusch asked if they could do that still with all the requests and Jon Lapper confirmed. Mark Taber said they had the package ready to go, and they just needed to make some minor tweaks to it. Dan Barusch turned to the Board and asked if they were ok with them getting on for June, and the Board said yes. Patricia Dow asked if they planned to have another sign on the Mohican Street side, and Mark Taber said no.

Mark Taber said he thought he had until Tuesday, May 27 to get everything in. Dan Barusch explained that due to the time constraints, he needs the special use application sooner rather than later. Debonnay Meyers turned to Dan Barusch and said Tuesday should be fine. Dan Barusch said he was ok with that, but no later than that day because their special use application triggers public hearings.

There was no motion made as this was a sketch plan review.

Dan Barusch left the meeting at 5:35 pm.

APPLICATION: SPR#2-2025

APPLICANT: STEPHANIE AND RYAN FREGOE

TAX MAP: 251.18-3-16

ADDRESS: 33 JAMES STREET

ZONE: RESIDENTIAL MIXED USE

SEQR: TYPE II

“Applicants are seeking approval to replace an existing garage apartment structure with a 24 x 24 two-car garage with a second story to accommodate a one-bedroom apartment. Applicants appeared before the Zoning Board on May 7, 2025, and obtained a variance for relief of the rear-yard setback. If the project obtains approval, the construction will take three to four months to complete.”

Carol Sullivan stated that there was a proposal for a second-story apartment, and she advised that all apartments need windows. She immediately asked the applicants why the rendering didn't show any windows. Ryan Fregoe told the Board that he couldn't provide an accurate rendering because Curtis Lumber could only give them the basic layout. He advised that the doors on the rendering were going to be windows and Stephanie Fregoe added that there would be 2 windows in the back as well. Kevin Merry asked where the entrance was. Ryan Fregoe said over on the side. Carol Sullivan lifted the plans and asked him to show her where the entrance was, and Ryan Fregoe showed her. Carol Sullivan asked if it had to be ADA Compliant, and Carol Sullivan was told no. Carol Sullivan asked which window was the bathroom window. Dean Howland said that wasn't a requirement for New York State.

Patricia Dow asked if there would be an attic above the apartment, and she was told no. The Board questioned how big the apartment would be. Dean Howland said he calculated 24 feet. Kevin Merry said he calculated 18 feet of livable space. The Board reasked their question of how big the apartment would be. Ryan Fregoe said the structure would be 15' by 24'. Kevin Merry indicated he showed plans for a 24' by 24' structure. Ryan Fregoe indicated he didn't realize they were given the wrong plans and apologized.

Kevin Merry lifted the rendering, and asked Ryan Fregoe for approximate window measurements. Ryan Fregoe said 3' by 5'. Dean Howland indicated that they had to meet certain regulations, so they should double check if the windows were good. Carol Sullivan chimed in to state why the Planning Board was asking so many questions about the windows. She explained that there were certain regulations the applicant must meet to meet egress and the certain amount of light ratio. Kevin Merry said the windows must be 15 square feet to pass egress regulations. The Board asked why they changed the size of the structure, and Stephanie Fregoe responded with time, money, and zoning regulations. The Board then questioned why they wanted to keep the apartment on the second story, and Stephanie Fregoe said the apartment was grandfathered in.

Carol Sullivan stated that the Board needed specific information from the applicant, which included information regarding the size of all the windows and information about interior and exterior lighting. Stephanie Fregoe stated she planned to have one light fixture outside the garage door and one outside the doors to go up to the apartment. The Board asked what kind of lights, and Stephanie Fregoe offered to use goosenecks.

The Board inquired about the water and sewer lines, to which Stephanie Fregoe said they were already connected. Patricia Dow then questioned if they would extend the asphalt to the garage, and Ryan Fregoe said no. She then asked what they would use for that area, and Ryan Fregoe replied with crushed stone. The Board asked what was there now and Ryan Fregoe said grass. Dean Howland told the applicants to look for other imperviable options as he believed crushed stone was not that impervious. Dean Howland then added that they should follow up with Dan Barusch more on that because he felt there was a possibility of being told they had to add in catch basins. Carol Sullivan asked if the crushed stone area, starting from the driveway to the garage, was for the tenants and Ryan Fregoe said that area was for the house. Carol Sullivan then asked where the tenant would go, and Ryan Fregoe said their spot would be next to the garage.

Patricia Dow inquired about the metal roof as she had concerns about it being bright and shiny. Stephanie Fregoe said the roof would be dark gray, the siding would be light gray, and the trim would be white. The Board then questioned if the second floor would be heated, and Ryan Fregoe said yes. Kevin Merry asked how it would be heated, and Stephanie Fregoe replied with an electric baseboard. Patricia Dow wanted to ensure she understood the plans; so, she asked if the first floor was supposed to be a garage and the second floor was supposed to be an apartment. Stephanie Fregoe said she was correct. Patricia Dow asked if the stairs were right after the door. Ryan Fregoe stood in front of Patricia Dow and showed her where it was on the rendering. Dean Howland stated that it wouldn't be there, and that it would be pushed back a bit.

The Board then told the applicant that they should consider re-reviewing the project before submitting it to the County. More specifically, if they don't meet regulations, Warren County has the tendency to reject it and hand it back. Dean Howland then indicated if they were looking to save, they should not use a metal roof. He added that pine needles had a reputation for ruining roofs, so they should check the area for pine trees.

Carol Sullivan polled the Board and asked them to share their stance on the matter. She reminded them that if the majority felt more information was needed, they had the right to request it. Carol Sullivan also started listing the items she felt were needed, such as details on lighting, review on the driveway and the plans for an impervious surface, the landscaping, and the windows. Walt Adams and Patricia Dow both agreed that they'd like to see more plans. Patricia Dow then asked about their plan regarding a fire escape route. Carol Sullivan said they would either use the door downstairs or the egress window. Dean Howland said he currently owned apartments, and he had two points of access for his units. He then told the applicants that they should ensure they were following County regulations, like ventilation, percentage of light, egress, and other building codes.

Carol Sullivan informed the applicants that the Board will be requesting the following from them: an updated rendering showing the façade change, an updated rendering that show the new dimensions of the proposed building, a landscaping plan, an updated rendering that show the size and look of the proposed windows, updated details on the driveway, and an updated rendering showing the details for indoor and outdoor lighting. Carol Sullivan then stated that she would grant them approval for the demolition. Stephanie Fregoe mentioned that she didn't have a landscaping plan because she planned to have the house on the market this Fall. She indicated she wanted to let the new owners have creative liberty. Patricia Dow asked if more information was needed for stormwater and Carol Sullivan said stormwater was based on size. Kevin Merry said he guessed it was approximately 600 square feet. Carol Sullivan then stated if they planned to add gutters, the Board would need to see them. Stephanie Fregoe asked if gutters

were required, and Carol Sullivan said not for her because they were under 1,000. Dean Howland stated the gutters wouldn't stay with a metal roof.

Carol Sullivan made a motion to approve the demolition of the building that is currently there and the cleanup of the area around it.

2nd MOTION: Patricia Dow

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

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

Carol Sullivan told the applicants that the June submission deadline date had passed, so they should get in touch with Dan Barusch or Debonnay Meyers regarding the next date. Carol Sullivan then added that they approved of the demolition and the cleanup so they could make some headway into the project.

Debonnay Meyers asked if a motion could be made to table the remaining parts of the application, and the Board said the applicants would come back when they were ready. Therefore, no motion was made.

APPLICATION: SPR#3-2025

APPLICANT: THE LAGOON – MARK FRENCH

TAX MAP: 251.18-3-57

ADDRESS: 204 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: TYPE II

“The applicant is seeking approval for two Sarasota steel louvered pergolas to be installed on the existing deck, side by side, for his business, The Lagoon. If the project obtains approval, the construction will take two to three days to complete and will allow them to forego future planning and zoning board requests for temporary tents.”

Carol Sullivan asked if they planned to put two pergolas on the current deck, and Mark French said yes. Carol Sullivan stated she had two questions: the first was a question about the weight of each pergola, and the second was if a study was done to see if that deck could hold it all. Mark French said he could get the weight of it, and they could do a study. Kevin Merry asked if they were aluminum, and Mark French said yes. Kevin Merry believed that the pergolas would be so light that they would need to be bolted down. Dean Howland asked about the pergola's gutter system. Mark French explained that it would be guided to drain in the leg, then move to under the deck onto an existing metal roof for it to be filtered and guided elsewhere. Carol Sullivan asked where it was going, and Mark French said where all stormwater goes currently because he'd connect it to an existing system. Joe Mondella chimed in to state it would go to a basin to the storm drain near Christie's Lane.

The Board inquired about the pergola's pitch. Joe Mondella said it was pitched, but they wouldn't see it as pitched. Dean Howland said the picture showed otherwise, and Mark French assured the Board it wouldn't be as pitched. Dean Howland then asked if the pitch would be facing toward or away from the building, and Mark French said it was pitching forward. Patricia Dow inquired if they would use it as a permanent structure, and Mark French said they had the option of taking it down, but they don't plan on

doing that. The Board then asked if they plan to keep it up all year, and Mark French said yes. Carol Sullivan then asked for a timeline of the pergola, and Mark French stated they plan to keep it up for one year. Carol Sullivan questioned why, and Joe Mondella said the DRI project. The Board asked for more to which Mark French explained that there were plans to build another deck above their deck; so, they wouldn't need the pergola once the upper deck was built. Joe Mondella indicated that allowing them the pergola would help them so much, especially in the summer months.

Carol Sullivan asked what the plan was for heat in the wintertime. Mark French said he was thinking of copying what the Lake George Beach Club did, and Patricia Dow asked what they did. Mark French said the Lake George Beach Club paid someone to install nice windows to the patio. Carol Sullivan said she knew what he was talking about because it was done for the Winter Carnival, and she was part of the Winter Carnival committee. Joe Mondella said it was still up in the air, but they'd come back to the Board with a determination later in the year.

Patricia Dow circled back to the weight question as she had concerns about it. Mark French said he would check on that and pulled his phone out to search it online. Some of the Board members still had questions about heating, and Carol Sullivan said the applicants were only focusing on the summertime right now and they would come back to the Board to figure out heating at a later date. Dean Howland asked for the height of the pergolas, and Joe Mondella estimated 10 feet high. Mark French stated the pergolas were 600 pounds each. Dean Howland said the deck should be able to hold it because of the existing columns and beams. Patricia Dow then asked if they planned to get conditional approval for a year. Mark French said they wanted it to be indefinitely until Sean Quirk tells them otherwise.

Carol Sullivan informed everyone of her interpretation of the DRI process. She explained that all applicable projects would appear before the Planning Board before anything occurs, and one of the projects that was recently approved by the State was updates for the Village Mall. Therefore, when that project appears before them, the Board could request the pergola to go away; that way it wouldn't be a future problem. Carol Sullivan concluded her explanation by saying that there was no definitive timeline because they just got approval from the state yesterday, so this would be a long process. Patricia Dow said she wasn't against approving the pergola; she was more concerned about seeing it run with the building rather than the business. Carol Sullivan acknowledged Patricia Dow's point and said that it was good to bring that up. Patricia Dow simply said that she wasn't sure if they could do it in a legal standpoint, and she didn't want to get the Village in any legal trouble.

Mark French agreed to a conditional approval for the remaining time of their lease. The Board asked how long they had, and Mark French said 4 years. Majority of the Board liked the suggestion, but Kevin Merry said it should be tied to the business name "The Lagoon". Mark French said they could change it to "as long as Mark French and Joe Mondella were at The Lagoon". Joe Mondella wanted to mention that the pergola would be 100 inches high, so for the record it would be 8' 4".

Dean Howland made a motion to approve the application created by The Lagoon also Mark French as the applicant for putting two pergolas on top of the porch as presented, and with the condition of The Lagoon owns or leases that area. The tax map number is 251.18-3-57, and the address is 204 Canada Street.

Mark French indicated The Lagoon's address was 204 Canada Street Suite 9, 10, 11, 12, and 13.

Carol Sullivan added to the motion that the Lagoon's address was 204 Canada Street, Suite 9, 10, 11, 12, and 13.

2nd MOTION: Kevin Merry

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

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

APPLICATION: SC#1-2025

APPLICANT: JAMO'S PUB

TAX MAP: 251.18-3-58

ADDRESS: 192 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: TYPE II

"The applicant is seeking approval for a sidewalk café for their new business, Jamo's Pub. There was prior approval for this location when it was Jack Barry's (and formerly SJ Garcia's); but per our Village Code, each new business utilizing a sidewalk café needs their own individual approval. The sidewalk café will be located on the left side of the front door and will have a fence made of lumber and iron to enclose the café. The applicant plans to use the existing four tables and eight chairs, and the hours of operation will be from 11:00am to 12:00am. An application for liquor license has been submitted to the State Liquor Authority so once approved, alcohol will be served once license is obtained. A NYS DOT permit will be submitted as well."

Carol Sullivan asked Jamison Duffy if he was using furniture and lighting for his sidewalk café, and Jamison Duffy said yes. Carol Sullivan then asked if it was the same furniture SJ Garcia's used, and Jamison Duffy said everything was the same. Patricia Dow asked if the fence structure was the same, and Jamison Duffy said yes. Carol Sullivan notified the Board that per local statute, each new business utilizing a sidewalk café needs their own individual approval. She continued saying that the business owner must get approval from them, even if the layout was previously approved from a previous business.

The Board questioned the flower boxes as it was a requirement in the Village statute. Jamison Duffy said he would put some out. Carol Sullivan said Brett Lange had his out, but didn't recall where he placed them. Carol Sullivan then questioned if the egress on the south end was the same, and Jamison Duffy said yes. Patricia Dow then asked if the awning was retractable to which Jamison Duffy said it was and that it was remote controlled. Debonnay Meyers chimed in to show the Board where the flower boxes were on the rendering. Carol Sullivan said if he put the planters where they were shown on the rendering, he should be all good. Dean Howland asked for the number of planters, and Carol Sullivan said she saw 7.

Carol Sullivan reminded him that in the Fall, he must remove the deck, the furniture, and the planters. Jamison Duffy said he would, and Carol Sullivan said the deck would go right against the building. Carol Sullivan then told Jamison Duffy that if he planned to be open year-round and needed the café to be available as well, he could get a permit for it. Debonnay Meyers said all he would need was Village Board approval.

Walt Adams made a motion for the applicant for Jamo's Pub, tax map 251.18-3-58 at 192 Canada Street, looking for approval of the sidewalk café, Jamo's Pub, as presented with the addition of 7 planters on the fencing.

2nd MOTION: Kevin Merry

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

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

Patricia Dow questioned the motion because she thought there were 5 planters on the fencing. The Board found that there were 5 planters on the fencing and 2 planters by the door, so the motion would be amended to add that in.

Walt Adams amended the motion to say, "with the addition of 5 planters on the fencing and 2 planters near the door".

2nd MOTION: Kevin Merry

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

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

Jamison Duffy asked if there was a possibility of removing the 2 planters by the door, and the Board granted his request.

Walt Adams amended the motion again to say, "with the addition of 5 planters on the fencing."

2nd MOTION: Kevin Merry

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

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

Carol Sullivan asked if there were any minutes to review, and Debonnay Meyers said no. Carol Sullivan said she would make the motion to adjourn as there were no other items on the agenda.

Motion to adjourn by Carol Sullivan at 6:10 pm., seconded by Kevin Merry, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers