

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
MAY 5, 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 Wolfield, and Patrina Leland (Alternate)

**Board members absent:** N/A

**Others present:** Dan Barusch (Director of Planning & Zoning), Lori Bott (Clerk), Peter Quagliaroli, Brianna Destratis, Sunny Chawla, and Zurgil Chawla

Carol Sullivan called the meeting to order at 5:05 p.m.

**TAX MAP: 251.18-3-41  
APPLICANT: ANNIE BENNETT (SELLING ADK)  
ADDRESS: 175 CANADA STREET, STORE 6  
ZONE: COMMERCIAL MIXED USE  
APPLICATION: SIGN 4-2021**

Brianna Destratis is representing Annie Bennett. The applicant, Annie Bennett, is proposing a new 23"x 48" hanging sign at the Mayard Center, Store 6. The sign will have no graphics or lighting and will be consistent in size with the other Mayard Center hanging signs.

Carol Sullivan asked Brianna Destratis if the sign will be ten feet from the ground. Brianna Destratis stated that Annie Bennett informed her that it will exactly like the other signs at the Mayard Center. Dan Barusch clarified that the signs have to be a minimum of 8 feet from the ground and no higher than 10 feet. Brianna Destratis said that she would confirm with Annie Bennett regarding the height.

Dan Wolfield asked if the size of the sign is the same as the other signs at the Mayard Center. Dan Barusch said that he and Carol Sullivan looked up the last two previous signs and that they were both 8 square feet in size.

Motion by Patricia Dow to approve the sign at 175 Canada Street Store 6, Selling ADK as long as the bottom of the sign hangs no lower than 8 feet above the sidewalk and no higher than 10 feet.

**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 (PETER QUAGLIOROLI)  
ADDRESS: 325 CANADA STREET  
ZONE: COMMERCIAL MIXED USE  
APPLICATION: SPR 7-2021 (FAÇADE CHANGE) and SPR8-2021 (SIDEWALK CAFÉ)**

Peter Quagliaroli is returning with revised proposals to upgrade the façade at 325 Canada Street over units 3 and 4 for a better aesthetic appeal at Crabby Joe's restaurant. Peter Quagliaroli is also returning to get approvals for the sidewalk café furniture.

Carol Sullivan thanked Peter Quagliaroli for bringing in the three new proposals. Carol Sullivan polled the Board members to see which of the three proposals each preferred;

- Dean Howland – Option 2,
- Dan Wolfield – Option 3,
- Carol Sullivan – Option 2,
- Patricia Dow – Option 3, and
- Walt Adams – Option 2.

Dan Wolfield asked if the right side of Option 3 is recessed. Peter Quagliaroli confirmed that it is recessed and that Option 3 would be incorrect and that there would be no way to build it without building another column to support the weight.

Dan Wolfield asked Peter Quagliaroli if he had a favorite. Peter Quagliaroli said that he liked Option 2 the best.

Carol Sullivan asked, if any of the Board members that preferred Option 3 had any objections to Option 2. Dan Wolfield expressed a concern that the proposed façade covers up one of the steps on the roof making the roof unbalanced and suggested that the sign be slightly shorter so that the proposed façade does not cover up one of the steps on the roof. The other Board members asked Dan Wolfield to explain what he meant. Dan Wolfield pointed out in Option 2 the height of the façade would cover up one step of the roof on Peter Quagliaroli's side of the building. Dan Barusch pointed out that the small arch to the right is higher than the first step on the roof, and the engineer followed that line over and that if you drop the top of the façade to the first step, part of the building will show above the façade. Dan Wolfield suggested that Peter Quagliaroli build his own steps. Dan Barusch stated that would be similar to Option 3. Dan Wolfield stated that Option 3 looks like it is its own entrance. Dan Wolfield expressed with Option 2 he had a concern with the number of columns and that when the sidewalk café was not set up it would look off balanced. As Dan Wolfield described the number of columns, Dan Barusch pointed out that one of the columns Dan Wolfield pointed out was not a column but a planter. Dean Howland asked for clarification on the columns and planters' boxes that were causing concerns. Peter Quagliaroli said the column to the right of the biggest arch will not be a round column and the stone planter will be at the front of the deck. Dan Wolfield expressed that the front of the building needs to maintain the large arch and one column to the left and one column to the right. The Board discussed Option 2 and the number of columns and their positions as well as if the sign and roof steps would be balanced. Carol Sullivan brought the Board's attention to Option 1 because the sign goes over two columns, it maintains the steps, and doesn't have the column where you see the first planter to the right of the large arch. Patricia Dow stated that the height of the sign goes up to the highest part of the middle of the roof which is why she objected to Option 1. Patricia Dow brought the Board's attention to Option 3, she felt that it maintained the steps in the roof but did not realize that one of the panels was so recessed. The Board discussed the number of columns in Option 3. Option 2 was brought back up and it was stated by Carol Sullivan that she originally liked Option 2 but did not notice the step was missing. Peter Quagliaroli brought up that the height difference would be 6 inches between his side of the building and the step on the roof on the other side. Dan

Wolfield stated that Peter Quagliaroli plans make his side look very nice, but it throws off the symmetry. Carol Sullivan asked everyone to look again at Option 3. Peter Quagliaroli stated that Option 3 would not work from an engineering standpoint. That on the recessed section there is not a column there to support it. Dean Howland mentioned that people's eyes are not generally drawn that high up and that they focus more on street level and that Option 2 was more symmetrical than the others. The Board discussed the panels on Option 3. Patricia Dow asked with respect to Option 2, would they be able to bring the top height down so that the step on the roof was still shown. Peter Quagliaroli pointed out that the height of the right arch is higher than the bottom step, and the engineer used that as the starting point and followed the line over, and part of the right-hand arch would have to be removed if the height was dropped down. The Board discussed the roof line and the number of columns in Option 2 along with the position of the columns. Carol Sullivan asked how the Board felt about three columns and reducing the façade height so that the step in the roof was shown. Dan Barusch and Peter Quagliaroli stated that reducing the height of the façade would expose the parapet wall above the column on the right. Dean Howland mentioned that worst case scenario you could ask if you could add a step on the other side to make them more symmetrical. Peter Quagliaroli stated that he wouldn't make any changes to Bill Massry's side of the building. The Board went back to looking at Option 1 and discussed building out the amount of shiplap to help create a separate looking entrance for Crabby Joe's. Peter Quagliaroli said that he didn't want that right hand door to be the main entrance because that is where the bar will be, and he wants diners to come in the door on the left side. The Board brought up doing Option 3 without the side panels of shiplap. Carol Sullivan asked if anyone objected to Option 3 without the side panels of shiplap and leaving the columns and planters as they are shown. Peter Quagliaroli objected to the idea. Peter Quagliaroli stated that Option 2 nails it and that the 6 inches in height difference is minimal and will not be noticeable. The plan is symmetrical, and the sign is balanced on the columns. Carol Sullivan stated that out of the three options she would pick Option 2. Carol Sullivan polled the Board to see who would go with Option 2 as presented;

- Dean Howland – Yes,
- Dan Wolfield – No, felt it was wishy washy,
- Carol Sullivan – Yes,
- Patricia Dow – Yes, and
- Walt Adams – Yes.

Dan Barusch asked if the Board wanted to mull it over and move on to the tables, chairs, and umbrellas for Crabby Joe's. The Board said they were ready to make a motion.

Dean Howland made a motion to accept Option 2 for the façade change at 325 Canada St, as shown with changing three columns that are presently stucco to round columns with a stone veneer below. The façade will have a metal cap flashing to match the existing and the wood would be painted a dark gray and the shiplap will be a light gray.

**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.

Carol Sullivan moved on to the furniture selections presented by Peter Quagliaroli. Carol Sullivan polled the Board to see if they had any objections to the proposed furniture

- Dean Howland – No,
- Dan Wolfeld – No, but asked if the code allowed folding chairs,
- Carol Sullivan – No,
- Patricia Dow – No, and
- Walt Adams – No.

Dan Barusch and Carol Sullivan both stated that the code does not say that folding chairs are not allowed but the code only says no plastic furniture.

Carol Sullivan polled the Board to see if they had any objections to the proposed umbrellas.

- Dean Howland – No objections, but felt the thatch didn't go with the theme.
- Dan Wolfeld – No objections, but concerned about dust and dirt.
- Carol Sullivan – No objections, but concerned if they would be sturdy.
- Patricia Dow – No objections, but concerned if they would be sturdy.
- Walt Adams – No objections.

Peter Quagliaroli said that the umbrellas are sturdy and that he has used them in other restaurants. Peter Quagliaroli said that there is a traditional umbrella underneath the thatch to help give them strength and durability and that they are mounted on heavy bases.

Patricia Dow made a motion to approve the furniture as presented with the folding chairs, tables, and thatched umbrellas for 325 Canada Street for the sidewalk café.

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

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

Aye = 5 Nays = 0 Motion carried.

Dan Wolfeld told Dan Barusch that Giuseppe's has plastic furniture. Dan Barusch said he would check and speak with Giuseppe's to see when they put in the plastic furniture. Carol Sullivan mentioned that some of the umbrellas in the Village have changed and are not what the Board approved.

**TAX MAP: 251.18-3-47**

**APPLICANT: GURDIP CHAWLA (CHAAT HOUSE/CHAWLA CORP)**

**ADDRESS: 217 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SPR 10-2021**

Sunny Chawla and Zurgil Chawla are asking for after-the-fact approval of upgrades made to the façade at 217 Canada Street by painting a new color scheme.

Carol Sullivan had a few questions regarding the application. Carol Sullivan confirmed with Sunny Chawla that there was no change of use permit needed because it was a restaurant previously and would continue to be a restaurant serving Indian appetizers and ice-cream.

Carol Sullivan asked Dan Barusch who would be inspecting grease traps. Dan Barusch stated that Tim Shudt, Chief Operator, inspects the grease traps for all of the new restaurants.

Carol Sullivan asked Sunny Chawla if he went through the County to change the doors in the front of the building. Carol Sullivan let Sunny Chawla know that it is a commercial building and the County would need to approve the doors. Sunny Chawla stated that he did not know if they went through the County because he was not the one that worked with the contractor. Carol Sullivan let Sunny Chawla know that they would get in touch with the County to let them know that changes were made to the building and that the County will need to inspect the building.

Carol Sullivan confirmed that the color the building was painted was Capri Blue. Carol Sullivan polled the Board to get their thoughts on the color. Dean Howland thought that a while back it was decided that the Board was trying to stay with earth tone colors and mentioned that the Pancake House is painted bright blue. Carol Sullivan stated that the Pancake House has always been blue and that it was not in the motion that the building would be painted brown after their first year of operation. In addition, when Code 220-42 was adopted regarding paint colors the Pancake House and The Lake George Shop were already painted bright blue and bright yellow. Carol Sullivan read parts of the Code 220-42; "...color shall be used to promote an overall harmonious composition such that color is not used to shock the senses or scream for attention...Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors...Color tones may vary if found to be compatible with these standards and guidelines..." Carol Sullivan also mentioned that the Code 220-42 recommends that people consult historic color palettes that have been developed by paint manufacturers. Carol Sullivan stated that she read the reasoning supplied on the application on why they chose the blue color. Sunny Chawla stated that the location is very tough and that in the past 20 years several restaurants have gone in to the location and failed. Sunny Chawla stated that the building is small and the color choice helps the building stand out against the bright yellow building. Dan Wolfeld stated that he understood that, but the building needs to fit into our Adirondack Village. Carol Sullivan asked Sunny Chawla if he didn't like the gray trim with dark purple, it was previously painted. Sunny Chawla said no because the building had not been updated in a long time, and it was in need of an update. Patricia Dow stated that regardless it is still a blue color that doesn't fit with the code. Sunny Chawla brought up The Lake George Shop and the Pancake House. Carol Sullivan told Sunny Chawla that if those two businesses were to come before the Board today and asked what colors they could paint that the Board would provide them with guidance on colors. Carol Sullivan asked Sunny Chawla if the paint color shown on the application were colors they had considered or if they were colors they were suggesting to do. Sunny Chawla said that those were the colors they considered and that they wanted to stay with the blues with white trim to brighten the building. Dan Wolfeld asked if Sunny Chawla had brought in swatches. Sunny Chawla stated that he had not and that his sister had organized this project. Carol Sullivan asked why they had not come in and asked before painting. The Chawla's have been doing business in the Village for years and are familiar with the rules. Sunny Chawla said that his sister was in charge of this project and that when issues arose, he took over the project. Carol Sullivan said she could appreciate what Sunny Chawla's sister was thinking, but that they are putting the Board in a difficult position because if they had asked before painting this would not have been the answer. Dan Wolfeld said he was not opposed to the Jay Blue because that might be considered a Colonial Blue but without a swatch it is very hard to tell. Carol Sullivan asked if Sunny would be able to bring in swatches, so the Board could stop in and see the colors. Patrina Leland stated that the yellow next door is so bad, that to her it makes the blue look worse, but that she agreed that they should have sought permission from the Board before painting and need to follow code. Carol Sullivan agreed with Dan Wolfeld that the darker blue might be something that could be considered.

Carol Sullivan asked if anyone else had any other colors they would like to see. Sunny Chawla said he would like to stick with blue because it fits with their business model. Patricia Dow suggested green, but had no problem going with the navy blue or a lighter blue. A gray blue was suggested by the Board.

Dan Wolfield brought up that the doors open outward, and there was an alcove but that is now gone. Dan Barusch stated that the doors originally opened outward into the alcove that was recently removed. Dan Wolfield asked if the doors would open onto the sidewalk and if the intent was to leave them open during the day. Carol Sullivan told Sunny Chawla that the Village Code does not allow doors to open onto the sidewalk nor can doors remain open on the Village sidewalk because it creates a hazard. Carol Sullivan stated that she suspected that is why the alcove was in place, to allow the doors to open and remain open during the day and not be on the Village sidewalk. Carol Sullivan told Sunny Chawla that they County will not allow the building to have doors that open inward. Carol Sullivan told Sunny Chawla to speak with Dan Barusch and to the County to make sure he was following all County and Village codes.

Carol Sullivan recapped that Sunny Chawla will drop off samples to the Village Hall, and the Board will come and look at the samples and get back to Sunny Chawla.

Carol Sullivan made the motion to table the façade change at 217 Canada Street until such time that we receive a sample or two of a darker blue at the Village Office. Dan Barusch will let Sunny Chawla know what color the Board approves.

**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:**

**April 21, 2021 (CS, PD, DH, WA, DW, PL)**

Carol Sullivan pointed out that on page three there is an unnecessary “if” in the third sentence. Patricia Dow noted that the comma in the motion on page one is after Amherst and it should be after the word “expansion” and on page four the word “sold” should be “solid.” Lastly, on page six there is a duplicate of the words “the after” in the second sentence.

Carol Sullivan made a motion to approve the minutes from April 21, 2021 with the changes discussed.

**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.

Motion to adjourn by Carol Sullivan at 6:06 p.m., seconded by Dan Wolfield, and unanimously carried.

Respectfully submitted,  
Lori M. Bott