

**MEETING MINUTES
LAKE GEORGE VILLAGE
26 OLD POST ROAD
PLANNING BOARD
MEETING JUNE 15, 2022**

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

Others present: Debonnay Meyers (Clerk), John Fox, Janice Fox and Gregory Teresi.

Carol Sullivan called the meeting to order at 5:58 p.m.

TAX MAP: 251.14-1-25.1

APPLICANT: 22 WEST STREET BED AND BREAKFAST, JOHN & LISA FOX

ADDRESS: 22 WEST STREET

ZONE: RESIDENTIAL MIXED USE

APPLICATION: SUP1-2022

Applicant is seeking approval for transformation of residential house to a Bed and Breakfast as the property is located in the residential mixed-use zone. The site is not within 500' of the Lake. The project will provide adequate parking as six off-street parking spaces exist. This project is compatible with the surrounding properties as older homes and other similar businesses are located within the neighborhood. There will be no adverse impacts in the operation of a Bed and Breakfast. No construction is proposed. There will be no dust/odors or other associated issues. The traffic impact will be minimal. Noise and waste will be managed in a neighborly manner. Enclosed with application is a completed SEQR short form.

John Fox was present to represent 22 West Street Bed and Breakfast. Carol Sullivan complimented the applicant in relation to the application that was submitted. Reviewing the application and the photos brought to the Board by the applicant, questions started flowing in relation to the transformation of a residential house to a Bed and Breakfast. Carol Sullivan questioned if there will be County requirements for the Bed and Breakfast to open. Applicant informed the Board that he went to Warren County and sat with the inspector. Applicant explained that the regulations were discussed. Applicant informed the Board that there will have to be an inspection completed before the Bed and Breakfast starts for the season. Carol Sullivan questioned the applicant about the parking situation with this location. She reviewed the site map and her concerns were with the six parking spots. She questioned the owner's vehicles would take up two spots out of the six as the business will be owner occupied. Applicant advised that there will be on-street parking and within the next couple blocks, there is the Village Municipal parking lot. Applicant informed the Board that the driveway can possibly handle up to six cars maximum if squeezed in. The Bed and Breakfast has five bedrooms total for guests. Applicant added that per the rules, there has to be one parking spot per bedroom and he has met that requirement. Carol Sullivan's concerns about the parking were resolved.

Walt Adams confirmed with the applicant that the owners are retaining residents. Applicant confirmed and has indicated he will be there until he is 93. Applicant informed the Board that the reason why they are transforming the house into a Bed and Breakfast is due to the fact their children are moving out to pursue higher education. Applicant explained that the house is 100 years old and the interior has been kept original. Nothing has been changed from the floors to the trims. Applicant advised that due to the two

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kids, he had to make an addition to the house. He reassured the Board that the addition was the only change completed while occupying the house for 18 years. Patricia Dow questioned if the applicant is aware of the rules and regulations of the special use permit, such as the hours of operation and noise. Carol Sullivan recalls Romeo and Juliette is around the corner. Carol advised Patricia that the Village normally doesn't get many complaints as it's a quiet street. However, Carol did confirm with the applicant that he does acknowledge the noise requirement. Applicant confirms and understands the rules for special use permits and did confirm with the Board that the business will be owner occupied. Carol Sullivan did notify the Board that this matter will be not involved in the motion as the noise complaints will be handled by Dan Barusch, and the special use permit can be revoked if rules are not followed. Dan Wolfeld inquired if the business will be seasonal or all year. Applicant isn't one hundred percent sure but he is looking forward to starting slow and seeing where it takes him. Applicant informed the Board that he and his wife have been waiting to do this for years. Applicant explained that there aren't many Bed and Breakfasts around Lake George and starting this business may bring in traffic as this may be seen as the Bed and Breakfast area of Lake George. There were no further questions in relation to the transformation.

Carol Sullivan read the questions to the Short Environmental Assessment Form Part 2– Impact Assessment. All Voting Board Members stated “No, or small impact may occur” to all of the questions. Carol Sullivan made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2– Impact Assessment form dated June 15, 2022.

2nd MOTION: Patricia Dow

Carol Sullivan	Dan Wolfeld	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

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

Patricia Dow made a motion to approve the application for the Bed and Breakfast at 22 West Street for the transformation of the residential house to a Bed and Breakfast as stated in the application and providing parking as in the application.

2nd MOTION: Carol Sullivan

Carol Sullivan	Dan Wolfeld	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

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

TAX MAP: 251.14-2-1

APPLICANT: LAKE HOUSE BISTRO, JANICE FOX

ADDRESS: 325.3 CANADA STREET

ZONE: RESIDENTIAL MIXED USE

APPLICATION: SIGN – 9 - 2022

Applicant is seeking approval for one wall/building sign. The sign will replace the present Crabby Joe's sign. The size and shape for the sign will be rectangular with size to be 18.9 square feet. Bottom of the sign will be nine feet off the ground. The sign will be located in the front of the building above the

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entrance. The sign will be made of aluminum composite with vinyl graphics and no lighting. There will be a vinyl, black-colored border with width size of three inches. The background of the sign will be off white. The lettering will be made of vinyl and the color of the lettering will be black. The letters will not be raised. "Lake House" are to be in cursive and Bistro is in regular font. The letters in "Lake House Bistro" have all been measured. Capital "L" in Lake will be 2' 2.5", the letter "a" will be 7", the letter "k" will be 17.1", and the letter "e" will be 7.09". Capital "H" will be 2' 2.5" and the letters "ouse" will all be 7". Capital "B" and lower case "i" will be 5.7" and the "stro" will be 5.9". There will be a solid black graphic of Lake George between "Lake" and "House", measuring to be 2' 22 in height and 1' 5.75" wide. It will not be raised and it will be set at a diagonal.

Janice Fox was present to represent Lakehouse Bistro. Reviewing the application and the photos brought to the Board by the applicant, questions started flowing in relation to the one wall/building sign. Patricia Dow questioned if the lake image would be raised. As per application, on page four of seven of the Sign Application Permit under the "GRAPHIC" portion, it indicates that the image will not be raised. However, in the "DESCRIBE" section on page six out of seven, it stated that the lake image will be raised one inch away from the sign. Applicant informed the Board that the error was noticed however, applicant has requested just the logo to be raised. Carol Sullivan confirmed with the applicant that per application, it states there will be a black border. However, on the picture presented, there is no border reflected. Dan Wolfield added that the black border would complement the sign or provide an edge as the sign will be made of metal. Walt Adams and Dan Wolfield are in agreeance with wanting the black border. Patricia Dow and Patrina Leland don't have any feelings in relation to having a border for the sign. Carol Sullivan solidified the request of having a black border around the sign. Applicant will abide by the Board's request of having the black border around the sign. Patricia Dow questioned one of the pictures presented. In the photograph, it shows that there are string lights around the front of the building where the sign will be resting while the other photograph does not reflect the lights. Applicant explained that Dan West Signs captured the photo with the lights. Carol Sullivan advised that with the lighting as shown, the business would look like a theatre. Applicant informed the Board that she will bring the lights down if the Board requested them to be removed. The Board came to the mutual decision that the existing lights reflected in the photograph will be removed as the street lights surrounding Lakehouse Bistro will illuminate the sign. The Board concluded that in the future; if the applicant would like lighting to be added, applicant would have to come in front of the Planning Board. Applicant accepted the decision of the lighting as applicant is headstrong on opening her business for the summer season. Applicant questioned if there is a process to taking the old Crabby Joe's sign down. The Board informed the applicant that there is no process and the sign can come down. Applicant explained that she had found switches throughout the building and wasn't sure if the lights to those switches work or where they are located. The Board informed applicant to check the electricity prior to taking down the sign for possible lighting later on.

Walt Adams made a motion to 325.3 Canada Street. Approval for the wall/building sign for Lakehouse Bistro sign to replace the present Crabby Joe's sign. A rectangular located on the front wall of the building above the entrance. The sign of aluminum composite with vinyl graphics and lettering. No lighting and raised lake logo with a black border.

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2nd MOTION: Dan Wolfield

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

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

All Board Members and Applicant paid their respects to the previous owner that owned Crabby Joe's. All discussed that the kitchen was all brand new and up to code.

TAX MAP: 251.18-3-55.2

APPLICANT: TRUE NORTH BOAT TOURS LLC, GREGORY TERESI

ADDRESS: 3 LOWER MONTCALM ST

ZONE: COMMERCIAL – RESIDENTIAL

APPLICATION: SPR – 6 – 2022

Applicant is seeking approval for boat charter. True North Boat Tours will be operated by Gregory Teresi and will be located at Lake George Beach Club. The boat will be operated all over Lake George and will be used for conventional sight-seeing and water sports; such as swimming, tubing, and water-skiing. The boat is allowed to have a maximum of eight passengers. True North will berth the charter at Teresi's private residence at 3300 State Route 9L in Lake George. This charter will be predominantly utilized as a slow pleasure cruising charter, using a 24' Sea Ray. Parking for the passengers will be on the street as well as municipal and private lots.

Gregory Teresi was present to represent True North Boat Tours. Co-owner Vito Caselnova was unable to attend the meeting due to his work schedule as a Vermont Sherriff Deputy. Reviewing the application and the photos brought to the Board by the applicant, questions started flowing in relation to the boat charter. Carol Sullivan questioned the applicant that his intentions were to put in another boat. Applicant confirmed. There was also confirmation that the applicant owns Tiki Tours. Carol Sullivan's concern was in relation to the water sports section of the application. On the application, it states conventional sight-seeing as well as water sports such as swimming, tubing and water-skiing. Applicant advised that there will be both conventional sight-seeing and water sports however, the water sports will not be the main attraction. Applicant further explained that it's a further amenity to offer an alternative such as customers renting a renter boat or customers wanting a longer charter. Applicant confirmed with the Board that the boat will be equipped with the materials needed to cater to both. Carol Sullivan questioned how the customers are purchasing and/or receiving their tickets for the Tiki Boats. Applicant advised that it's online through an online booking platform named Zola. Applicant confirmed that True North's tickets will also be through the same platform. Carol Sullivan questioned if there will be an advertisement to notify the customers where they can purchase the tickets. Applicant advised there will be rack cards with all the information needed for the customer to purchase tickets with no issues. Applicant further explained that these rack cards will be distributed throughout restaurants, hotels and the Chamber. Carol Sullivan questioned if using the rack cards is how the applicant attracts customers for Tiki Tours. Applicant confirmed that that is one way however, the main source of his marketing is through social media such as Facebook and Instagram.

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Walt Adams questioned if the bathrooms for True North will be the same as Tiki. Applicant confirmed there will be no changes as both will be through the Lake George Beach Club. Walt Adams then inquired if there were any issues with parking for his current business, Tiki Tours. Applicant explained that every business in the Village is having the same issue with parking. Applicant reminded the Board that they are heavily influenced on social media for marketing. Therefore, emails had been sent out to inform all customers that they will have to arrive prior to their time slot to obtain a parking spot as parking can be difficult depending on the day. Patricia Dow had a question in relation to the diagram included with the application. Reviewing the diagram, it shows everything from where the Lake George Beach Club is located to where the Tiki Tour boats are. Patricia's question was specific to the distance of the boats and the pier as she has concerns that the boats appear too close. Applicant notified the Board that her concern was handled early in the process of Tiki Boats. Applicant doesn't believe that it encroached on the property line. Per discussion with the Park Commission, permission needs to be granted by the adjacent neighbor. Applicant further discussed that the adjacent neighbor was the Village of Lake George and that was handled accordingly as Mayor Blais did send a letter.

Patricia Dow inquired about where the new boat for True North will be projected to land as there are Tiki boats and seasonal berthing boats close to the Village pier. Applicant informed Board that the drop off and pick up point will be where the Tiki Tours boats are. True North and Tiki Tours will not interfere with each other as True North will go in-between Tiki Tours. Dan Wolfield questioned if both Tiki Boats and True North are under the same company. Applicant advised the Board that they are two separate entities, and he will have knowledge to ensure both are run smoothly. Applicant further explained that the Lake George Beach Club has a valid permit from the Park Commission that allowed three boats per permit. Two of the boats are under Tiki Tours and the last boat was originally under Marino's Charters. However, Marino's had not come back to do business with the Lake George Beach Club. Therefore, applicant is requesting the Board to allow him to be the third boat under the permit. Lake George Beach Club and the applicant have discussed and had come to the decision of allowing True North be the third and final boat.

Dan Wolfield inquired about the maximum of passengers on the vessel. Applicant notified the Board of the six-pack license. Applicant may submit survey to NYS Marine to obtain more passengers. With the survey being submitted, it will change the maximum passengers from six to eight. Applicant notified the Board that there will a maximum of eight passengers and one captain. Dan Wolfield had concerns about the size of the docks. Dan Wolfield explained to the Board as well as the applicant that the original use of the dock wasn't meant to hold a lot of people and Wolfield's concerns were in relation to safety and stability. Applicant informed the Board that they will start the initiative to request all customers waiting for the boats to not wait on the dock. All customers will be recommended to wait on the sidewalk or at the Lake George Beach Club. Applicant further explained that there will be someone within his staff that will inform all customers when it's time for departure. Carol Sullivan notified everyone that they, the Planning Board, have no jurisdiction or say about the docks as it's the Park Commission's responsibility. Carol Sullivan asked the applicant if the Park Commission had ever addressed this particular issue. Applicant advised that within the six years he's been in business, he doesn't recall it ever being discussed.

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Applicant questioned the difference between having a customer get in a rental boat or having a customer get in a charter on the docks. This specific dock, where True North will be operating at, is labeled as a restaurant dock. The Board explained, using the Steamboat and True North as an example, the difference between the two docks. Dan Wolfield's biggest concern was in relation to this boat not having a specific slip for the location. Applicant reassured the Board that there's a 75-minute period of time, and there will not be any congestion with the docks for Tiki and for True North. Applicant added that there will be staff onshore that will check customers in and will ensure that all waivers are signed before getting on the boat. Carol Sullivan wanted to confirm with applicant that the person who is directing the Tiki Boats will be the same person who will be directing the True North. Applicant confirmed. Carol Sullivan advised as long as there is one staff member present onshore, it will help the safety of customers and concerns of the docks. Dan Wolfield discussed with the Board that the one onshore staff member and their responsibilities should be added to the motion. The Board agreed. Patricia Dow inquired about the prior approval of the third Tiki Boat that occurred a few years back. Applicant advised he was approved for the third Tiki boat but confirmed with the Board that his intentions are two Tiki boats and one True North boat. Patricia Dow confirmed with the applicant that the third Tiki boat approval did lapse. Applicant added that specific provisional permit from the Park Commission lasted one year and he has reapplied for two Tiki boats only. Patricia Dow questioned if this will be provisional as well. Applicant advised the Tiki boats were under provisional due to the fact it was a wild concept. He advised two years ago, he started obtaining five-year permits. Applicant was not sure how the Park Commission will label his business, but he would like a month by month permit from them to show that True North will be run well. There are no further questions in relation to the charter.

Dan Wolfield made a motion to approve the use of another charter tour boat, True North Boat Tours, which will be doing pick up and drop off at the Lake George Beach Club utilizing the Tiki boat staff for more than boarding and unloading guests in coordination, utilizing the space that's empty as presented in the application from the Tiki Boats that the applicant is part owner of.

2nd MOTION: Carol Sullivan

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

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

MINUTES:

Carol Sullivan asked the Board if there were any changes or questions needed in relation to May 18th Planning Board Meeting Minutes. Dan Wolfield had two questions in relation to Lakeaholic and Moose on the Loose Deli. Dan advised that per page two of the meeting minutes for the first applicant Lakeaholic, there is mention of the menu board being removed. Dan notified that the menu board is still up. Carol Sullivan confirmed the menu board is still up and advised the minutes can't be amended however; this can be discussed with Dan Barusch. Carol Sullivan also added that the business is allowed to have a menu board, but she isn't sure about the size of the menu board. Dan Wolfield brought up the exposed frame on Moose on the Loose Deli sign. All Board members reviewed Moose on the Loose Deli section on page four. Dan Wolfield advised the sign is narrower and taller hence it's exposing the existing

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frame. Dan added that the sign was three feet by five feet. In addition, Dan explained that there were questions about using the initial backdrop. With how the sign is positioned, it shows all the raw material on the outside of the sign that should be cleaned up or trimmed off. Carol Sullivan was not sure what can be done at this time but advised that this can be discussed with Dan Barusch. Patrina had a follow up question in relation to the Moose on the Loose. Per review of the motion that Patricia made, it states the sign will be 15 square feet. Patrina inquired if the sign meets the criteria of the motion. Dan Wolfield read the segment of the minutes explaining the discussion of the frame. Carol Sullivan advised that the sign is within the 15 square feet, and there is nothing that can be done as applicant followed the motion. Patricia Dow advised that the Board's concerns should be in the motion to cover these instances. Carol Sullivan advised the Board members that there should be no assumptions and the Board should add specific details to the motions. Dan Wolfield advised the minutes were good, and there were no further inquiries on his behalf.

Carol Sullivan discussed with the Board about cases similar to Guiseppe's. Carol advised she handed the applicant the excerpt of the code for outdoor furnishings and added that the furniture must be approved through the Planning Board. Carol notified the Board that any furnishings must be approved by the Planning Board prior to use. Patricia Dow notified the Board about the Adirondack Trust Company's directional signs. Patricia advised that in the minutes, Dan Barusch states "those signs can't be more than two by two". Per her research through the code, the signs can't be more than three square feet. Patricia's concerns were in relation to the misinformation that had been provided. Carol Sullivan advised the minutes can be amended to make the corrections needed.

Carol Sullivan made a motion to amend the May 18, 2022 minutes regarding the Adirondack Trust Company to note that the reference to the directional signs being two by two which is four square feet can only be three square feet and Dan has taken care of that.

2nd MOTION: Dan Wolfield

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

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

Dan Wolfield made a motion to approve minutes from the May 18th meeting.

2nd MOTION: Patricia Dow

Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Aye	Aye	Aye	Aye	Aye

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

May 18, 2022 (CS, PL, DW, PD, DH)

OTHER BUSINESS:

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Patrina Leland inquired if there will be a Planning Board Meeting in July. Carol Sullivan notified the Board that there will be a July Board Meeting. Dan Wolfield advised he will not be present for the next meeting. Patricia Dow discussed with the Board that there should be further discussion about the motions.

Motion to adjourn by Carol Sullivan at 6:48 p.m., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,
Debonnay C.M Meyers