

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
JUNE 18, 2025 – 5:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

**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), Jeff Meyer, Glen Bruening, Mark Schachner, Jon Lapper, Ron Viola, Laura Kohls, Mark Taber, Matthew Bertinetti, Terri Jamison, Brad Jamison, Chad McOmber, Deb Jordan, Nancy Jefts, Mike Comisky, Sean Quirk, Stephanie Fregoe, Ryan Fregoe, and Nurullah Memduhoglu.

Patricia Dow recused herself from the meeting at 5:00 pm. The meeting did not start until all members were in attendance.

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

Carol Sullivan informed all that SPR#2-2025 wasn't going to be reviewed right away as the applicants expressed a time conflict. Therefore, SPR#13-2024 would start the meeting, and SPR#2-2025 would end the meeting.

**PUBLIC HEARINGS:**

**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 updated 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. During the May 21, 2025 meeting, the Planning Board tabled the application as they needed time to read a letter from “Miller, Mannix, Schachner, and Hafner” as it was received after office hours on May 20, 2025. During this meeting, the Planning Board will review two items: the possibility of establishing a special meeting regarding SEQR review and if any further site/civil engineering assessment is required.”

Carol Sullivan stated that the purpose of reviewing this application tonight was to go over two specific items, which were the following: whether the Board wanted to hire an engineer to review the plans and

whether the Board wanted to host a special meeting. Jon Lapper informed the Board that they recently hired an engineer, and they need time to work with them on plans. Jon Lapper also added that he would need additional time to respond to the other attorney's letter to ensure everything had been reviewed and answered. So, because of those two items, Jon Lapper expressed that he wasn't sure if he'd be able to meet July's deadline.

Carol Sullivan asked the Board how they felt about hiring their own engineer. Kevin Merry said the Village should. Dean Howland advised that there wasn't a need for one because the engineer's stamp on the plans would ultimately put the engineer's job on the line. Dan Barusch wanted to provide some suggestions to the Board before they started deciding. He stated that having blind faith or trust in someone else's engineer without having another engineer's take on it could cause future problems as every plan was and never will be perfect. Dan Barusch further explained that his engineer always had comments for every review and always requested updated information or asked the other engineer to reconsider some features. Dan Barusch continued to inform the Board that the decision was ultimately up to them, and they had every right to hire one, even for smaller projects per the wording of the Village statute. Dan Barusch suggested leaving the engineer for larger problems or applications that had questions and concerns raised; so, this application would be a good example for hiring one.

Carol Sullivan polled the Board for their thoughts, starting with Walt Adams. Walt Adams said he was in favor of it, to which Dean Howland, Kevin Merry, and Carol Sullivan said they agreed. Jon Lapper asked them if they could wait until after their engineer reviews everything and puts it all together, and Carol Sullivan said yes. Carol Sullivan then asked Dan Barusch if he'd be the one working with the Village engineer, and Dan Barusch said yes. Dan Barusch then added that once he received the plans from Marine Village, he would then forward it off to the hired engineer for review. The Board asked for an estimated time frame, and Dan Barusch said it would all depend on submission, either July or August.

Dan Barusch asked for the Board's thoughts on hosting a special meeting. Carol Sullivan said she wanted to ask the members how they felt about hosting additional meetings, and what their time restraints were. Walt Adams said he was available after 5:00 pm. Mark Schachner raised his hand from the audience and asked if he could speak, and Carol Sullivan said yes.

Mark Schachner introduced himself as an attorney under Miller, Mannix, Schachner, and Hafner and was the one who filed the letter in question. Mark Schachner stated that he wanted to commend the applicant for taking the letter seriously because hiring an engineer was the most appropriate and responsible route to take. He then turned to the Board and told them that the decision to host a future meeting didn't need to be made tonight as the point of having that discussion was to ensure the Board had time to conduct SEQR review. Mark Schachner continued saying that having a full audience as well as a big agenda could put massive pressure on the Board; and that adding special meetings could benefit not only the Board but the applicant as well. He then took the time to explain why, which specified that each item was carefully reviewed, the Board won't have a lot on their plate, and each review had a record. Mark Schachner thanked the Board for letting him speak and then provided advice for them to listen to their attorney as there were complexities to SEQR review.

Carol Sullivan asked Jon Lapper for an estimated submission time, and Jon Lapper said it was all dependent on the engineer's schedule. He explained that the engineer's office was busy, and he couldn't

make any promises. Carol Sullivan asked the Board again about their availability, and Dean Howland said he would be away in July. There were no other comments from the Board about availability. Dan Barusch said it could see the submission coincide with July's deadline, so they would see the documents in August.

Carol Sullivan made a motion to table the Marine Village application and keep the public hearing open.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

**APPLICATION: SUB#1-2025**

**APPLICANT: DEBRA JORDAN**

**TAX MAP: 251.18-4-2**

**ADDRESS: 89 & 91 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**SEQR: UNLISTED**

“Applicants are seeking approval for a minor subdivision to divide two commercial buildings from a family home which are all currently on the same parcel. The size of the parcel to be subdivided is 1 acre, and two lots will be created. There will be no new development on either parcel. Lot#1 will contain one wood-framed house with a garage, while lot#2 will contain two wood-framed commercial buildings and a parking lot. On March 19, 2025, the Planning Board tabled the application as applicant had to appear before the Zoning Board for the setbacks. The applicant appeared before the Zoning Board on June 4, 2025, and obtained variance approval. The Planning Board can now continue reviewing the subdivision.”

Patricia Dow returned to the meeting at 5:11 pm.

Carol Sullivan informed the Board that Debra Jordan obtained a variance from the setbacks, so now they can move forward with the application. Carol Sullivan asked Debra Jordan if she planned to move forward with the easements, and there was confusion amongst the Boardroom. Carol Sullivan indicated that the Zoning Board reviewed the setbacks, so the Planning Board wouldn't discuss that; but they could discuss easements. Carol Sullivan continued saying the ramp was on her property, so she needed to know if an easement would be created. Deb Jordan replied saying she assumed that she needed to create them. Carol Sullivan asked if the easement process had been started yet, and Debra Jordan said no. Carol Sullivan asked if the Board had any questions, and there were none.

Carol Sullivan opened the public hearing at 5:12 pm.

Carol Sullivan stated that if anyone wanted to speak on the application, they could do so at this time. There was no response from the public, so the Board decided to close the hearing.

Carol Sullivan made a motion to close the public hearing for tax map 251.18-4-2 for Debra Jordan, 89 and 91 Canada Street, at 5:12 pm.

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

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

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

Carol Sullivan read each question on the Short Environmental Assessment Form Part 2 and asked the Board whether it would have a little to no impact or a moderate to large impact. The Board concluded that there would be little to no impact on each question.

Patricia Dow made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2 – Impact Assessment form dated June 18, 2025, for the parcel in question.

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

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

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

Patricia Dow made a motion to approve the application created by Debra Jordan for the property at 89 and 91 Canada Street, tax map 251.18-4-2, to approve the minor subdivision dividing the two commercial buildings from the family home on the same parcel.

Carol Sullivan added to the motion to include: “with the condition of the easement.”

**2<sup>nd</sup> MOTION: Dean Howland**

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

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

Dan Barusch told Debra Jordan that she needs the easement completed as the Board conditioned that. Dan Barusch then broke down the easement process, so everyone understood the process. He explained that she had 6 months to get everything completed; so, he strongly suggested that she should work with an attorney sooner rather than later. He reminded her that subdividing the parcel meant two deeds, so she would need to have the easement listed on both. Dan Barusch concluded his explanation by offering them the option to call him if they had any questions.

**APPLICATION: SUP#2-2025**

**APPLICANT: TENSENGRAL**

**TAX MAP: 264.06-2-14**

**ADDRESS: 30 SEWELL STREET**

**ZONE: RESIDENTIAL / RESIDENTIAL MIXED USE**

## SEQR: UNLISTED

“Applicants are seeking approval to transform their long-term rental into a retail boutique for their business, Tensengral. The project would be compatible with the surrounding properties because they consist of a boat yard, a liquor store, a restaurant, and a laundromat. There will be parking for 6 vehicles in the driveway, and there will be no alteration in existing traffic patterns on Sewell Street. The hours of operation will align with the surrounding business hours of operation and will not cause any business conflicts. Per our use table, the Residential Zone prohibits neighborhood commercial retail; however, per §220-14, it changes certain tax maps from the Residential to Residential Mixed-Use. The tax maps listed in the statute are of this owners’ property; so even with the property showing residential, it will follow the Residential Mixed-Use column under the Village use table in §220.”

Carol Sullivan informed everyone that Tensengral had two applications, and the plan was to do them both at the same time. Carol Sullivan then told the Board that they would review the SUP#2-2025 application first, and that there were several items they had to review before deciding. She also added that she was going to list everything, so everyone knew what had to be completed before proceeding. Carol Sullivan listed the following: compatibility of the propose use with the principals of the district, compatibility of the proposed use with adjoining properties, adequacy in parking, vehicular circulation and infrastructure, the overall impact on the site and its’ surroundings, restrictions and/or conditions on design of structures, consistency of the location of the proposed use with the goal of creating a healthy mix of uses that enhance the commercial viability of the Village, and compatibility with the historic character consistency with the requirements of the site plan approval.

Carol Sullivan turned to Terri Jamison and asked her what she planned to do. Terri Jamison told the Board that she planned to expand her textile innovation business by transforming the existing long-term rental building into a retail boutique. She explained that her husband, Brad Jamison, had a manufacturing business in Athol; and that they want to move some of his work to the building. Patricia Dow asked if it would be used for showing, not for manufacturing; and Terri Jamison replied with yes. Patricia Dow then asked if it would be categorized as a retail store, and Terri Jamison said yes. Walt Adams inquired about the items that would be sold, and Terri Jamison stated anything that could be made with a lace braiding machine.

Both Brad and Terri Jamison started naming off some items they sell, such as home good items, hats, and bodywear. The Board then inquired about parking, and Terri Jamison said there was enough space for customers as she recently expanded it. Carol Sullivan then asked if she had an online store, and Terri Jamison said yes. Terri Jamison then added she also sells her items via an online store and from other retail stores from time to time. Dan Barusch asked if she planned to use the garage building still, and she replied with yes. Carol Sullivan then asked if the plan was to use both the garage and the house as a retail boutique, and Terri Jamison said yes.

Walt Adams asked for further clarification on bodywear, specifically asking they created bodywear for adult use, and Brad Jamison said it wasn’t like that at all. Terri Jamison advised that their bodywear was towards sports products, and that they were geared towards unusual items and textile innovation.

Carol Sullivan asked if the Board had anything else before she opened the public hearing. Dean Howland said he went past the parcel several times, and he didn't see any cars there. Terri Jamison said she wasn't expecting a big boom in traffic, and that the transformation shouldn't affect traffic as much. Carol Sullivan questioned if she would advertise, and Terri Jamison replied with yes.

Carol Sullivan asked the Board if they were ready to make a motion, and Debonnay Meyers reminded them they had to open the public hearing. Before a motion could be made, Chad McOmber stood up and immediately asked the applicants if they planned to manufacture there. Terri Jamison said they manufacture in Athol and would not do it in Lake George. Chad McOmber stated he had noise concerns, and Terri Jamison said it wouldn't affect what was existing. Chad McOmber then turned to the Board and asked if they looked at Tensengral's website before the meeting. Carol Sullivan answered she didn't, then immediately asked why. Chad McOmber indicated that majority of it was lingerie, and Brad Jamison chimed in to state there were two sides of this business. He stated that one was for TEF Braids, which handled the manufacturing portion while the other handled showings of the prepared bodywear. Terri Jamison said Tensengral did sell sports bras and regular bras.

Dan Barusch asked Chad McOmber to state his name for the record, to which Chad McOmber followed his instruction. Dan Barusch asked if he could spell his name out, and Chad McOmber followed that instruction as well. Carol Sullivan then asked Chad McOmber for his address, and Chad McOmber replied with 1 Knight Lane. Carol Sullivan asked if he had any objections with the permit, and Chad McOmber said none unless they planned to manufacture there.

Carol Sullivan opened the public hearing at 5:26 pm.

Carol Sullivan asked if anyone from the public had anything more to say as this was their opportunity to speak. There was no response from the public.

Carol Sullivan made a motion to close the public hearing at 5:27 pm.

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

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

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

Carol Sullivan read each question on the Short Environmental Assessment Form Part 2 and asked the Board whether it would have a little to no impact or a moderate to large impact. The Board concluded that there would be little to no impact on each question.

Walt Adams made a motion to approve a negative declaration on Short Environmental Assessment Form Part 2 – Impact Assessment form dated June 18, 2025.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

Walt Adams made a motion to approve the application that was created for 30 Sewell Street, tax map number 264.06-2-14, as proposed.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

**NEW BUSINESS:**

**APPLICATION: SIGN#11-2025**

**APPLICANT: TENSENGRAL**

**TAX MAP: 264.06-2-14**

**ADDRESS: 30 SEWELL STREET**

**ZONE: RESIDENTIAL**

**SEQR: TYPE II**

“Applicants are seeking approval for one sign for their business, Tensengral. Their free-standing ovular sign will be placed in the front yard, near the mailbox, and will be held up by a dark brown stand. The sign will measure 48” by 24” tall and will be made of wood. The background of the sign will be dark brown, and the business name “Tensengral” will be displayed with light ivory-colored letters. The letters will be carved into the wood and will measure 6”. The sign will also have a ½” inch ivory border that will not be raised. The applicant said no graphics would be proposed and there would be no lighting to illuminate the sign.”

Carol Sullivan asked the Board if they had any questions or comments about the application. Dean Howland asked if they were reviewing the wall sign or the free-standing one. Carol Sullivan replied with the free-standing one only because the wall sign was previously approved. Carol Sullivan inquired if the sign would be 24 inches from the ground because she felt that it was a little low. Terri Jamison said it would be the same height as the existing mailbox.

Dean Howland made a motion to approve the application for the sign at tax map number 264.06-2-14, for Tensengral, at shown on the application.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

Dan Barusch told Terri Jamison to update her business license with Debonnay Meyers at her earliest convenience, and Terri Jamison said she would.

## **PUBLIC HEARINGS:**

### **APPLICATION: SUP#1-2025**

**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 approval for a 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. This project was proposed to the Planning Board at their May 21, 2025, meeting; and now with more details, the Planning Board will start their review.”

Jon Lapper introduced himself, Mark Taber, and Matthew Berinetti as representatives for the Adirondack Trust Company, and stated that they were present to go over SUP#1-2025 and SPR#4-2025. Jon Lapper conducted his opening statement by reminding the Board that they had a preview of the proposed plans at a prior meeting, where they were able to provide feedback about the proposed project. He explained that they took the Board’s comments seriously, and there were minor changes from what was proposed previously. Jon Lapper also reminded the Board that banks were permitted in the Commercial-Mixed Use zone; but what triggered a special use permit was the drive throughs. Jon Lapper stated that the building would model the existing Queensbury branch, and that the updated plan would be discussed by Mark Taber momentarily. Carol Sullivan reminded the Board that they had to review the following before creating a motion: compatibility of the proposed use with the principals of the district, compatibility of the proposed use with adjoining properties, adequacy in parking, vehicular circulation and infrastructure, the overall impact on the site and its’ surroundings, restrictions and/or conditions on design of structures, consistency of the location of the proposed use with the goal of creating a healthy mix of uses that enhance the commercial viability of the Village, and compatibility with the historic character consistency with the requirements of the site plan approval.

Carol Sullivan asked the Board if they had any questions, and Patricia Dow said she did. She stated that she knew where the existing infiltration chambers were but wasn’t sure where the new ones are. Patricia Dow then questioned the property’s slope. Mark Taber indicated that the property did slope toward Canada Street, and Patricia Dow asked for clarification on stormwater management. Mark Taber took the time to show the Board where all the catch basins and all the infiltration chambers were on his version of the rendering. He then went into full detail about what was existing, what was being added, and where the water would travel. Patricia Dow then questioned where the roof stormwater runoff would go, and Mark Taber indicated that it would be directed to the underground downspouts and then to the infiltration chambers. Mark Taber then showed the Board the proposed areas for disturbance and then showed them where the ground runoff would go.



Patricia Dow asked what would happen if the spouts overflowed, and Mark Taber responded back saying it wasn't designed to overflow. Patricia Dow stated that it could happen and reasked the overflow question. Mark Taber stated that if the catch basins were to overflow, the runoff would go to Mohican Street or Canada Street. Mark Taber then told the Board that the design could handle the "100-year storm" with no issue. Patricia Dow then responded explaining that the village had experienced more "100-year storm" scenarios this year and that she felt the term was becoming outdated. Mark Taber explained that when they looked at the storm events for this area, they found that it had more stretched out durations of rainfall, which ultimately meant that the area would never exceed the numbers calculated for a 500-year storm plan. The Board asked for further clarification, and Mark Taber explained that the engineers reviewed everything from the Department of Environmental Conservation and the Lake George Park Commission, and that their stormwater design did follow their regulations.

Dan Barusch asked if Mark Taber could send him the kalbs data, and Mark Taber said it should've been included in the package. Dan Barusch reviewed the documents and stated that this project would be under a minor classification for stormwater management. Therefore, because it wasn't a major one, they couldn't really request a 25 to 100-year storm requirement. Mark Taber informed all that they were actually improving the stormwater runoff and water quality according to DEC; not to mention that they were meeting all minor requirements for their stormwater permit.

Kevin Merry asked if the cars that were leaving the drive-through and heading towards the parking lot would be able to go left or right. Mark Taber said yes. Kevin Merry expressed his concerns about possible traffic congestion on the property. Mark Taber said he understood his concerns and explained that they did an internal investigation into the possibility of moving the building back more. He stated that because they had to follow certain bank regulations, and because they wanted to use what was existing instead of disturbing more territories, they felt the design presented was the best one to meet all those criteria. The Board continued to express their concerns about the drive through, and Mark Taber said the 25-foot radius at the drive through was sufficient for turning movements.

Mark Taber advised the Board that there would be "Do Not Enter" signs near the exit of the drive through lanes, and that the vehicles in the lanes weren't necessarily moving until they were done being helped by the drive through representatives. He further explained that all the cars in the lane all departing at the same time wouldn't really happen; but if it did, the vehicles wouldn't have any obstacles in their sight as all drivers would have good viewpoints for safe driving. Dan Barusch asked if they spoke with Department of Transportation (DOT) about the partial closure, and Mark Taber said yes. He stated it would be a work permit, and they were only looking to formalize the existing curb cut as what was there was a "free-for-all".

Dean Howland asked if people could use Dieskau Street as an exit, and Mark Taber said yes. Patricia Dow then asked if they considered turning the building to have the drive through face in another direction. Mark Taber replied with yes, and immediately the Board asked for more details. Mark Taber explained that if they turned it 180 degrees, they wouldn't be able to keep the following: the existing vehicular circulation, the existing parking spots, or the existing curb cut. Mark Taber then added that the bank didn't like the idea as the drive through would be right there on Mohican Street, and that would cause other issues like disturbed areas, increased traffic congestion, and removal of the third lane. Mark Taber

then told the Board that they considered angling the lanes, but it wouldn't maximize the area they had in the front of the building.

Carol Sullivan opened the public hearing at 5:46 pm.

Carol Sullivan invited the public to speak, and no one commented. Carol Sullivan then informed all that she would leave the public hearing open, as there was nothing her Board could do until they heard from the State Historic Preservation Office (SHPO). Carol Sullivan said once they hear from SHPO, they would then proceed with the review. Jon Lapper asked if it was necessary to keep the public hearing open, to which Dan Barusch stated the Board would feel more comfortable tabling the hearing due to the 62-day rule. Dan Barusch explained that if they closed it, they would have 62 days to come up with a determination. If they didn't hear back from SHPO within the 62 days, they would have to reopen the hearing again and follow the same public hearing process. Jon Lapper stated that they wouldn't be able to do anything anyways because of the tabling, and Dan Barusch reiterated that it concerned the Board to close the hearing, and they would rather hear from SHPO before closing the hearing.

Dan Barusch then posed the question to the Board, asking each member to state how they felt about closing the hearing. Jon Lapper said he was hoping it would be done in two months, and Carol Sullivan said she would rather keep it open. Dan Barusch asked Jon Lapper if they were developing the monitoring plan now, and Jon Lapper said yes. Dan Barusch then turned to the Board and said it could meet the two-month deadline. Carol Sullivan expressed that she would rather keep the hearing open instead of boxing the Board with a two-month deadline. Patricia Dow stated she agreed with Carol Sullivan and was for tabling the public hearing. Jon Lapper said he was fine with leaving it open.

Patricia Dow made a motion to table the application for the special use permit for the Adirondack Trust Company, at tax map 264.06-2-49, 264.06-2-50, 264.06-2-35, pending the other SHPO issue.

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

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

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

**NEW BUSINESS:**

**APPLICATION: SPR#4-2025**

**APPLICANT: ADIRONDACK TRUST COMPANY**

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

**ADDRESS: 75-77 CANADA STREET**

**ZONE: COMMERICAL MIXED USE**

**SEQR: UNLISTED**

“Applicants are seeking approval for a project that consists of constructing a new commercial bank at 77 Canada Street. The construction will measure 3,000 square feet and will be on the old site of the Adirondack Pancake House. The project will consist of constructing a bank from the ground up,

resurfacing the existing parking lot, constructing new sidewalks, and adding in some site landscaping. Applicants are aware that they will be working alongside SHPO. Stormwater management will be labelled as minor, and a SEQR review will be conducted by the Board.”

Carol Sullivan said they planned to table the site plan application review as well. Dan Barusch asked the Board if they wanted Mark Taber to work on anything in the meantime, and Patricia Dow asked if she could see additional green space added to the rendering. Mark Taber said they did increase the green space in certain areas, and he took the time to show her on the rendering. He then told them that at one point they were thinking about adding trees to the parking lot; but they changed their minds as they had concerns about snow removal and maintenance. Patricia Dow said she was fine with what they had and appreciated their effort.

Patricia Dow made a motion to table the site plan review as well for the tax map parcel 264.06-2-49, 264.06-2-50, and 264.06-2-35.

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

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

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

**APPLICATION: SPR#5-2025**

**APPLICANT: NANCY JEFTS**

**TAX MAP: 251.14-2-23**

**ADDRESS: 17 OLD POST ROAD**

**ZONE: RESIDENTIAL**

**SEQR: TYPE II**

“Applicants are seeking approval to modify their existing house to construct a bedroom, full bath, and enclose an existing 4’ 2 ½” x 14’ porch for a mudroom entry. The bedroom will measure 14’ by 26’ and will have a 6’ 4” x 8’ 11” walk-in closet. Both the bedroom and the closet will be on top of the existing flat roof garage and will have a 4’ x 4’ access landing with steps on the southern side of the house. The existing 9’ x 11 ½” den will transform into a 9’ x 9’ full bath and will remove 2 existing closets to create a 3’ 8” x 14’ hallway to access the new bedroom and bath. There will be no change to the use and SEQR review is exempt as there will be no appreciable change to the footprint.”

Carol Sullivan asked if the plan was to put the addition on the existing garage, and Nancy Jefts said yes. Walt Adams asked if that would be considered an accessory dwelling unit (ADU). Nancy Jefts said no, and Dan Barusch said he saw it was fully integrated into the house. There was a question from the audience asking what an ADU was, and Dan Barusch answered it. He stated that an ADU was like an in-law suite. Walt Adams asked if there were plans to change the existing use, and Nancy Jefts replied with no. Carol Sullivan said she saw there was mention of rentals, and Nancy Jefts said in the past they rented the dwelling as long-term, and they may do it in the future. The Board asked if they would do it short-term, and Nancy Jefts said no because it wasn’t allowed in their zone. Dan Barusch asked if she rented the whole house, and she said yes.

Walt Adams made a motion to approve Nancy Jefts, tax map 251.14-2-23 at 17 Old Post Road, to approve the application as presented.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

**APPLICATION: SIGN#12-2025**

**APPLICANT: CHEF M GRILLHOUSE**

**TAX MAP: 251.14-3-9**

**ADDRESS: 287 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**SEQR: TYPE II**

“Applicants are seeking approval for one sign for their business, Chef M Grillhouse. Their rectangular wall sign will be placed above the door of their establishment. The sign will measure 24 square feet and will be made of vinyl. The background of the sign will be maroon, and the business name “Chef M Grillhouse” will be displayed with white letters. The letters will be made of vinyl and measure between 4” and 12”. The sign will have a black 2” border that will not be raised and will be made of vinyl. There will be graphics on the sign that consist of the Grillhouse Flame graphic with utensils and will measure 26”. The applicants plan to use the existing overhead fluorescent tube lighting to illuminate the sign.”

Carol Sullivan told the Board that Chef M Grillhouse had two applications, and that they should do the sign application first. Carol Sullivan asked the Board if they had any questions or comments about the sign. Dean Howland asked if it would be on the building above the door, and Nurullah Memduhoglu said yes.

Patricia Dow made a motion to approve the sign as presented for Chef M Grillhouse at 287 Canada Street, tax map 251.14-3-9, with the colors as presented in the application.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

**APPLICATION: SC#2-2025**

**APPLICANT: CHEF M GRILLHOUSE**

**TAX MAP: 251.14-3-9**

**ADDRESS: 287 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**SEQR: TYPE II**

“Applicants are seeking approval for a sidewalk café for their new business, Chef M Grillhouse. There was prior approval for this location when it was Alibaba Express; but per our Village Code, each new business utilizing a sidewalk café needs their own individual approval. The sidewalk café will be in front of the restaurant and will be surrounded by a plastic resin fence. The applicant plans to have flower boxes filled with annuals as well as have 15 chairs with 6 tables and umbrellas for the seating area. There will be no State Liquor Authority jurisdiction as the applicant will not be serving alcohol; however, a New York State Department of Transportation permit was submitted for review.”

Carol Sullivan stated in the application, there was mention of no umbrellas; but the rendering showed umbrellas. She asked if Nurullah Memduhoglu wanted umbrellas or not. Nurullah Memduhoglu said he did, and that their purpose was to help with sun and rain. Carol Sullivan then asked what color his furniture would be, and Nurullah Memduhoglu replied with red. Carol Sullivan lifted the proposed rendering, and said it showed black and red; so, she wanted to know if he wanted dual color or one. Nurullah Memduhoglu said all red. Carol Sullivan then asked if the umbrellas would be red as well, and he replied with yes. The Board then questioned what the furniture was made of, and Nurullah Memduhoglu said metal. Dan Barusch indicated that the umbrellas couldn't have logos, and Nurullah said that was fine.

Carol Sullivan asked the Board if they had any questions. Patricia Dow expressed her confusion on the application because the rendering indicated polywood chairs, but Nurullah Memduhoglu said he wanted metal furniture. Carol Sullivan asked if all the seating would be metal, and he said yes because of the weather conditions. Patricia Dow then asked why the chairs weren't all around the tables, and Nurullah Memduhoglu said because he wanted to showcase the seating better. The Board asked what his intentions were regarding seating. Nurullah Memduhoglu said he was planning to follow what was proposed. Carol Sullivan asked if he planned to mirror what the Adirondack Winery had and Nurullah Memduhoglu said no. Carol Sullivan asked if the plan was to just have tables, chairs, and umbrellas out there, and Nurullah Memduhoglu said yes.

Dan Barusch told the Board that they could conditionally approve the application if they wanted. He suggested having them update the rendering to show the furniture's placement, number, and color. Dan Barusch then explained that during the pre-submission review, Nurullah Memduhoglu used the Adirondack Winery's floor plan and altered it a bit; so that was why everyone was confused. The Board asked about capacity, and Nurullah Memduhoglu said it was like the winery's. Carol Sullivan asked for a final answer from Nurullah Memduhoglu on what he wanted to do with his sidewalk café. Nurullah Memduhoglu said he wanted dual colors for all his furniture. Patricia Dow said she thought it would be all red, and Nurullah Memduhoglu said he would do whatever the Board wanted. Carol Sullivan said it was ultimately up to him and asked him what he wanted. Nurullah Memduhoglu said he wanted dual color metal tables with dual color chairs and dual color umbrellas. The Board asked if it would be red and black, and Nurullah Memduhoglu said yes.

Patricia Dow then questioned the plastic resin fence. Nurullah Memduhoglu said the color would be identical to the winery's, so it matched. The Board asked Nurullah Memduhoglu if they interpreted the request properly, which included the following: dual color chairs, tables, umbrellas with a black resin plastic fence. Nurullah Memduhoglu said he changed his mind and wanted to either do all red or all black furniture. Carol Sullivan asked the Board how they felt on doing all one color for furniture, and the Board

didn't object to the idea. Carol Sullivan asked how many tables and chairs there would be, and Dan Barusch said there would be 6 4-tops. Carol Sullivan then turned to Nurullah Memduhoglu and stated that the Board didn't have a preference on the color of the furniture. She explained that the applicant had the choice between all black furniture or all red furniture for his café.

Patricia Dow asked if the umbrellas would match the furniture, and Nurullah Memduhoglu said yes. Patricia Dow then asked if the use of the umbrellas would be dependent on the weather. Nurullah Memduhoglu said they would use them during rain or shine, and if they weren't in use, he would bring them back in. Dan Barusch stated that most businesses close their umbrellas, so he could do that instead of bringing them in the building. Nurullah Memduhoglu said that other businesses bring them in, so he wanted to follow suit. Dan Barusch asked if the Adirondack Winery did that, and Nurullah Memduhoglu said sometimes. Carol Sullivan indicated it wasn't a big deal if the umbrella was brought in or not; but if they left the umbrellas on the café and just closed them, it would make it easier on them.

Dan Barusch informed the Board that the seating proposed may be his maximum for occupancy, and that was based on the size of the café. Patricia Dow inquired if this café was the same size as the winery's, and Dan Barusch said it was close. Dan Barusch then indicated that the Adirondack Winery proposed 15 seats in their request, and Carol Sullivan said she saw 15 seats there. Nurullah Memduhoglu offered to reduce the number of seats, and Patricia Dow said she just wanted to make sure he was following the occupancy rules. Dan Barusch stated that he would double-check with Tom McKinney on that as well as Department of Health (DOH) as they were the ones that handle that.

Nurullah Memduhoglu informed the Board that he would present an updated rendering to them the following day. Dan Barusch said he would ensure the updated seating plan matched what DOH tells him. Nurullah Memduhoglu said he realized photoshopping may take a day or two to complete, and Dan Barusch said that was fine because he had to wait for a response from DOH and Tom McKinney.

The Board started working on creating their motion with conditions. Dan Barusch advised the Board that Nurullah Memduhoglu was working with DOT for the permit process, and that it may take a bit for a determination. Nurullah Memduhoglu said he was told by DOT that they were ok with it but wasn't sure if their word was official. Dan Barusch said the DOT permit process would go through all the divisions, and that alone takes a little bit. Nurullah Memduhoglu asked if he could have his sidewalk café out with just Planning Board approval, and Dan Barusch stated that he had to wait for DOT approval. Nurullah Memduhoglu asked if he could urge DOT to move faster with the review, and Dan Barusch said the state could do a possible "in contingency"; but that was all up to them. Carol Sullivan said the Planning Board couldn't override DOT's determination nor urge them to move faster.

Patricia Dow made a motion for the sidewalk café application for Chef M Grillhouse at tax map 251.14-3-9 at 287 Canada Street. They're interested in having black plastic resin fence with flower boxes filled with annuals and 6 tables and 6 umbrellas with 4 chairs at each table. The umbrellas will come in and out depending on the weather, and this is contingent with the conditions that it's not finally approved until they get the DOT permit and also the capacity for the chairs determined with the appropriate people.

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

|                |              |            |             |              |
|----------------|--------------|------------|-------------|--------------|
| Carol Sullivan | Patricia Dow | Walt Adams | Kevin Merry | Dean Howland |
|----------------|--------------|------------|-------------|--------------|

|     |     |     |     |     |
|-----|-----|-----|-----|-----|
| Aye | Aye | Aye | Aye | Aye |
|-----|-----|-----|-----|-----|

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

## **OLD BUSINESS:**

### **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 construct a 24 x 24 two-car garage with a second story on their property. Applicants appeared before the Zoning Board on May 7, 2025, and obtained a variance for relief of the rear-yard setback. The Planning Board reviewed the application at their May 21, 2025, meeting and tabled it as the Board requested more information from the applicant. At this meeting, the Planning Board will now review the application as they have answers to their unanswered questions. If the project obtains approval, the construction will take three to four months to complete.”

Carol Sullivan informed the Board that the applicants, Stephanie and Ryan Fregoe, changed their plan to use that area for storage. Carol Sullivan asked the Board if they had any comments or questions about the application and the change, and the Board replied with no.

Dean Howland made a motion to approve the new garage the Fregoe’s want to build on their property at tax map number 251.18-3-16. They’re moving it from where the old one was by moving it forward, and they have stormwater so just approve it as presented.

### **2<sup>nd</sup> MOTION: Kevin Merry**

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

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

Dan Barusch told Stephanie and Ryan Fregoe the next steps for moving forward with their project, and the applicants said they would follow through.

## **MINUTES:**

### **April 16, 2025 (CS, PD, KM, WA, DH)**

Patricia Dow had a question about the end time mentioned in the minutes. Debonnay Meyers said it was a quick meeting, and what was documented was what occurred. The Board thought maybe she meant 6:07 pm instead of 5:07 pm. Debonnay Meyers offered to investigate it for them, but she was sure that the

meeting was that short. Carol Sullivan said they would make a motion to approve the meeting minutes but would make it contingent on what Debonnay Meyers finds out after investigation.

Carol Sullivan made a motion to approve the minutes as presented for April 16, 2025, with Debonnay checking on the motion to adjourn, whether it was 5:07 pm or not.

**2<sup>nd</sup> MOTION: Kevin Merry**

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

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

Motion to adjourn by Carol Sullivan at 6:11 pm., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,

*Debonnay Meyers*

Debonnay Meyers