

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
JULY 15, 2020 – 5:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY**

**Board members present:** Carol Sullivan (Chair Person), Patricia Dow , Dean Howland, Dan Wolfeld, Walt Adams

**Board members absent:** n/a

**Others present:** Dan Barusch (Director of Planning & Zoning), Stephanie Fregoe (Clerk), Jawid Ahmad, Kyle Durkee, Steven Duckett

Carol Sullivan called the meeting to order at 5:00pm. Dan Barusch read into the record that meeting is being held through Zoom and is allowed by Executive Order 202.1 and he noted that meeting was noticed on website and that this is not a public hearing. Meeting is being recorded through Zoom and a link will be available on the Village website at [www.villageoflakegeorge.digitaltowpath.org](http://www.villageoflakegeorge.digitaltowpath.org). Roll call will be done for each motion.

Jawid Ahmad, Kabab Express was first on the agenda. He temporarily lost connection with Zoom so the Board switched the order and review Steven Duckett's application first. Mr. Ahmad rejoined the meeting a few moments later.

**TAX MAP: 251.14-3-9  
APPLICANT: STEVEN DUCKETT  
ADDRESS: 289 CANADA STREET  
ZONE: COMMERCIAL MIXED USE  
APPLICATION: SIGN 9-2020**

Applicant is proposing a wall sign for "Heroes Hideout", to hang over the doorway. The sign will be two feet by twelve feet, with black, white and blue vinyl letters. The sign will be lit by existing fluorescent lighting.

Mr. Duckett explained that the sign will meet the 25 square foot allowance. It will be two feet by twelve feet. The store will offer collectable toys and in 2021 he hopes to offer meet and greet with celebrities. Carol Sullivan noted that meet and greets can only be held inside the store and not on the street or sidewalk outside. Mr. Duckett agreed. This is something that he has offered in his Albany store and it has been very successful.

Carol Sullivan made a motion to approve the sign application at 289 Canada Street for Heroes Hideout as presented.

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

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

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 251.18-3-63.3**

**APPLICANT: JAWID AHMAD**

**ADDRESS: 164 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN 8-2020**

Applicant is proposing a wall sign for “Kabab Express LG”, to hang over doorway. The rectangle shaped sign will be 13.8 square feet, made of aluminum, with a sky-blue background and white lettering. The sign will be lit by two existing gooseneck lights and will replace the existing “Saltwater Cowboy” sign.

Patricia Dow asked what the graphic above “Kabab Express LG” says. Mr. Ahmad replied that it is Arabic and says “in the name of God”. The Board discussed the shade of blue on the background of the sign. Mr. Ahmad replied that it will be a sky-blue color, the same as banner that is currently hanging above the door. Mr. Ahmad showed the Board the outside of his store through video so they could see the color on the banner. The proposed sign will be fabricated and not a banner.

Patricia Dow made a motion to approve the sign at 164 Canada Street for Kabab Express LG as presented with the background sky-blue.

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

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

Aye = 5 Nay = 0 Motion carried

**TAX MAP: 264.06-2-51 AND 251.18-3-72**  
**APPLICANT: KATHY MUNCIL, FORT WILLIAM HENRY CORP.**  
**ADDRESS: 46 CANADA STREET**  
**ZONE: COMMERCIAL MIXED USE**  
**APPLICATION: SPR3-2020**

Applicant is proposing on the grounds at Fort William Henry, an outdoor amusement game of archery tag. Each game will allow a maximum of 20 players, equipped with longbow, foam tipped arrows and face masks. Games are approximately 10 minutes in length and run every 30 minutes.

Kyle Durkee explained the object of the archery game. Equipment will be sanitized in between players. Dan Barusch pulled up the photos that were submitted showing the equipment that will be used. The Board had concerns on how close the game will be to Canada Street. Dan Barusch explained that there is a large row of trees that will act as a buffer between the game and the road. Mr. Durkee explained that there is plenty of room for the two fields, one for playing and one for practicing.

The arrows have foam tips and they don't travel too far when fired. Kyle stated that this game would be safer than dodge ball with a hard rubber ball. Dan Wolfield asked what the Board is supposed to be approving. Dan Barusch explained that they are reviewing a new use or attraction. It will increase the cost of the business license for the Fort with this additional use.

Carol Sullivan asked about the hours of operations and if they would vary with the change in daylight hours later in summer. Kyle said that yes, hours would be reduced. Games will only be played during daylight hours.

The Board expressed their concerns about the playing field not being fenced in. Patricia Dow asked if someone were walking by, what would prevent them from walking onto the field and getting hurt. Kyle stated that there is very little foot traffic in that area and the arrows do not fly that far. They are weighted with foam tips. Dan Barusch explained that the field is behind a row of trees which are at least 10 to 15 feet off of the sidewalk. The field would be close to 30 feet from the sidewalk.

Carol Sullivan asked what would keep a spectator from walking into the playing field while in use. Kyle explained that there would be three attendants on duty to hand out equipment, check guests in and watch the fields. Spectators can stand off to the side and watch. There will not be benches there, but people can still watch.

Dan Wolfield offered suggestions for some type of fence to keep people from wandering through and keeping participants who are running from one another in a designated area. Haybales, snow fence or stakes with flags were suggested. Kyle stated that he will have pilons to mark the outside corners. A referee will be present to make sure all players stay inbounds. Carol suggested signage for patrons that say "do not enter". Dan Wolfield suggested that cones with flags would be inexpensive. He said he would probably vote no without some sort of boundaries put in place. The people working will be busy with guests and clean up. If spectators form, staff

will not be able to watch them. You could have 20 to 50 spectators coming off Canada Street. Precautions should be put in place prior to approval. Kyle agreed to adding some signage.

Patricia Dow and Dean Howland agreed that there needs to be something more than the corner pilons to mark out boundaries. Carol polled the board members in regards to the type of fencing they would like to see. Carol stated that she wasn't a fan of poles. If they are not secured to the ground and someone knocked them over, it could be liability for the Fort. Dan suggested cones with flags going from cone to cone, just like Americade uses. Patricia agreed with Dan Wolfield. Walt and Dean also agreed.

Carol asked Kyle to submit a diagram of the fencing to Dan Barusch with location and type for approval. Dan can approve or share with the Board for approval. Patricia reiterated that three staff members are not enough to keep an eye on the players and the surrounding area. Some type of boundary will make the game more manageable. The cones do not even have to be that high, just something to delineate a boundary.

Dan Wolfield asked if this approval can be specific to just archery and not any other games such as soccer and can this be passed for one year as a safety precaution? Dan Barusch said that the Board can give a conditional approval on use. The Board members all agreed on a conditional approval. Dan Wolfield asked how parking will be affected. With games running every 30 minutes, there could be a turn around of 20 cars every game. Carol asked if there is designated parking? Dan Barusch said that the car hop isn't in full operation right now so those parking spaces would be available. Next year parking can be readdressed if the Black Smith restaurant is back to operating. Carol Sullivan said that since this will be a conditional approval, she would encourage each Board member to do a walk through and view the cones and flags and make sure that layout is working.

The Board discussed referees and noted that they will have to be able to enforce safety rules. Jeff stated that the referees will be trained.

Patricia Dow made a motion to conditionally approve for one year, the Fort William Henry application for the use of archery tag, as explained in the application, with the addition of the fence to demarcate the boundaries. The fence will consist of flags on a string, between cones and placed around the entire archery area. Application to be reconsidered for next year, for this use and the rest of the use of the parking would be re-evaluated. At this point there is enough parking. Archery tag will only be operational during daylight hours.

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

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

## **MINUTES:**

**June 17, 2020 (CS, PD, DW, DH)**

The Board discussed the parking arrangements in regards to Kari Donohue's site plan review from June 17, 2020 at 19 Cherry Street. Dan Barusch explained that he spoke with Mayor Blais and Keith Lanfear. There was not an approval given from the Mayor to park cars. He gave Kari permission to pave a small area in the right-of-way at the very end of Cherry Street, where it backs up to the State right-of-way. Dan explained that paving usually goes hand in hand with parking and there was a misunderstanding. When Kari asked for permission to pave, she meant that she wanted to be able to park there. The Mayor and Keith misunderstood her request. She would not be able to park vehicles in that location as that is where the plow truck turns around. Kari has decided to not spend the money to pave if she cannot park. Kari suggested using her driveway across the road to park but she will need to go back before the Zoning Board to amend her original application. Ethan Hall has devolved a site plan to present in August to the ZBA. Dan Wolfield asked what would happen if the house across the road sold to a new owner, would that parking go away? Dan Barusch said he would ask the ZBA about an easement. Carol Sullivan asked what would happen if all the properties were sold to different owners. Dean Howland mentioned that several properties in Queensbury have lifetime easements for septic, so it is possible.

Carol Sullivan made reference to the June 17<sup>th</sup>, 2020 Planning Board minutes and the parking discussion on Cherry Street. A line was added into those minutes to refer to Planning Board minutes on July 15, 2020 in regards to parking at 19 Cherry Street.

Carol Sullivan made a motion to approve the minutes from June 17, 2020 with a few minor changes. Village website was added to minutes, along with more details regarding the application for Kari Donohue. Reference was added to refer to July 15<sup>th</sup>, 2020 minutes regarding the parking discussion on Cherry Street.

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

Carol Sullivan	Patricia Dow	Dan Wolfield	Dean Howland	Walt Adams
AYE	AYE	AYE	AYE	AYE

Aye = 5 Nay = 0 Motion carried

The Board briefly discussed COVID-19 regulations. Dan Barusch shared some of the discussion from a Zoom meeting on Monday that Mayor Blais held with several local restaurant and bar owners. There was a lot of positive feedback regarding the recent hiring of a COVID inspector. Ideas were shared from local business owners in regards following CDC guidelines.

Meeting was adjourned at 5:52PM.