

LAKE GEORGE VILLAGE PLANNING BOARD MEETING
AUGUST 21, 2024 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES

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

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Dylan Wolfe, Rob Langley, Heath Mundell, and Joe Mondella.

Carol Sullivan called the meeting to order at 5:00 pm.

OLD BUSINESS:

APPLICATION: SPR#7-2024

APPLICANT: SEAN QUIRK

TAX MAP: 264.06-2-50

ADDRESS: 77 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to demolish the Pancake House building, from the ground upwards (no subsurface excavation). The approximate duration of the demolition would be a two-week period, which will be monitored by a professional archaeologist per NYS SHPO requirements. Demolition will include tearing down the building, filling in the crawl space, leveling out the area and using the area for parking. The worksite will have a fence around it to protect the safety of the workers and pedestrians. A short-form SEQR assessment (unlisted action) is required before approval can be granted due to proximity to archaeological resources.

Carol Sullivan asked who would be representing Sean Quirk. Dylan Wolfe identified himself as Sean Quirk's representative from BBL Construction. Carol Sullivan asked Dylan Wolfe to specify Sean Quirk's intentions with the property. She indicated in the application, it specified that it would take one week to tear down the building with excavation and an additional week to fill in and pack for parking. She asked if the plan was to make that area into a parking lot. Dylan Wolfe said that his plan would eventually convert the property to a parking lot with the foundation in place and backfilled. Carol Sullivan informed the Board that they would only review the demolition portion of the project. She then told Dylan Wolfe that once the transition plans were solidified, Sean Quirk would have to reappear before the Board with a change of use application.

Carol Sullivan asked the Board for their comments relating to the demolition. Walt Adams spoke up and inquired if there were any plans to add in some shrubbery. Dylan Wolfe indicated he wasn't sure about the addition, but he knew the shrubbery around the house had plans to be removed. Carol Sullivan asked Dylan Wolfe if he was the one handling the demolition to which he said yes. Dylan Wolfe then explained that he would handle the staging portion as well as obtain permits through the Village and the County. Walt Adams inquired if permeable pavement could be a possibility for the future. Dylan Wolfe said there had not been any in-depth conversation about that yet. Carol Sullivan interjected to inform the Board that BBL Construction's responsibility was to pack it to existing grade. Dan Barusch asked for clarification on the fill. Dylan Wolfe stated it would be filled with structurally packed fill.

Carol Sullivan reminded the Board to only ask questions about the demolition. Dean Howland asked Carol Sullivan if he could chime in to which Carol Sullivan said yes. Dean Howland asked Dylan Wolfe if they would use dirt for the filling. Dylan Wolfe confirmed. Dean Howland then inquired about their plans for stormwater management. He explained Lake George has had a lot of big rainfalls recently, and heavy rainfalls lead to dirt in the roads if there's no successful way to manage it. Dylan Wolfe went into detail as to what the demolition would entail. He explained that they would place a 12-inch filter sock around the perimeter of the fence during the demolition to prevent dirt from Canada Street. He then indicated that at the end of the project, he would seed the area to restabilize it.

Patricia Dow wanted to take a step back to inquire about the existing grade as she asked for verification of what his definition of "existing grade" meant. Dylan Wolfe said it would be the same level as the parking lot. Patricia Dow asked if he meant the sloped areas of the lot or the flat areas. Dylan Wolfe did confirm there were two downward sloped areas, but the existing grade would match the flat lot. Carol Sullivan wanted to mention that the sloped areas Patricia Dow referenced were the ones on Canada Street and Mohican Street.

Dylan Wolfe wanted to inform the Board that they did reach out to SHPO regarding the project and per SHPO, they were instructed to not touch the foundation. The Board was pleased that SHPO had a say as there were bones found in the area in years past. Patricia Dow did want to turn the conversation back to the stormwater management as she did have some questions about the adequacy of the sock. Dylan Wolfe told Patricia Dow that it would be adequate to keep the dirt fill from flooding out on Canada Street and that the sock would only be used during construction. He also wanted to point out that they would also install stormwater catch basins with filter fabric that would catch the run-off. Dean Howland chimed in stating that the sock could be left there for a year if needed. Patricia Dow repeated everything of what Dylan Wolfe said about the sock, but she still had specific questions about the specifications of it. Dylan Wolfe indicated that the filtered sock would have mulch inside and that mulch would prevent debris from escaping. Carol Sullivan asked if the sock would remain in place throughout the whole project. Dylan Wolfe said no, only through the demolition.

The Board directed the conversation to the sloped areas again. Carol Sullivan said if she were standing at the doors on the Adirondack Pancake House, she could see the lawn grading down all the way down to Canada Street. So, her statement led to the question of would the top of the building foundation be the existing grade? Dylan Wolfe said yes. Carol Sullivan then asked if that was the existing grade, wouldn't they need some stabilization? Dylan Wolfe said that would be done through seeding. Patricia Dow asked how long it would take to seed. Dylan Wolfe said the approximate window of completion would be two to three weeks. Patricia Dow indicated that that time window was concerning to her as she felt that window would work with a flat area, not a sloped one. Dean Howland informed the Board that until the grass grows, the sock should remain where it's placed. Patricia Dow told Dean Howland that they would do that only if they were asked to by the Board. She added that it wasn't mentioned at all in the application so they could technically not do it.

Carol Sullivan still had questions on how the grass would catch the run-off. She indicated that she had seen grass with little trenches and if that was something he was aiming for. Dylan Wolfe said once the grass restabilizes, the next steps would be addressed at that time. He added that maintaining the grass would help strengthen it. Carol Sullivan told the Board that if they all agree on it, there should be a condition that would make BBL Construction responsible for the erosion cleanup. She also added that if

the Board would like the sock in longer, they have the right to make that call. Kevin Merry suggested having the sock in for two months. Patrina Leland reminded the Board that they must consider the chance of winter weather because if they start the demolition in September, the sock will remain there until November 1. The Board went back and forth on the time frame for a bit before Carol Sullivan halted the conversation to ask Dylan Wolfe for a timeline of events. Dylan Wolfe said the disconnect would start on September 16 and if the disconnect went well, they would obtain the demolition permit that same week. Once they obtain that permit, they would start demolition. Dylan Wolfe mentioned that if everything went well, they would start demolition on September 23. The Board then chimed in to add additional time for the hydroseeding and backfilling, so Carol Sullivan indicated that the timeframe would be the beginning of October.

Dean Howland wanted to remind the Board that if the area underneath the sock got hydroseeded, the weight of the sock would prevent growth. Carol Sullivan thanked Dean Howland for his input as that wasn't thought of. He suggested maybe moving the sock to the sidewalk. Carol Sullivan said it couldn't be done as that would put the sock on Village property. Dean Howland then recommended putting in a silt fence as close to the sidewalk as possible to prevent run-off and the growth issue. Carol Sullivan expressed her interest in Dean Howland's suggestion and asked the Board if that was something they would want to do. The Board didn't advise against it.

Dan Barusch informed the Board that if they condition the silt fence, the fence would be there until the grass fully stabilizes. Carol Sullivan said that was what the Board would like to do. Dan Barusch reminded the Board that half of the building's foundation would remain and inside that would be grass area. He added that SHPO demanded them to not pull out the foundation and to provide them with a monitoring plan. Carol Sullivan turned to Dylan Wolfe and asked if the concrete foundation would be shown to which Dylan Wolfe said no. Patricia Dow wanted to know if the silt fence would be as effective as the sock. Dylan Wolfe said yes as they're both erosion control mechanisms. Carol Sullivan inquired on how secure the silt fence would be. She mentioned that the Village faced some torrential rainstorms and high-speed winds this season, so she wanted to make sure no issues would arise. Dylan Wolfe explained that the fence would have posts driven into the soil to secure it. Carol Sullivan figuratively asked if there were to be any damage to those posts, would they repair the damage? Dylan Wolfe said yes.

Dan Barusch asked the Board where they would like to place the fence. The Board said along Mohican and Canada Street, specifically in front of the areas with grass. Dean Howland chimed in wanting to explain the silt fence installation process. He explained that the ground would be cut to have the posts slide into the ground. Patricia Dow asked what the difference was between the sock and the silt fence. Regardless of both avenues, the area wouldn't be able to be seeded in the first phase. Carol Sullivan took control of the conversation and indicated if they do the sock or the silt fence, there would still be two phases of hydroseeding. She explained that the first phase would seed the surrounding areas above and around the sock while the second phase would seed just the area where the sock was. Carol Sullivan asked Dylan Wolfe for confirmation on the timeline. She indicated it would go demolition, phase one hydroseeding, remove the sock once grass is stabilized, install silt fence, phase two hydroseeding, then remove silt fence once grass is stabilized. Dylan Wolfe confirmed.

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. During the reading, Dan Barusch would intervene to provide background information regarding the project when there was

uncertainty on how to respond. The Board concluded that there would be little to no impact on each question.

Carol Sullivan made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2 – Impact Assessment form dated August 21, 2024, for the Adirondack Pancake House demolition.

2nd MOTION: Patricia Dow

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

Carol Sullivan wanted to go over what the Board was going to include in the motion. She said the conditions would include: the sock would remain in place through the grading and the grass process, the sock would be removed to install a silt fence once grass is stabilized, and the portion of dirt that was covered by the sock would be seeded and wouldn't be removed until grass was stabilized. She asked the Board if she missed any. Before the Board could comment, Dan Barusch said he would enforce erosion control. Carol Sullivan asked if they shouldn't include it in the motion to which Dan Barusch said yes. He explained that there may be a time when he would ask BBL Construction to pair the fence with a sock or even request them use a fence with mesh backing.

The Board and Dan Barusch continued the conversation to determine what the best approach would be. The Board decided that they would not include the location of the sock in the motion; however, the condition would focus on the possibility of adding additional time for the sock. Carol Sullivan wanted to add that she wouldn't mind giving permission to Dan Barusch for him to control the stabilization calls. She indicated if they did that, that means Dan Barusch would make the call for the timeframe of the sock. Dan Barusch said to have it work with the monitoring plan. Carol Sullivan asked Dan Barusch to review the monitoring plan. Dan Barusch checked to see if he had it but unfortunately, he found that the plan wasn't printed and was sitting in his emails. Carol Sullivan asked Dan Barusch for what he felt the motion should say. He said, "following the monitoring plan as determined by the Planning and Zoning office and by SHPO". Kevin Merry expressed curiosity if there was any mention of asbestos. Dan Barusch said there was no asbestos on the property.

Carol Sullivan made a motion to approve the application SPR#7-2024, applicant Sean Quirk, tax map number 264.06-2-50 at 77 Canada Street for the demolition of the Adirondack Pancake House building with the following conditions: the stabilization will remain in place until the seeding is stabilized as determined by Planning and Zoning and the monitoring plan will be followed as determined by Planning and Zoning and SHPO.

2nd MOTION: Patricia Dow

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

NEW BUSINESS:

APPLICATION: SIGN#20-2024

APPLICANT: THE LAGOON – JOE MONDELLA

TAX MAP: 251.18-3-57

ADDRESS: 204 CANADA STREET

ZONE: COMMERCIAL RESORT

Applicant is seeking approval for one sign for their business, The Lagoon. It will be an oval shaped sign with a rectangular base and will measure a total of 19 square feet. The sign will be made of wood and PVC and will be located on their fence. The applicant is appearing before the Zoning Board on August 7, 2024, to obtain variance regarding placement. The background of the sign will resemble a natural wood color and will have a one-inch black PVC border. The letters will be made of PVC and will be black. The letters will measure to seven-inches and will be raised one-inch. The sign will have one graphic, measuring eight inches tall and four inches wide and the sign will be halo lit with LED lighting.

Carol Sullivan asked who would be representing The Lagoon. Joe Mondella identified himself as the owner of The Lagoon and Heath Mundell introduced himself as the sign's creator. Carol Sullivan asked both Heath Mundell and Joe Mondella to specify the reasonings as to why they checked off "free-standing" in the application. Heath Mundell said it's a free-standing sign on a fence. Carol Sullivan informed Heath Mundell that it would technically be categorized as a wall sign, so that would need to be corrected. She indicated she had no other qualms or questions about the application, so she asked the Board to provide their thoughts.

Patricia Dow asked how many signs they had currently. Joe Mondella replied with one and explained that it was located on the other side of Village Mall. Patricia Dow asked for more details regarding its' location. Dan Barusch chimed in and specified its' location. The Board asked for further explanation. Dan Barusch explained that it was found coming down the stairs, near the railing area. He added that it's the area that's filled with other Village Mall business signs. Dan Barusch then took the time to explain why The Lagoon had to appear before the Zoning Board. He indicated that because The Lagoon's sign wouldn't constitute as a free-standing or a wall sign, and that there was no mention in the Village Code about situations like this; that was why he was here. Dan Barusch concluded by saying this was a rare request.

Patricia Dow asked if this business would be classified as a business on two streets. Dan Barusch said no as the restaurant faces in one direction. Carol Sullivan added that The Lagoon's business had always been unique because of their location. Dan Barusch wanted to add that he wasn't sure how the Code would be re-written to include this specific circumstance. He did indicate that it could be worded under "certain circumstance" and that "this circumstance would appear before the Planning Board". The Board did express delight hearing that it would be included in the Village Code.

Dan Barusch steered the conversation back to discuss the remaining details about the Zoning Meeting. He explained that the Board thought, discussed, and went through several suggestions that were brought up; but they deemed those other ways were less feasible and less attractive. Therefore, the Zoning Board allowed the variance. Carol Sullivan asked Dan Barusch if allowing the variance meant that the Zoning Board gave approval for the sign to be on the fence. Dan Barusch replied with yes. Dan Barusch also informed the Board that the sign count was mentioned at the meeting as well. Patricia Dow indicated that due to the layout of the Village Mall, she felt that it wouldn't make sense to regulate the number of signs

inside. Carol Sullivan wanted to mention that when she was the Planning and Zoning Clerk, she remembered that the Village Mall was classified as a building and what was internally done was what they were left with. Dan Barusch said that there hadn't been sign count violations as each store follows the regulations.

Carol Sullivan asked the Board if they had any other questions. Kevin Merry inquired about the color of the lighting. Joe Mondella replied with white LED. Dan Barusch asked if it would have the halo effect to which Joe Mondella said yes.

Walt Adams made a motion to approve the application created by Joe Mondella for The Lagoon, located at 204 Canada Street, tax map number 251.18-3-57, as presented.

2nd MOTION: Carol Sullivan

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

APPLICATION: SIGN#21-2024

APPLICANT: KICKING COUNTRY – ROB LANGLEY

TAX MAP: 251.14-2-1

ADDRESS: 325 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval for one wall sign for their business, Kicking Country. It will be a rectangular sign and will measure up to 40 square feet. The sign will be made of composite wood and would be located above the entrance to their establishment. The applicant is appearing before the Zoning Board on August 7, 2024, to obtain a variance regarding its' size. The background of the sign will be black and will have no border. The letters will be made of vinyl and will be a tannish-yellow color. The letters will measure 1 foot tall and will not be raised. The sign will have one graphic, measuring 8 inches, and will utilize three gooseneck lights.

Carol Sullivan asked who would be representing Kicking Country. Rob Langley identified himself as the owner of Kicking Country. Carol Sullivan advised that she had no questions regarding the application, so she asked the Board to express their thoughts about it. Walt Adams wanted to discuss details about lighting. Rob Langley said he would like to use the goosenecks as shown in the rendering. He explained that he was back and forth on either using two or three goosenecks. Carol Sullivan indicated that the goosenecks didn't exist now, and they would be installed once the façade on the whole building was updated to which Rob Langley said yes. Carol Sullivan asked the Board if they would object to having the applicant inform Dan Barusch of the number of lights later on. The Board had no objection to that.

Patricia Dow questioned the size of the sign as she noticed it was more than the allowed size. Dan Barusch indicated that Rob Langley did appear before the Zoning Board and did obtain a variance for its' size. Rob Langley wanted to add that the photoshop was to scale. Patricia Dow wanted to circle back to the variance approval discussion. She asked if it was approved based on hardship. Dan Barusch said the focus was mainly on the feasible alternatives. He went into detail and explained that their focus was mainly on the sign as it would be too small compared to the scale of the existing storefront and updated

façade. He concluded by stating that the Board felt comfortable at the 36 square-foot measurement as they felt it wasn't too substantial.

Dan Barusch wanted to bring up an older application that was similar to this one. He indicated that before Kicking Country and Lakehouse Bistro existed, Crabby Joe's was in that space. The owner of Crabby Joe's appeared before the Zoning Board asking for a variance to allow his 50 square-foot sign. Dan Barusch further explained that the Board didn't like that measurement, so the Board negotiated 40 square feet to which both parties were okay with it. Dan Barusch continued to explain that with that knowledge of the past, it helped this Zoning Board make the decision to approve it. Dan Barusch concluded his explanation by stating that hardship wasn't really mentioned, but how this would improve the look of the area and how it would not negatively impact the environment was discussed several times. Dan Barusch and the Board continued the conversation by comparing Kicking Country's and Lake House Bistro's signs. Dan Barusch said Janice Fox did not have to obtain Board approval because she followed the sign ordinance but because she did that, it made the size of the sign look a little silly on the big storefront.

The Board continued to express their thoughts to which Carol Sullivan reminded them that they could not override or configure the Zoning Board's final determination. The Board understood and did express that the sign ordinance should be updated to resolve some of the issues they're having. Carol Sullivan notified the Board that her and Dan Barusch had been keeping a record of who obtained a variance so when it comes time to re-write the ordinance, they could peek at those applications and get ideas. Dan Barusch wanted to add that Mayor Perry and he had been talking recently about it. Dan Barusch used §220-24(B)(5) as an example, which states: "Total wall signage shall not exceed 1.5 square feet per linear foot of building frontage, 10% of the total area of the building facade, or 25 square feet, whichever is less." Dan Barusch indicated Mayor Perry wanted to remove "whichever is less" from the ordinance because some storefronts have enough storefront frontage to allow more than a 25 square foot sign. Dan Barusch used Kicking Country as an example.

The Board questioned what would happen with the other storefronts that had thinner storefronts. Dan Barusch said they would follow the 25 square-foot rule. Patricia Dow indicated that some of the storefronts had 25-square foot signs on their thin storefront and some of them appeared large. She used the Chat House sign as an example. Carol Sullivan informed the Board that the sign ordinance discussion would occur later and redirected the conversation back to the application. Patrina Leland pointed out that the pictures that were submitted had two different looks. The photoshop pictures did not have the black color behind the letters but the other ones did. Rob Langley showed her which one was the correct one.

Kevin Merry made a motion to approve the application created by Robert Langley, 325 Canada Street Lake George, tax map 251.14-2-1, as presented.

2nd MOTION: Carol Sullivan

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

Aye = Nays = 0 Absent = Motion carried.

Patricia Dow asked if the motion could have the existing lighting mentioned. Dan Barusch reminded the Board that there would be lighting mentioned in the next application and based on what was submitted, that portion could be tabled if the Board felt uncomfortable moving forward. While the Board gathering

the final application of the night, Rob Langley wanted to inform the Board that if three gooseneck lights were installed at his business, DILLIGAF will follow suit.

Carol Sullivan amended the motion to include the following conditions: the existing lighting of two goosenecks will remain and the three gooseneck lights as presented in the application may be implemented as Rob determines in the future.

2nd MOTION: Walt Adams

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

Aye = Nays = 0 Absent = Motion carried.

APPLICATION: SPR#11-2024

APPLICANT: KICKING COUNTRY AND DILLIGAF – ROB LANGLEY

TAX MAP: 251.14-2-1

ADDRESS: 325 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to update the exterior façade for their business, Kicking Country and their neighboring business, DILLIGAF. The update would include the addition of pine wood boards over the top portion of the building, starting from the top of the columns to the roof line. The boards would be painted and/or stained to provide a wood-like finish to it. The project will cost the applicant \$10,000. Signs shown in the rendering for both Kicking Country and DILLIGAF will be presented in a future sign application.

Carol Sullivan wanted to mention that DILLIGAF's sign would not be part of tonight's discussion as that requires a different application. She concluded her statement by saying the Board would only focus on the wood façade update. Walt Adams wanted to bring up that the rendering showed three signs for DILLIGAF. He explained that in the future submission, it wouldn't be allowed without Zoning Board approval. Carol Sullivan confirmed Walt Adam's statement, but did indicate that when it was time to address those signs, it would be handled accordingly.

Carol Sullivan changed the topic to the previous gooseneck conversation. She asked Rob Langley if the lighting would be addressed tonight or at a later date. Rob Langley replied with a later date as those would go hand in hand with the signs. He also added that Bill Massry was still working out the final details on his end so it wouldn't do them any good to approve those lights if there were plans to change it.

Carol Sullivan said she went by the building and noticed that the existing archway was cream colored. Rob Langley replied that he did have to touch up some of spots on his end of the building, but he's unsure if Bill Massry wants to continue with the existing cream color or if he would like to change it to green. He added that there were compliments from the public on the green color, but ultimately it was up to Bill Massry as he owns the building. Carol Sullivan wanted to state for the record that the paint color, the lighting, and the signs would not be discussed tonight as a final decision needed to be made by Bill Massry and Rob Langley.

Dan Barusch inquired about the awnings. Rob Langley indicated he wasn't sure what Bill Massry is going to do with those, but he did state that those awnings desperately needed to be updated. Dan Barusch said an awning application must be submitted before they alter anything, so when Bill Massry makes his final decision, he must notify the office. Rob Langley assured Dan Barusch that they would be in touch.

Carol Sullivan wanted to remind the Board and Rob Langley of what would not be approved tonight due to the lack of information. She listed: the archway paint in the middle of the building, lighting for DILLIGAF, lighting for Kicking Country, all of DILLIGAF's signs, and DILLIGAF's awnings. Dan Barusch told the Board that if they feel uncomfortable, they are more than welcome to table the application. He explained that tabling the application would give the applicant time to determine what they want to do plus it'll make it easier for the Planning Board to approve everything at once. Carol Sullivan said she was thinking of suggesting that as an option. Dan Barusch wanted to ask a question before the Board discussed the options. He asked Rob Langley for the details on the wood façade; more specifically, what type of wood would be used for the project. Rob Langley said pine wouldn't be an option because it's not stainable, but he did indicate there was paint that would make anything look like wood. Dan Barusch asked what color wood and/or stain he was thinking of going with. Rob Langley replied with a darker color as the boards would be painted with a wood powdered paint.

Carol Sullivan shifted the conversation back to gather the Board's thoughts on tabling the application. She said that there were a lot of different variables mentioned tonight and what was talked about was not in the rendering. She told the Board that if they wanted to make a motion to approve tonight, they could; but they only could approve the concept of the façade change, nothing else. Kevin Merry and Patricia Dow agreed to table the application.

Dean Howland asked how the wood would be put up. He explained that most businesses put up their sign right after the meeting; so, if they put up their sign now and at a later date they come back for the façade, they would either have to take down their sign or paint around it. Carol Sullivan wanted to provide options to Rob Langley so he knew what he could do. The first option offered was to have him sit down with Bill Massry and figure out what they'd like to do. She explained that if he chose that option, he would have to update the rendering and the application to what was discussed and resubmit that at a later date. If he did not want to do that, the second option would be submitting a site plan just for Kicking Country so he could just focus on his half of the building. Rob Langley said he would go for the first option. He assured the Board that he would chat with Bill Massry and see what comes out of it. Rob Langley wanted to mention before the conversation shifted that Bill Massry expressed interest in altering DILLIGAF's lighting to have it be backlit, but he wasn't sure if that was set in stone.

Dan Barusch asked the Board if they'd be alright with placing Kicking Country's sign on the existing blue wood. Carol Sullivan said the Board approved the sign as is so it can be put up. Rob Langley wanted to mention that if the sign were to be put up before the façade change, they wouldn't have to worry about taking it down because the surrounding areas would be accessible. Dan Barusch wanted to remind Rob Langley that whatever was approved by the Board is what should happen. So, if the building appears differently than what was presented, it will result the Planning and Zoning Department to enforce and mandate the applicant to fix it.

Rob Langley asked some questions that were specific to the application process. The Board took the time to answer each one before moving forward with tabling the application.

Patricia Dow made a motion to table the application for Kicking Country and DILLIGAF at 251.14-2-1, 325 Canada Street, the façade application. The changes proposed for the façade application and lighting and signs on the DILLIGAF side of things all need more information.

2nd MOTION: Carol Sullivan

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

Rob Langley and Dan Barusch had a small conversation regarding updates on the sidewalk café and the SLA licensing process. Rob Langley told Dan Barusch that the DOT permit had been approved for his sidewalk café so he will be working on getting that out soon. The Board asked Rob Langley when his business would open. Rob Langley explained that he had been open since Tuesday.

April 17, 2024 (CS, PD, PL, DH)

Carol Sullivan made a motion to approve the April 17, 2024, meeting minutes as presented with the electronic changes that had been provided to Debonnay Meyers.

2nd MOTION: Patricia Dow

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland	Dean Howland
Aye	Abstain	Aye	Abstain	Aye	Aye

Aye = 4 Nays = 0 Abstain = 2 Absent = 0 Motion carried.

May 15, 2024 (PD, PL, KM, WA, DH)

Patricia Dow made a motion to approve the minutes as presented for May 15, 2024.

2nd MOTION: Kevin Merry

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland	Dean Howland
Abstain	Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Abstain = 1 Absent = 0 Motion carried.

June 26, 2024 (CS, PL, KM, WA, DH)

Carol Sullivan made a motion to approve the June 26, 2024, meeting minutes as presented with any changes provided to Debonnay Meyers electronically.

2nd MOTION: Patrina Leland

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland	Dean Howland
Aye	Aye	Abstain	Aye	Aye	Aye

Aye = 5 Nays = 0 Abstain = 1 Absent = 0 Motion carried.

July 17, 2024 (CS, PD, PL, KM, WA, DH)

Carol Sullivan made a motion to approve the July 17, 2024, meeting minutes as presented with any changes provided to Debonnay Meyers electronically.

2nd MOTION: Walt Adams

Carol Sullivan	Kevin Merry	Patricia Dow	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

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

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

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers