

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
SEPTEMBER 15, 2021 – 6:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

**Board members present:** Carol Sullivan (Chairperson), Walt Adams, Dan Wolfeld, and Patrina Leland (Alternate)

**Board members absent:** Patricia Dow and Dean Howland

**Others present:** Dan Barusch (Director of Planning & Zoning), Lori Bott (Clerk), Gerald Devoe, Chris Frey, Tracey Frey, Kathy Muncil, Kevin Chudyk, and Joseph Mundella

Carol Sullivan called the meeting to order at 6:00 p.m.

Carol Sullivan called the applicant for Blue Thirty-Two forward. No representative was in the audience, moved on to Fort William Henry.

**TAX MAP: 251.18-3-72**

**APPLICANT: FORT WILLIAM HENRY DBA THE WHITE LION ROOM & TANKARD TAVERN**

**ADDRESS: 48 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SPR14-2021**

Applicant is remodeling an existing structure. Proposing updating and expanding the outside deck area all around the White Lion Room and Tankard Tavern to repair for safety reasons and to replace the year-round awnings with permanent roofing. Proposing a deck over the open area in front of the White Lion to match the veranda facade, and extending the roofing on the west side and adding a similar roof on the front of the Tankard Tavern window over that deck.

Carol Sullivan welcomed Kathy Muncil, and asked the Board if they had any questions on the proposed plan for Fort William Henry. Kathy Muncil let the Board know that the Fort has lost six awnings in the past because of the wind. Dan Wolfeld asked if the windows were remaining the same. Kathy Muncil confirmed that they would be the same, and clarified that the old wooden deck will be replaced with an addition in the front. The AC that is currently on the ground will be moved to the roof. The parapet on the roof is just decorative and the existing light posts will be removed. An old entry way that was used in 1911 for the restaurant will be completely covered by the deck. Dan Wolfeld asked where the storm water will run off. Kathy Muncil stated that the water will be collected in the existing moat on the property.

Walt Adams made a motion to approve the Fort William Henry DBA The White Lion Room & Tankard Tavern at 48 Canada Street remodeling of the existing structure. Approved update and expansion of the outside deck area all around the White Lion Room and Tankard Tavern to repair for safety reasons, and to replace the year-round awnings with permanent roofing. Approved a deck over the open area in front of the White Lion Room to match the veranda facade, and extending the roofing on the west side and adding a similar roof on the front of the Tankard Tavern window over that deck, and the AC will be moved and no changes in the existing storm water runoff.

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

Carol Sullivan	Walt Adams	Dan Wolffield	Patrina Leland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Motion carried.

**TAX MAP: 251.14-1-53**

**APPLICANT: GERALD DEVOE**

**ADDRESS: 9 JOQUES FARM ROAD**

**ZONE: RESIDENTAIL**

**APPLICATION: SPR15-2021**

Applicant is proposing a 20'x25' one car garage addition to their existing residence. The garage will be a concrete slab, wood framed with the exterior to match the existing residence.

Carol Sullivan called up Gerald Devoe. Walt Adams stated that Gerald Devoe was exempt from storm water changes. Gerald Devoe said he was going to put gutters on the front and back of the garage to match the house, and install a curtain drain that runs to a 12-inch drain in the back yard. Carol Sullivan asked what the square footage of the garage will be. Gerald Devoe said it will be 500 square feet. Dan Wolffield asked where the drain in the garage will drain. Gerald Devoe said there will be a pitch to the center of the garage floor, and it will be piped out and go into the curtain drain in the back of the house.

Dan Wolffield made a motion to approve the garage addition at 9 Joques Farm Road off to the right of the house with the siding and roofing to match the existing home with the drainage as described; water will go into a drainage pipe and into the existing draining area.

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

Carol Sullivan	Walt Adams	Dan Wolffield	Patrina Leland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Motion carried.

**TAX MAP: 251.18-2-31**

**APPLICANT: CHRISTOPHER FREY**

**ADDRESS: 112 MCGILLIS AVE**

**ZONE: RESIDENTAIL**

**APPLICATION: SPR16-2021**

Applicant is proposing new construction of a 2,089 square foot single-family dwelling on the vacant lot. The new dwelling will be a two story, four bedroom dwelling complete with a two bay attached garage and a one bedroom "in-law suite" on the second story. A new driveway, landscaping and associated stormwater controls are proposed for the new dwelling, as well as connection to public water and sewer systems

Carol Sullivan called up Chris and Tracey Frey. Carol Sullivan asked if the house was going to be a year-round home. Tracey Frey said that it is a year-round home, but at first they will only be up on weekends. Carol Sullivan asked if Chris Frey would be building the home himself. Chris Frey said yes, and that he is a builder by trade and has experience doing both commercial and residential properties. Chris Frey stated his goal was to stick frame, and get the shell up as soon as possible. Then come up every weekend to work on the plumbing and electrical. Dan Wolffield asked about the telephone pole in the drawing, and how it relates to the proposed

driveway. Chris Frey stated that the telephone poll was moved to the right side today, giving him full access. Dan Wolfield asked which door would face the street. Chris Frey pointed out that the first door in the drawing faces the street, and that they tried to dress it up with the lilac and azalea bush. Dan Wolfield asked if he had listed all of the materials on the plans. Chris Frey said that he listed James Hardie siding on the application, and that he brought three samples. Chris Frey said they will be selecting one of the color samples for the siding. The siding samples presented by Chris Frey were all James Hardie siding, and the colors were: Evening Blue, Boothbay Blue, and Iron Grey. The two different trims will be James Hardie Arctic White and Azek White. The house roof will be grayish dimensional shingles, and the front porch will be black metal, and the ice shield will be a matching black metal. Walt Adams asked if he was planning on impervious pavement. Chris Frey said yes, but asked if he would be able to do a stamped concrete heated driveway. Carol Sullivan told him that he would have to check with the County, and recommended reaching out to Tom McKinney to see if a heated driveway would be allowed. Carol Sullivan asked if the driveway would be sloped. Chris Frey said yes, McGillis grades to the East and the driveway would be pitched to the West to catch the drain on the left, and will have tanks to catch the water. There will be another tank on the side of the house, and a tank in the back of the house to catch the water from the gutters. The lot has a six/seven-foot pitch. Chris Frey said he was working on getting out all the stumps currently. The Board said they were okay with either a concrete or paved driveway but would need to know what color he would go with for a stamped concrete. Chris Frey said that if he decided to go with stamped concrete, it would be almost a year in the future. Carol Sullivan let him know that he would need to come back for approval for the color but they could approve the house, landscaping, and the paved driveway now.

Dan Wolfield made a motion to approve the house at 112 McGillis Avenue for Chris and Tracey Frey as presented with the three James Hardie siding colors which are Evening Blue, Boothbay Blue, and Iron Grey. Those three colors will be acceptable. The porch will have black metal roofing with the rest of the materials as presented. The use of black top paving is approved. If they are going to do a stamped concrete driveway, they will come back with samples of the materials. The landscape plan as presented is approved with the shrubbery shown in the landscape design. Also, approved is the storm water drainage which covers the bases for storm water runoff.

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

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

Aye = 4 Nays = 0 Motion carried.

Chris Frey asked what his first next step should be, and if he could install a silt fence on the property. Carol Sullivan told him to reach out to Dan Barusch, Director of Planning and Zoning first thing, and have three stamped copies of the approved plans. Advise him to install a silt fence around the property as soon as possible.

**TAX MAP: 251.10-3-48**

**APPLICANT: KEVIN CHUDYK, BLUE THIRTY-TWO**

**ADDRESS: 2897 LAKESHORE DRIVE**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SIGN9-2021**

Applicant is proposing two signs at 2897 Lakeshore Drive - one wall mounted sign and one freestanding sign. The freestanding sign will replace the temporary freestanding sign that was put up without permits or approval. The wall mounted sign will be rectangular measuring 84"x28" and made of wood and metal. The freestanding sign will be rectangular measuring 60"x48" and made of wood and metal. The background will be stained mahogany. The letters will be blue with white trim. The graphic will be a blue metallic epoxy under the letters, and etched in the wood. The signs will have LED under lighting.

Carol Sullivan called up Kevin Chudyk. Kevin Chudyk passed out a picture of the proposed signs. Carol Sullivan confirmed that he submitted one application for two signs. Kevin Chudyk confirmed that there would be a freestanding sign measuring 60"x48" and a wall mounted sign measuring 84"x28" on the front of the building above the deck in the middle where the old business sign was located. The red box that contained the old sign will be removed. Kevin Chudyk stated that both the wall mounted and the freestanding sign will have gooseneck lights underneath them and will be the same sign in different sizes. Dan Wolfeld asked if the small signs underneath the freestanding sign would be staying. Kevin Chudyk confirmed that they would be staying. Carol Sullivan asked, if on the freestanding sign if the current flood lights would be staying. Kevin Chudyk said that they would be installing double LED gooseneck lights on the bottom corners, and that flood light would be staying at the bottom for the small signs. Carol Sullivan asked Kevin Chudyk if he had brought a picture of the proposed gooseneck lights for each of the signs. Kevin Chudyk stated that he had not. Carol Sullivan reminded Kevin Chudyk that they cannot approve the lighting without seeing it first. Kevin Chudyk stated that they wanted to do the lighting on the wall mounted sign first to see how it would look before doing the lighting on the freestanding sign. Carol Sullivan confirmed with Kevin Chudyk that the same gooseneck lighting would be used for both the wall mounted sign, and the freestanding sign. Kevin Chudyk said that they wanted to see what it looked like before confirming that the same lighting would be used for both signs. Carol Sullivan again reminded Kevin Chudyk that he cannot install the lights without approval and that the Board cannot approve the lights until he knows what he is going to install. Dan Wolfeld asked what the size limits are for freestanding signs, and how many were allowed. Kevin Chudyk said the small signs are 60"x12". Carol Sullivan stated that 50 square feet is allowed in total, and the proposed sign with the smaller signs are within code. Kevin Chudyk used his phone to show the Board a picture of the gooseneck lights he plans on using for the wall sign, and stated that because it will take a while for the construction of the freestanding sign, he would like to stay with the current flood light for the freestanding sign. In the future come back before the Board if he wants to change the current light. Carol Sullivan told Kevin Chudyk that they can approve the signs conditionally on him bringing in a picture of the gooseneck lights that he showed the Board.

Motion by Dan Wolfeld to approve the wall mounted sign for Blue Thirty-Two at 2897 Lakeshore Drive as presented in the picture with the metal letters raised on the rustic wood with the lake logo behind it, to go in the location where the old sign was. This sign is 84"x28" and this sign will have two LED pipe style black colored lights pending a final approval, and picture of what the lights are and final location of the two lights.

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

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

Aye = 4 Nays = 0 Motion carried.

Motion by Dan Wolfield to approve the freestanding sign at 2897 Lakeshore Drive, this is the same sign with metal letters, but the size of the sign is 60"48" and it will be on rustic wood with the lake logo. The sign will be double sided and will utilize the existing light that is down at the bottom with a new LED bulb. The two existing signs will remain in place, and they are 12"x60".

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

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

Aye = 4 Nays = 0 Motion carried.

Carol Sullivan summarized for Kevin Chudyk that his wall sign was approved conditionally and that he needed to bring in a picture of the lights as well as show their exact location on the sign. In addition, his freestanding sign with the two small signs underneath that are not changing, the same flower box and the same light fixture with a LED light bulb. Kevin Chudyk asked if the picture could be brought in any time or on a Wednesday night. Carol Sullivan told Kevin Chudyk that he needed to bring the photos up to Dan Barusch tomorrow, and that he should not start work until he brought that information in for the file.

**MINUTES:**

**JULY 21, 2021 (CS, PD, DH, WA, PL)**

Carol Sullivan made a motion to approve the July 21, 2021 meetings.

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

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

Aye = 4 Nays = 0 Motion carried.

**OLD BUSINESS:**

Carol Sullivan informed the Board that John Carr of Adirondack Pub & Brewery, Inc. pulled his project for the Brewery expansion.

Carol Sullivan let the Board know that she had meet with the Mayor, John Carr, and the Village Attorney earlier in the week to discuss requiring financial instruments. The Planning Board will continue to be consistent in requiring financial instruments when there are projects that the County will issue COs before the entire project is completed.

Dan Wolfield asked if Lori Bott would confirm that the stamped plans submitted by Chris and Tracey Frey match what the Board approved tonight. Carol Sullivan stated that Dan Barusch will review before sending the plans on to the County.

Motion to adjourn by Carol Sullivan at 6:56 p.m., seconded by Dan Wolfield, and unanimously carried.

Respectfully submitted,  
Lori M. Bott