

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
SEPTEMBER 21, 2022 – 6:00 P.M.  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

**Board members present:** Walt Adams, Dan Wolfield, and Patrina Leland

**Board members absent:** Carol Sullivan, Patricia Dow, and Dean Howland (Alternate)

**Others present:** Debonnay Meyers (Clerk), Robert Curto, John Fox, Matthew Huntington, and Kirsten Catellier

Walt Adams called the meeting to order at 6:00 P.M. Walt Adams opened the meeting with sending thoughts and prayers to our Board member Patricia Dow as she mourns the loss of her husband, William Dow.

**PUBLIC HEARING:**

**TAX MAP: 251.14-1-25.1**

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

**ADDRESS: 22 WEST STREET**

**ZONE: MIXED RESIDENTIAL**

**APPLICATION: SUP#1-2022**

The Village of Lake George will conduct a public hearing in relation to 22 West Street. John Fox would like to transform his residential house to a Bed and Breakfast. On June 15, 2022, the Planning Board accepted the application and filed a negative SEQR signed by the Planning Board Chairman, Carol Sullivan.

Walt Adams notified the public of the plans on converting the applicant's house into a Bed and Breakfast. Walt Adams further explained that the Planning Board approved the application on June 15, 2022 and tonight, September 21, 2022, will be the Public Hearing for this conversion. Walt Adams notified the steps of the Public Hearing, which will be proceed as follows: the applicant, John Fox, will explain his proposal, the Planning Board will discuss their thoughts, and lastly, Walt Adams will open the hearing to the public to discuss their concerns or comments on this project.

John Fox was present to represent 22 West Street Bed and Breakfast. John Fox started the conversation notifying the public that he has lived with his wife and family at 22 West Street since 2004. He had raised his two daughters under the home within the Lake George School system. As his daughters are "leaving the nest", he would like to transform his house in to a Bed and Breakfast.

Walt Adams opened the Public Hearing at 6:01 p.m. Matthew Huntington advised that John Fox should have his Bed and Breakfast. There were no more comments from the public. Walt Adams

stated that a motion will be made. Before the motion was made, Walt opened the floor to the Planning Board members for their comments on the conversion. Both Dan Wolfield and Patrina Leland are okay with the transition.

Dan Wolfield made a motion to approve the Bed and Breakfast being used at 22 West Street as proposed.

**2<sup>nd</sup> MOTION: Patrina Leland**

Dean Howland	Carol Sullivan	Dan Wolfield	Patricia Dow	Patrina Leland	Walt Adams
Absent	Absent	Aye	Absent	Aye	Aye

Aye = 3 Nays = 0 Recused = 0 Absent = 3 Motion carried.

Walt Adams closed the Public Hearing at 6:03 P.M. John Fox's transformation from a residential home to a Bed and Breakfast had been approved.

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

**APPLICANT: FORT WILLIAM HENRY, SAM LUCIANO / KATHY FLACKE**

**ADDRESS: 48 CANADA STREET**

**ZONE: COMMERCIAL MIXED USE**

**APPLICATION: SPR-8-2022**

Applicant is seeking approval for renovation of the Carriage House on the north side of the property, facing Lake George. This project will be labeled as a minor stormwater project due to the limits of disturbance being 14,188 square feet. Renovations include renovating the façade, reconfiguring the interior operations, a +/- 466 sf storage space addition to the northwest side of the building, a +/- 1,725 sf deck to the northeast side of the building and an exterior fireplace on the east side of the building. Outdoor renovations will require the removal of small concrete pads directly adjacent to the building and two trees. Site amenities and improvements include an asphalt paved loading zone for vehicular access, concrete walk, permeable paver walk and patio space, seating walls with columns, firepit, landscaping and drip strip for stormwater management. Lighting will be "dark sky" compliant with edison bulbs.

Robert Curto and Kirsten Catellier were present to represent the Fort William Henry. Matthew Huntington was present from Studio A. Studio A is a landscape architecture and engineering company that the Fort William Henry Corporation has picked to handle the project's construction. Walt Adams opened the floor for Kirsten Catellier, Matthew Huntington and Robert Curto to explain the project. Kirsten Catellier advised that the Carriage House is located on the north end of the property. Kirsten explained there will be improvements on the exterior with the addition of storage space inside and a walk-in freezer. She further explained in detail regarding renovating the façade and the interior operations, outdoor renovations, lighting, and site amenities and improvements that were included in the application.

Reviewing the application and the plans brought to the Board by the applicant, questions started flowing in relation to the Carriage House renovation. Walt Adams questioned Kirsten Catellier

about the proposed area for loading. Kirsten Catellier brought a poster board showing the Carriage House plans and pointed to the back side of the building. Kirsten explained the loading will occur at that area and also showed the Board where the walk-in freezer will be placed on the diagram. Dan Wolfield had questions with the specific details relating to missing elements in the project. Dan Wolfield explained that in the application, it shows there are no fences or drainage proposed. Matthew Huntington did assist on Dan Wolfield's inquiry. He explained regarding the storm water management, they will be using infiltration trenches along the edge of the parking lot. Matthew Huntington advised this project is considered a minor project therefore the sizing will accommodate one and a half gallons per square foot. Dan Wolfield confirmed with Matthew Huntington that the groove around the loading area will be the gravel drainage trench.

Dan Wolfield then inquired about the trees in the patio area. Confirmation was received indicating that the trees in the middle circle are staying. Dan Wolfield's flower inquiries were solved as there were pictures of the flowers displayed. Dan Wolfield confirmed there are no concerns or questions about the lighting. Dan Wolfield had a question in relation to the elevation drawing showing the front of the Carriage House. Dan Wolfield pointed out that the diagram showed there were a bunch of windows that are grayed out. Dan Wolfield was inquiring if those windows were being removed or added or in general don't exist currently. Robert Curto advised the Board that those don't exist currently. Robert Curto went into detail regarding the in-filled windows. He explained to the Board that the certain windows will be replaced and some will remain the same. The Board provided the colored version of the plan. Robert Curto continued to explain the plan regarding the single door and a double door. He further explained that it will add more character to the building which will add more rustic tones and that specific area will have a wood grain texture. Patrina Leland confirmed with Robert Curto that some will remain open and some will remain shuttered. Robert Curto advised he wasn't sure if they were windows or not however, they want to keep the front of the building kind of the same look. Dan Wolfield confirmed with Robert Curto that specific windows will be real.

Dan Wolfield questioned the northwest/northeast elevation map. Per the map, it reflects there are two number "22" 's shown. Robert Curto explained one should be a single door and the other should be a double door. Robert Curto notified that it was an error from the architects. Dan Wolfield confirmed with Robert Curto that number 23 shown on the map is the cooler. Dan Wolfield also confirmed with Robert Curto that one door will be three-foot wide and the other door will be six-foot wide on the northwest elevation. Dan Wolfield questioned if there was a colored picture of the Canada Street side. Robert Curto reviewed all records and confirmed there isn't one at this time as it's considered the back of house space. He further explained that when the Board reviews the northwest elevation, item 10 is the new storage space that will be on the Canada Street side. Robert Curto confirmed with the Board that the space will match the façade. Dan Wolfield confirmed with Robert Curto that the picture presented showing the white shingles will be the arctic white color they are requesting. Dan Wolfield questioned if there would be any removal around the deck area on the northside, facing the lake. Robert Curto explained that there will be a gravel path which drops off to Beach Road. There will be overgrown landscaping present and their plan was to open up the exterior wall to create all these floor plans. Dan Wolfield inquired about the names of the colors that will be used as it will be required to be put in the motion. Robert Curto and Kiersten Catellier stood in front of the Board to research the names of the colors presented. Robert Curto presented the names of the colors and assisted with

Dan Wolfeld's question regarding the color of the frame for the windows. Robert Curto explained that the front windows are going to match the siding with the white frame to not attract the attention to them. The windows will also include the white trim. Dan inquired if there was a possibility that brown would be used instead. Robert Curto replied that it may be a possibility. The Board members were all in agreeance that either white or brown is fine for the color. Dan Wolfeld questioned the color of the railing. Robert Curto explained the color is black powder coated and the railings will have a steel cable. Dan Wolfeld questioned Robert Curto if there will be any lighting on the building. Robert Curto reviewed the southeast elevation plan and advised that item 21 shows three mounted fixtures which will match the dark sky lighting. Per the plan, it will be located on the left and right of the entrance. The Board notified Robert Curto that Dan Barusch would like the final plans once the colors have been picked. Dan Wolfeld confirmed with Robert Curto that the fireplace is the fireplace shown in the picture presented in the application. The Board were all in agreeance that they can't pick out the furniture inside the building as it isn't similar to a sidewalk café.

Walt Adams read the questions to the Short Environmental Assessment Form Part 2– Impact Assessment. All Voting Board Members stated “No, or small impact may occur” to all of the questions. Walt Adams made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2– Impact Assessment form dated September 21, 2022.

Dan Wolfeld made a motion and stated as follows: “to approve the project and renovations at the Fort William Henry Carriage House at 48 Canada Street with a couple things to be noted as far as we will approve: trees and landscaping will be as presented. They are only removing two trees out of the nine that are pre-existing. The patio pavers and walls will all be good as presented with the following updates for colors and finishes. The siding will be an arctic white, shaker or style siding. The windows on three sides of the buildings will be a black frame window. The railings will be black powder coated with steel cable. Windows on the front of the building will either be a white or a brown to match the brown wood entry door. Decking will be a weathered teak. Pavers will be called a BLU style by TECH-O Block, the color is champagne gray. Retaining walls and piers around the lower portions of a bunch of the deck as well as various portions of the building I believe will be a Prescott rock garden brown as their color and the fireplace stone work will be a dressed fieldstone. Trim will be white. Lighting is good as presented with a note that they will be everything will be dark sky complaint with sconces as presented. The outside of the building to be in a black color, quantity may vary slightly from what is shown for the sconces. Note on the northwest elevation, there are two doors numbered 22 that northwest elevation is correct. There will be one double door and one single door as shown on the elevation view. Front door, as we said, will be a brown wood door, double door. They are updating the front door. The new storage area on the side of the building was approved as presented using the Harvey board siding, I believe in the white shade shingle. A clap board or a shake will be fine with dark sky sconces. They will be using permeable surfaces as far as pavers and land areas goes, they do have a drainage trench as presented in the plan as far as drainage goes. All of that looks good. I think we are approving that as presented as far as the drainage based on the information we've received.”

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

Dean Howland	Carol Sullivan	Dan Wolfeld	Patricia Dow	Patrina Leland	Walt Adams
Absent	Absent	Aye	Absent	Aye	Aye

Aye = 3 Nays = 0 Recused = 0 Absent = 3 Motion carried.

The Board notified Kirsten Catellier, Robert Curto and Matthew Harrington that all Board members were in agreeance with praising the Fort regarding the nice renovations and upgrades that will take place. The Board further explained that they appreciated the application from start to finish.

**MINUTES:****JULY 20, 2022 (PL, PD, DH)**

Debonnay Meyers notified the Board there will be no discussion of the prior meeting minutes. There was no motion made for the July 20, 2022 meeting minutes as Patricia Dow and Dean Howland were absent from the meeting. July 20, 2022 meeting minutes will be tabled until next Planning Board meeting.

Motion to adjourn by Walt Adams at 6:30 P.M., seconded by Patrina Leland, and unanimously carried.

Respectfully submitted,  
Debonnay C.M Meyers