

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
PLANNING BOARD
MEETING JUNE 21, 2023**

MEETING WILL BEGIN AT 5:00 PM

PUBLIC HEARING:

APPLICATION: SUP#1-2023

APPLICANT: B & B ANCHOR – KONSTANTIN GRABKO

TAX MAP: 264.06-2-23

ADDRESS: 58 COURTLAND STREET

ZONE: RESIDENTIAL MIXED USE

The Village of Lake George will conduct a public hearing in relation to 58 Courtland Street. Owner Konstantin Grabko would like to transform his residential house to a Bed and Breakfast. Per Planning Board meeting on May 17, 2023, the Planning Board reviewed the application and tabled it until a public hearing is conducted. The SEQR will be completed after the public hearing is closed. If the applicant did not complete the specifics requested from the Planning Board from the previous meeting, the public hearing will not occur and will be tabled until it's resolved. Previous information regarding the site plan application has been added down below.

“Applicant is seeking approval for a special use permit to transform their residential house to a bed and breakfast. The site is not within 500’ of the Lake. The project will provide adequate parking as the single-family house will have one big parking lot that will fit 4 cars with a front yard area. No construction is proposed. The goal of the transformation is to extend the guest capacity and to bring more income to the Village. Enclosed with application is a completed SEQR short form.”

OLD BUSINESS:

APPLICATION: SIGN#9-2023

APPLICANT: VINCENT CIANCILOLO – BAMBAZ MAC-N-CHEESE

TAX MAP: 251.18-3-63.2

ADDRESS: 164 CANADA STREET

ZONE: COMMERCIAL RESORT

This application has been reviewed by the Planning Board on April 19, 2023 and has been tabled. Applicant is re-appearing in front of the Planning Board for approval on their sign for their new business. Applicant will be appearing in front of the Zoning Board on June 7, 2023 for relief of 220-24(A)(8)(C): A maximum of four colors is allowed for the entire sign, foreground, background, border and text. Previous information regarding the sign application has been added down below.

“Applicant is seeking approval for one new wall sign for their new business, Bambaz Mac-N-Cheese. The sign is shaped as a rectangle that will be mounted to the building, facing Canada Street. The sign will be 120” x 20” and will be made out of hard plastic. The applicant did provide two options for the Planning Board to review. The first option includes a yellow-ish “cheese” background color with the white-colored lettering saying “Mac-N-Cheese” on the top line and the second line stating “Tater Tots & Meatballs”

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
PLANNING BOARD
MEETING JUNE 21, 2023**

with their web address on the last line. The second option includes a purple background color with the orange-colored lettering saying “Mac-N-Cheese” on the top, “Tater Tots & Meatballs” in the middle and their web address on the bottom. Both options will include a macaroni man on the right side and the business logo on the left side, both 16”. Either option would utilize the existing two gooseneck lights.”

- ❖ Brett Lange sidewalk café barriers

NEW BUSINESS:

APPLICATION: SIGN#14-2023

APPLICANT: THE ANCHOR / LG BOAT RENTALS – SEAN QUIRK

TAX MAP: 251.18-3-60

ADDRESS: 1 KUROSAKA LANE

ZONE: COMMERCIAL RESORT

Applicant is seeking approval for two signs for their new condominium, The Anchor. The first sign is a rectangular free-standing sign that will be placed to the left of the main entrance, facing Canada Street. The size will be 95” long by 73” tall and will be made out of faux wood panels with ½” PVC graphics and cedar posts. The background color of the sign will be gray and will have a hidden border. The border will have a 2” by 2” square aluminum frame. The lettering on the sign will be white and will be ½” raised. The size of the lettering will be between 3.2” and 7.2”. On the sign, there will be two graphics, 1 boat wheel and 1 anchor. The boat wheel and anchor will be raised ½”. The size of the anchor will be 26.2” and the size of the boat wheel will be 25.5”. The second sign is shaped as a rectangle that will be mounted on the north side of the building, facing toward Christie’s on the Lake and the Village Mall. The size will be 96” long by 36” tall and will be made out of .080-gauge aluminum with a printed wood face. The background of the sign will be gray and will have a hidden border. The border will be made out of square aluminum tubing and will have the width measuring to 1”. The lettering on the sign will be white and will not be raised. It will be made out of vinyl and the size of the lettering will be between 2.6” and 5.9”. On the sign, there will be two graphics that will be on the sign, 1 boat wheel and 1 anchor. The boat wheel and anchor will not be raised and will be made of vinyl. The size of the boat wheel will be 19.3” and 21.6” for the anchor.

APPLICATION: SPR#11-2023

APPLICANT: THE ANCHOR – SEAN QUIRK

TAX MAP: 251.18-3-60

ADDRESS: 1 KUROSAKA LANE

ZONE: COMMERCIAL RESORT

Applicant appeared in front of the Planning Board on October 19, 2022 to change the existing use of the property from a restaurant to accommodations with a retail area. The Planning Board had approved this change of use. Applicant is now seeking approval to change the existing use of the property from accommodations with a retail area to condominiums. Local Law #4 of 2023 had been reviewed by the Village Board and had been approved on May 15, 2023, putting Local Law #4 in the Village of Lake

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
PLANNING BOARD
MEETING JUNE 21, 2023**

George code of conduct. This Local Law allows condominium use only in Commercial Mixed Use and/or Commercial Resort zones. There will be interior remodeling to fit 5 luxury condo units plus 1 commercial unit. There will be no physical changes from the prior approved site plan for hospitality use.

APPLICATION: SPR#12-2023

APPLICANT: THE LAGOON – MARK FRENCH

TAX MAP: 251.18-3-57

ADDRESS: 204 CANADA STREET SUITE 11

ZONE: COMMERCIAL RESORT

Applicant is seeking approval for remodeling the previous Taste of India location into an additional unit for the Lagoon. There will be minimal construction to the outdoor section of this area. The outdoor construction will consist of installing fencing and railing systems as well as having green vines and grass walls to cover current wall. The fence will be a wooden cedar fence and the railing is mandatory per the SLA. In addition, the outdoor patio will consist of new tables and chairs as well as having string and shrub lights to enhance customer experience. The walls outside will be painted with the color concrete painted gray. There will be no change to stormwater management and the grease trap will be cleaned weekly and maintained yearly.

APPLICATION: SPR#13-2023

APPLICANT: DC TERRA, LLC – DONATO GUADAGNOLI

TAX MAP: 251.18-4-28

ADDRESS: 81 MCGILLIS AVENUE

ZONE: RESIDENTIAL MIXED USE

Applicant is seeking approval to rebuild a new dwelling at 81 McGillis Avenue. Previously, there was a residential house that was on the property. Small project permit was obtained from Dan Barusch to do renovations. During the construction, issues were arising and the final decision was made to demolish the building. Applicant would like to utilize the existing foundation to create a one floor residential dwelling with approximate measurements to be 708 square feet. There will be no changes to stormwater management and there will be a front walkway and front driveway for pedestrian access. The exterior dimensions will be 42' 6" by 21' 6".

APPLICATION: SPR#14-2023

APPLICANT: BISCOTTI BROTHERS CAFÉ – YERBOL KENZHEBEKOV

TAX MAP: 264.06-2-1

ADDRESS: 1 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to allow outdoor seating for his business, Biscotti Brothers Café. The outdoor seating area will have tents overhead that will be professionally installed with stakes driven into the asphalt and secured with 50-gallon water barrels. The water barrel's will be disguised in an appropriate manner. The applicant will appear in front of the Zoning Board on June 7, 2023 for relief of

**AGENDA
LAKE GEORGE VILLAGE
26 OLD POST ROAD
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220-27(B)(1)(E): Tent permits are valid for a maximum of seven days from the first date of use. There shall be temporary landscaping, plantings and string lights around the tent that will be pleasing to the eye. Any debris from the foliage will be maintained daily. Applicant is requesting outdoor seating to cater to his customers as majority of his customers still want to be cautious of COVID-19.

APPLICATION: SPR#15-2023

APPLICANT: SALUTI – YERBOL KENZHEBEKOV

TAX MAP: 264.06-2-3

ADDRESS: 25 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to allow outdoor seating for his business, Saluti. The outdoor seating area will have tents overhead that will be professionally installed with stakes driven into the asphalt and secured with 50-gallon water barrels. The water barrel's will be disguised in an appropriate manner. The applicant will appear in front of the Zoning Board on June 7, 2023 for relief of 220-27(B)(1)(E): Tent permits are valid for a maximum of seven days from the first date of use. There shall be temporary landscaping, plantings and string lights around the tent that will be pleasing to the eye. Any debris from the foliage will be maintained daily. Applicant is requesting outdoor seating to cater to his customers as majority of his customers still want to be cautious of COVID-19.

MINUTES:

APRIL 19, 2023 (CS, PL, PD, DW, DH)

MAY 17, 2023 (CS, PL, KM, PD, WA, DH)