LAKE GEORGE VILLAGE PLANNING BOARD MEETING
OCTOBER 15, 2025 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES

Board members present: Patricia Dow (Acting Chairperson), Kevin Merry, Walt Adams, Dean Howland, and Ryan Clark (Alternate).

Board members absent: Carol Sullivan (Chairperson).

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Bill Massry, Mark Taber, Jon Lapper, Matt Bertinelli, and Sean Quirk.

Patricia Dow called the meeting to order at 4:58 pm.

PUBLIC HEARINGS & OLD BUSINESS:

APPLICATION: SUP#1-2025
APPLICANT: ADIRONDACK TRUST COMPANY
TAX MAP: 264.06-2-49, 264.06-2-50, & 264.06-2-35
ADDRESS: 75-77 CANADA STREET
ZONE: COMMERICAL MIXED USE
SEQR: UNLISTED

"Applicants are seeking approval for a project that consists of constructing a new commercial bank with drive-through lanes at 77 Canada Street. Commercial bank construction is permitted in the Commercial Mixed-Use zone; however, constructing the drive through lanes is the reason behind the special use permit request. The lanes will be located in the existing parking lot; that way the current vehicle circulation pattern remains the same. The commercial site will offer 33 parking spaces for public customer use. This project was proposed to the Planning Board at their May 21, 2025, meeting and their June 18, 2025, meeting; and now with more details, the Planning Board will continue their review."

APPLICATION: SPR#4-2025
APPLICANT: ADIRONDACK TRUST COMPANY
TAX MAP: 264.06-2-49, 264.06-2-50, & 264.06-2-35
ADDRESS: 75-77 CANADA STREET
ZONE: COMMERICAL MIXED USE
SEQR: UNLISTED

"Applicants are seeking approval for a project that consists of constructing a new commercial bank at 77 Canada Street. The construction will measure 3,000 square feet and will be on the old site of the Adirondack Pancake House. The project will consist of constructing a bank from the ground up, resurfacing the existing parking lot, constructing new sidewalks, and adding in some site landscaping. Applicants are aware that they will be working alongside SHPO. Stormwater management will be labelled as minor, and a SEQR review will be conducted by the Board. This project was proposed to the Planning Board at their May 21, 2025, meeting and their June 18, 2025, meeting; and now with more details, the Planning Board will continue their review."

Patricia Dow informed the Board that the first item on the agenda was the Adirondack Trust Company. She checked to see who was present and saw Jon Lapper. Patricia Dow motioned for Jon Lapper to conduct his opening statement.

Jon Lapper introduced himself as Adirondack Trust Company's attorney for the project. He refreshed everyone's memory by telling them why the application was tabled in May and June of 2025. He indicated that the State Historic Preservation Office (SHPO) had to approve what they proposed, and it was back and forth for several months. After several submissions and alterations, Jon Lapper finally obtained SHPO's approval via letter. Jon Lapper then said that the Planning Board could now continue their review of both applications.

Dan Barusch asked the Board if they had a copy of the October 10th letter, and the Board replied with yes. Jon Lapper indicated that the applicants would like to get started right away; so, if they were to find any remains, they could try and get it done before winter hits the region. Dan Barusch indicated that the letter basically stated that that it was common knowledge that their location was a sensitive subarea in the Village of Lake George and that the applicant must follow the monitoring plan strictly. He then explained that if there were any findings, they were instructed to work alongside the Village and SHPO. Dan Barusch then further explained that Sean Quirk had a monitoring plan made when he was demolishing the building; but the original plan wasn't enough. Therefore, the Village of Lake George had to be involved in the process as there were specific questions that needed to be answered. Dan Barusch stated some of the questions were "who handled ownership of the findings if found" and "how these people are contacted". Dan Barusch concluded his statement by saying that the Board could move forward with SEQR review if they felt comfortable enough to do so. However, the Board had to ensure the monitoring plan was added as a condition for the project motion, not the SEQR declaration motion. The Board understood.

Patricia Dow informed all that the public hearing was still open, and that she would like to give the public the opportunity to speak. She then would ask the Board for their comments. Both the public and the Board had no comments, concerns, or questions about the project.

Patricia Dow 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. The Board concluded that there would be little to no impact on each question; but made comments about question #8.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources?	No, or small impact may occur. No impacts assumed; but due to the archaeological sensitive area, the Board will condition the architecture monitoring plan to be followed and the Village and SHPO to be coordinated if findings come up.

The meeting was paused at 5:04 pm by Debonnay Meyers as there was a recorder malfunction. The meeting was resumed by Debonnay Meyers at 5:05 pm.

Dean Howland made a motion to declare a negative declaration on the Short Environmental Assessment Form Part 2 – Impact Assessment form dated October 15, 2025.

2nd MOTION: Kevin Merry

Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Aye	Aye	Aye	Aye

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

Walt Adams made a motion to close the public hearing at 5:06 pm.

2nd MOTION: Kevin Merry

Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Aye	Aye	Aye	Aye

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

Patricia Dow asked the Board if they had anything else to add before a motion was made. Walt Adams indicated he recalled the Board asking for more shrubbery at a past meeting, and he wasn't sure if that was looked into or not. Mark Taber indicated that they did look into it and unfortunately, the shrubs would bring more problems than benefits to the property, so that was why they didn't add any more. Dan Barusch chimed in to remind the Board that they couldn't approve any signage shown in the renderings. Jon Lapper asked why, and Dan Barusch said the signs needed a separate application submitted. The Board asked how many signs there were, and Dan Barusch said one free-standing and one wall. Patricia Dow asked if they were going to add directional signs to the property, like the "enter" and "exit" signs at other banks. Jon Lapper replied with yes. Patricia Dow asked if the entrance signs were counted in the sign number regulation, and Dan Barusch said no. Jon Lapper then added that directional signs were exempt from that statute she was referencing.

Patricia Dow then asked if the directional signs would be on Canada Street and Mohican Street, and Mark Taber indicated that they didn't specify that in the rendering. Dan Barusch indicated that if they wanted to do directional signs, the Board could review it tonight. The Board was confused about the number of signs on the property, and Dan Barusch took the time to go over everything. He indicated that originally, the bank wanted two wall signs with one free-standing sign; but that would've triggered a variance review. As the bank didn't want to go through that, they reduced it to one wall sign and one free-standing sign. Dan Barusch told the Board that the signs were shown in the renderings: the free-standing sign on page 401, and the wall sign on page A201. Jon Lapper asked if he could use the current renderings for sign submission, and Dan Barusch said yes.

Patricia Dow questioned if both signs would be facing Canada Street, and Jon Lapper said yes. Mark Taber mentioned that this bank would be identical to the Adirondack Trust Bank down the road. Patricia Dow asked if they found having two signs on the Canada Street sign redundant. Jon Lapper said they had the right to do that as two signs were allowed. Patricia Dow asked if they were coming back for those signs, and Jon Lapper said yes.

Dan Barusch reminded the Board that they needed to make sure they reviewed the eight standards before approving SUP#1-2025. Dan Barusch asked the Board if they were doing a combined approval for both applications, and the Board said yes. Dan Barusch told them that they needed to review the list together and use that to support their decision on whether to approve or deny the project. Debonnay Meyers informed the Board that she placed iPads in front of them that connected them to the statute. The Board asked for the chapter, and Dan Barusch replied with §220-50, and told them to look at (C) numbers 1 through 8.

A minute later, the Board was done reviewing the standards. Dan Barusch asked the Board if they felt there were any outstanding items or if they had any concerns. Dan Barusch reminded them that they went through a lot of these at the prior meetings, like the vehicular circulation, parking, and stormwater; but

they didn't look at the compatibility aspect nor the restrictions and/or conditions if they moved forward with the approval. Dan Barusch then explained that the compatibility was for zoning purposes, such as "will the bank fit in within a commercial mixed-use district"? He then told them that the two conditions he had written down were: adhering to and following the monitoring plan and having the applicant come back with sign applications for the signs.

Patricia Dow had questions about existing and future plans for lighting on the property. Mark Taber said that those details were included in the plans. The Board wanted further clarification to which Mark Taber then explained what lighting they had throughout the property. Walt Adams then asked if the lights would be downward, and Mark Taber replied with yes. The Board then inquired about the proposed ATM lighting to which Mark Taber stated that it was mandated. Mark Taber then further explained that it was for a safety standpoint, and that those details were specified in the plans. Patricia Dow then asked if their plan was to have it lit for 24 hours, and Mark Taber said that the bank would mirror how other commercial businesses operate.

Patricia Dow asked the Board if they had any other questions, and the Board said no. Patricia Dow then asked Dan Barusch if it would cause problems if she combined the two applications into one motion, and Dan Barusch said no. Dan Barusch then reminded them that they needed to include the conditions into the motion and to mention that the project meets the approval of the eight standards in their opinion. The Board went over the conditions they wanted to include, to which prompted Dan Barusch to ask the Board if they were still interested in adding the curb cut to the motion. The Board indicated they were thinking of doing that, and Dan Barusch said they could if they wanted to as it was a discussion at an earlier meeting.

Patricia Dow stated for the record that, "having to review the conditions under the Special Use Permit, members of the Board agree that there are no areas of incapability between this project and the conditions".

Patricia Dow made a motion to approve the project at tax map 264.06-2-49, 264.06-2-50, and 264.06-2-35, for the Adirondack Trust Company, planning a building at 57, 55, 75 through 77 Canada Street. The building as presented in their latest site plan with the additional landscape, landscaping and changes made since the May 21 and June 18 meetings. On the condition, approval considering the condition number one: that they are going to proceed with closing some of the cut into the parking lot and getting a DOT Permit. After obtaining DOT permit that they would continue the monitoring program through the SHPO agency and return for the sign permit for the monument sign and the sign on the building.

2nd MOTION: Kevin Merry

Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Aye	Aye	Aye	Aye

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

Jon Lapper thanked the Board for their time and for approving the project. He indicated that allowing the project would improve the Village of Lake George's image as there would be a new building in place in that area. Dan Barusch informed the Board that the archeological plan was in the file if the Board wanted to look at it.

The meeting was paused at 5:19 pm by Debonnay Meyers again as there was another recorder malfunction. The meeting was resumed by Debonnay Meyers at 5:20 pm.

NEW BUSINESS:

APPLICATION: SPR#10-2025
APPLICANT: DILLIGAF – WILLIAM MASSRY
TAX MAP: 251.14-3-4
ADDRESS: 271 CANADA STREET
ZONE: COMMERCIAL MIXED USE
SEQR: UNLISTED

"Applicant is seeking approval to update the exterior façade of their business, DILLIGAF. The update would include staining the existing wood boards on the building with a dark oak-like stain and painting the existing bricks surrounding the wood boards black. The wood boards would be identical to what's existing at 325 Canada Street. The estimated construction schedule is Spring 2026, and the project will cost the applicant $7,500."

Patricia Dow informed the Board that the next item on the agenda was the site plan application for DILLIGAF. She then checked to see who was present and saw Bill Massry. Patricia Dow motioned for Bill Massry to conduct his opening statement. Bill Massry simply stated that all he wanted to do was improve his property, and that it would be identical to his other property.

Patricia Dow asked the Board if they had any questions about the project. Dean Howland immediately asked the plan was to have the new façade boards be vertical or horizontal, to which Bill Massry stated that it would match what was at 325 Canada Street. Dean Howland said the rendering in front of them showed vertical placement while the other building on 325 Canada Street had horizontal boards installed. Bill Massry said it would be horizontal; and that it would be stained with the same color used, and all the work would be done by the same contractor. Dean Howland repeated his question but reworded it indicating that it was ok to do horizontal boards, he just wanted to know what the plan was as the rendering showed vertical boards. Bill Massry indicated that it was drawn wrong, and that he wanted horizontal boards installed. The Board then inquired about the bricks, and Bill Massry said they would be stained black.

Patricia Dow asked the Board if they had anything else to add before a motion was made. Debonnay Meyers reminded the Board to include the horizontal boards in their motion as a condition.

Kevin Merry made a motion to approve the application created by William Massry, located at 271 Canada Street, tax map 251.14-3-4, as presented with the condition that the siding is horizontal not vertical as shown like your other property.

2nd MOTION: Patricia Dow

Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Aye	Aye	Aye	Aye

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

APPLICATION: SIGN#13-2025
APPLICANT: DILLIGAF – WILLIAM MASSRY

TAX MAP: 251.14-3-4
ADDRESS: 271 CANADA STREET
ZONE: COMMERCIAL MIXED USE
SEQR: UNLISTED

"Applicant is seeking approval for one wall sign for their business, DILLIGAF. The sign will measure 25 square feet and will be placed on the front of the building, above the two front doors. The sign will be made of polycarbonate and vinyl and will match their other DILLIGAF store that's located at 325 Canada Street. The sign will have a 2-inch orange border that will be raised and made from polycarbonate and vinyl. The letters will be made of polycarbonate with vinyl and will be black and white. The letters will measure 2.5 feet max and will be raised. The signs' shape contours the outline of the lettering, and the sign will be halo lit."

Patricia Dow informed the Board that the next item on the agenda was the sign application for DILLIGAF. Bill Massry stated that his plan was to have everything be identical, and that the sign followed all sign regulations. The Board asked if the sign would be the same size as the one on 325 Canada Street, and Bill Massry said it would match the one on Amherst Street side.

Dean Howland made a motion to approve the sign as submitted for tax map number 251.14-3-4 at 271 Canada Street. The sign will match the sign on the other building on Amherst Street.

Patricia Dow stated that the condition should state that the proposed sign will be smaller than the one mentioned in the condition. Dean Howland advised that the Amherst Street sign was the smaller one out of the two at 325 Canada Street, so his condition was good as is. Dan Barusch provided clarification by explaining that the Canada Street sign was the one that got the variance, and the variance was for it to be bigger than the size maximum. Meanwhile, the Amherst Street sign didn't ask for a variance and followed the Village's size regulations. Dan Barusch then asked Bill Massry if he planned to keep the existing lights that were shown in the first rendering, and Bill Massry said they would come down as the sign was internally lit. Patricia Dow informed the Board that they should include the removal of the existing lighting into the motion, and Dan Barusch said they had the right to do that.

Dean Howland altered the motion to include "in addition to what I stated, the existing lighting that's on the building now will be removed and the lighting will be in the sign itself".

2nd MOTION: Kevin Merry

Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Aye	Aye	Aye	Aye

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

Patricia Dow asked Bill Massry for dates on installation. Bill Massry said he wasn't sure, but he'd notify his contractor of the approval tomorrow. Bill Massry then stated that he was at the mercy of his contractor, and that he would like it done before the winter. Bill Massry concluded his statement by saying that the façade would be first and then the sign would be installed. Patricia Dow said that was fine that he didn't have an answer; she was just curious. Bill Massry then turned to Dan Barusch and stated that he should expect two more applications for 275 Canada Street.

MINUTES:

September 17, 2025 (CS, PD, KM, WA, DH, RC)

The Board asked if they had minutes to review, and Debonnay Meyers said they had old minutes for September 17, 2025. There was no motion made for September 17, 2025, meeting minutes as the Board wanted to wait until the next meeting.

Dean Howland asked if the iPads would be at every meeting, and Dan Barusch replied with yes. Dan Barusch then told the Board that the iPads were there as a tool for them to access eCode 360 and that eCode 360 housed not only Village statute but also housed previous Planning Board and Zoning Board minutes.

Motion to adjourn by Walt Adams at 5:29 pm., seconded by Dean Howland, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers