

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING  
FEBRUARY 17, 2021 – 5:00 PM  
VILLAGE ADMINISTRATION BUILDING  
26 OLD POST ROAD - LAKE GEORGE, NY  
MEETING MINUTES**

**Board members present:** Carol Sullivan (Chairperson), Patricia Dow, Dean Howland, Walt Adams, and Patrina Leland (Alternate)

**Board members absent:** Dan Wolfield

**Others present:** Dan Barusch (Director of Planning & Zoning), Lori Bott (Clerk), Mike Bell (Applicant Agent)

Dan Barusch welcomed everyone, announced that the meeting is authorized by 202.1, and that the public is invited via zoom. The meeting is being recorded and the recording will be transcribed into meeting minutes that will be available on the website.

Carol Sullivan called the meeting to order at 5:09 p.m.

Patrina Leland will be voting in tonight's meeting.

**TAX MAP: 251.18-3-63.3  
APPLICANT: BENHAM FAMILY LLC  
ADDRESS: 142, 144, AND 146 CANADA STREET  
ZONE: COMMERCIAL  
APPLICATION: SPR2-2021**

Carol Sullivan let Mike Bell know that all of the drawings submitted in the packets are too light to be read. Confirmed with Mike Bell that the roof in question is for the current store fronts; Mystic World, Purse Party, and Boeheim Roots. Mike Bell will walk the Board through his plans. Mike Bell will provide Dan Barusch a darker copy of the plans after the meeting.

Mike Bell explained the project as the current roof is flat with a scupper drain that was installed a number of years ago, but it is not working. Water is pooling up on the roof, and the entire roof needs to be replaced. The facade will be removed, the roof will be built up 18 inches, and the facade will be reinstalled.

Carol Sullivan asked if the pitch will be toward the back of the building. Mike Bell confirmed that yes, the pitch will go to the back of the building. Carol Sullivan asked for clarification about where the water will runoff to and if the building roof will be metal. It was stated that currently there is a fence behind these properties and their neighbors. Mike Bell explained that the roof will be commercial roofing material, EPDM, and that the water runoff will go the same place that it always has, right on to the property and will not affect anyone else.

Patricia Dow asked, if the water is currently pooling in the center where has the water been going, has it been evaporating? Mike Bell stated that yes, sometimes some of it would evaporate or it would go down the scupper drain, if the drain was not frozen. The water is draining in a very concentrated area.

Carol Sullivan asked if the ground behind the building was all soil. Mike Bell explained that it is black top and then switches to stone so it has plenty of places to drain. There was discussion on where exactly the blacktop is behind the building. There is about 30 feet of blacktop before switching to stone as described by Mike Bell. There is current water runoff from the building as well as from the scupper drain when it is working. The current drain does not drain onto the blacktop. With the current proposal there will be water runoff onto the blacktop. The blacktop is pitched to allow the water to drain to the stones.

Patricia Dow asked what was under the stones. Mike Bell stated that there is dirt under the stone. Dean Howland brought up that the runoff will be faster on the proposed roof and asked what size stone is currently in place. Mike Bell said that there is size two and dust. Dean Howland stated that dust will not allow the water to flow through except what water can sit there and asked if there was a way to dig it out and install a retention pond because the proposal will send the water south of the building and to the shoreline quicker. Mike Bell stated that this has never been a problem before and currently all of the water comes off in a concentrated area. Dean Howland said he understood that but the water will come down quicker. Mike Bell does not foresee this being a problem because the pitch is slight and this will allow the water a greater area to disperse. Mike Bell stated that grass grows in the back during the summer so it is permeable. Dean Howland said that because the water will runoff a pitched roof faster that dust is not a good choice. Carol Sullivan asked Dean Howland if gutters or stones would be better choice. Dean Howland again mentioned digging out a retention pond for when there are heavy rains. Mike Bell stated that there was not room for a pond because the area is used for parking and dumpsters.

The main concern is keeping the water on the property and allowing it to seep into the soil so that it does not runoff to the neighbors' property. Carol Sullivan suggested digging down deeper and adding additional stones. Dean Howland said that it needs to be 6 inches of number 2 stone on top with 12 inches of number 3 stone on bottom. Mike Bell said this would not be a problem. Carol Sullivan asked for clarification on where the stones would be. Mike Bell said this would be in the grassy area where the water drains now. Carol Sullivan recapped the discussion as; the pavement will remain, the area that is grass will be dug out and the 12 inches of number 3 will go down, followed by 6 inches of number 2. The stones will be pitched toward the center so that the rainwater can collect and drain. Patricia Dow said that the dimensions need to be clearly stated and Dean Howland said that there should be filter fabric beneath the stones and up the sides. Dean Howland recommended that Mike Bell do a sketch of what he needs to put in there with dimensions. Carol Sullivan agreed that an additional drawing will be required for the file with all of the relevant information.

The board will make a motion to approve the roof design but that they will require the additional drawing with all of the measurements. The drawing can be e-mailed to Dan Barusch and as long as the drawing reflects what has been previously stated, it can be approved via e-mail. Mike Bell will develop the drawing and send it next week. Carol Sullivan, Patricia Dow, Walt Adams, Dean Howland, and Patrina Leland are all comfortable approving the roof as long as Mike Bell brings in the drawing with all of the information discussed.

Motion by Patricia Dow to approve the roof reconstruction from a flat roof to this roof with a slight pitch of 18 inches as presented for 142, 146, and 144 Canada street, the building. The roof is to be the particular construction material that the Applicant mentioned and without the drain in the middle as it is currently and the Applicant will send further information about the situation in the back on to which the water is going to go.

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

Carol Sullivan	Patricia Dow	Dean Howland	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

**MINUTES:**

**January 20, 2021 (CS, PD, DW, DW, PL)**

Carol Sullivan asked for any corrections to the minutes for January 20, 2021. Patrina Leland stated that she was at the last meeting but logged in as “R&R.” Carol Sullivan noted that on page 3 of 4, second paragraph that the name “Dean Wolfield” this needs to be corrected to Dean Howland or Dan Wolfield. Dean Howland stated that this comment was from Dan Wolfield.

Carol Sullivan made a motion to approve the minutes from January 20, 2021 as presented with the one correction as stated, on page 3 in the second paragraph.

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

Carol Sullivan	Patricia Dow	Dean Howland	Walt Adams	Patrina Leland
Aye	Aye	Aye	Aye	Aye

Aye = 5 Nays = 0 Motion carried.

Carol Sullivan asked if Lori Bott was doing the business licenses for the Village of Lake George and stated that when applicants submit applications, they need to have a valid business license. If the proposed work will continue past their current license, they will need to renew, and if they do not have a current license, they will need to apply and secure a business license before the work begins.

Carol Sullivan asked Dan Barusch if he had received anything from James Reynolds regarding his revisions to the sign from last month’s meeting. Dan Barusch said that he did, the applicant revised the measurements and removed the mountains. Carol Sullivan also asked about the color of the gooseneck lights. Dan Barusch shared the resubmitted drawing, showing the updated size, the mountain range removed, and noted that the gooseneck lighting will match the existing signs. All of the board members saw the resubmitted drawing and the submission meets all of the conditions from the conditional approval granted in during the January 20, 2021 meeting and the sign and gooseneck lights have been unanimously approved by the board.

Dan Barusch addressed the board to let them know that March’s Boarding meeting will be lengthy, there are currently six items on the agenda. As of right now it is: Fort William Henry adding a drive-in movie screen; Duffy’s Liquor store seeking apartment expansions; Tiki Tour Boat Tours adding a vessel; a Tacorita shop moving into the old Kilwin’s location; and Auntie Anne’s moving into 211 Canada Street with a sign and a change of use. The change of use for Auntie Anne’s is bigger than usual because they have a lot of renovations to do and are looking for a patio area. There are a lot of moving pieces for Auntie Anne’s between the sign, change of use, patio area, and adding a bathroom for the employees.

Carol Sullivan brought up the idea of requiring a bond because Auntie Anne’s will have to dig up the sidewalk to put in a sewer line for the bathroom. The sidewalk will need to be put back to its current conditions before the start of the season. All of the board members agreed that a bond

will be needed for a project of this size. Dan Barusch will work to get the numbers for reconstruction of the sidewalk for the board before the March meeting.

Patricia Dow brought up that if there will be ongoing construction and sidewalk construction during Memorial Day weekend, we need to ensure pedestrian safety. Dan Barusch agreed and suggested that the board ask for a timeline of construction and require that if there is going to be work going on in mid-April or May that we require pedestrian safety controls. This may include requiring that the entire construction zone to be fenced.

Dean Howland asked why Auntie Ann's will not need a bathroom for patrons. Dan Barusch let him know that the state determines that by the number of seats. As of right now they have 12 seats including the seats on the patio.

Motion to adjourn by Carol Sullivan at 6:00 p.m., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,

Lori M. Bott