

LAKE GEORGE VILLAGE PLANNING BOARD MEETING
SEPTEMBER 17, 2025 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES

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

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Jeff Meyer (Village of Lake George Counsel), Ahmed Ashmawy, Stephanie Ashmawy, Vincent Cianciolo, Brandon Cianciolo, Sean Quirk, Andy Allison, Jon Lapper, Laura Kohls, Dave Kenny, Glen Bruening, Heather Courtney, Ronald Viola, Mark Grabo, Chris Navitsky, and Derek Shepanzyk.

Carol Sullivan called the meeting to order at 4:58 pm.

PUBLIC HEARINGS:

APPLICATION: SPR#13-2024

APPLICANT: MARINE VILLAGE – LAURA KOHLS

TAX MAP: 251.14-3-31

ADDRESS: 370 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: UNLISTED

“This application and public hearing were tabled during the June 18, 2025, meeting because the applicant hired an engineer at the request of the Planning Board and in response to a letter received from Miller, Mannix, Schachner, and Hafner. The applicant’s attorney also requested additional time for them to respond to the received correspondence. Now with more details, the Planning Board will continue their review of the project. The project still currently entails a second story addition on top of an existing maintenance/laundry building, which will host 7 new hotel rooms and a rooftop deck.”

Patricia Dow recused herself at 4:58 pm.

Carol Sullivan asked the Board if they had the opportunity to review the most recent submissions from Miller, Mannix, Schachner, and Hafner, LLC, and the Board replied with yes. Carol Sullivan checked to see who was present for Marine Village and saw Jon Lapper. Carol Sullivan motioned for Jon Lapper to conduct his opening statement.

Jon Lapper introduced himself as Marine Village’s attorney and explained that he wasn’t alone tonight as he had both Laura Kohls and Dave Kenny in the audience. Jon Lapper then told the Board that the project was simple and minor, and that the amount of scrutiny they received was not needed. Jon Lapper reminded the Board that they were continuously supplying all Board requested documents in a timely manner and that they were following all regulations. Jon Lapper stated that he acknowledged the neighbor’s feelings about the expansion and apologized to them; but he wanted to respectfully say that being surrounded by commercial businesses means there will always be a possibility of commercial expansion in the future. Jon Lapper then used the Marriott as an example, and said Laura Kohls and Dave Kenny didn’t have to deal with all the scrutiny they’ve dealt with on this project and that the Marriott was a bigger project.

Jon Lapper then explained that there were minimal environmental impacts as the plans showcased less impervious surfaces, and that they hired several engineers to review the project to prove their point. He also added that they were technically exempt from stormwater management review as they were adding green space and not impervious surfaces. Jon Lapper concluded his opening statement by saying that the project would not only be simple and minor; but it would also improve Marine Village's image as a business. Before the Board could say anything, Jon Lapper quickly stated that when the Board felt it was right to conduct SEQR review, they would be ready for it.

Carol Sullivan indicated that she had some questions before the Board started their deliberation on what was said. She indicated that she was looking for something more than just a memo and was leaning towards a stormwater assessment plan. Jon Lapper said he'd be willing to get that for them. Carol Sullivan said that it was a Board decision, and that she'd ask them momentarily; but she wanted to take a minute to explain why she wanted it. Carol Sullivan said the assessment would show the Board how the existing system flows. She stated that all she knows is that there was a pipe, a catch basin, and it goes to the lake. Jon Lapper indicated that the stormwater comes from the High School and the road, and it goes into a big pre-existing pipe for it all to go to the lake.

Carol Sullivan indicated that she continuously hears about this one pipe, so she now wants to know more about it. She indicated that she had been told it comes from the mountain and goes through Parrott Pond Road; but she doesn't know if it's the same pipe that goes through Marine Village's catch basin. Jon Lapper said the pipe comes through the site, and it goes straight to the lake. There were continuous inquiries about Marine Village's existing catch basin, and Jon Lapper said stormwater comes off the building, and lands in the basin which is between the lake and the building. The Board continued asking for more details, and Jon Lapper said the pipe didn't go through any facility on the property as it was an underground path to the lake. Carol Sullivan told Jon Lapper that she appreciated the memo as it brought the Board some clarification on the stormwater situation; but she felt that more specifics were needed, such as the size of the pipe and where it went. Jon Lapper said the pipe wasn't put in by the owners; but he'd try and get the engineers to visualize it for the Board.

Before the topic could shift, some Board members re-questioned the catch basin location. Jon Lapper explained that it was in the grassy area between the building and the lake. Dan Barusch told the Board to review page C1, as the basin location was shown on that rendering. Carol Sullivan then polled the Board to ask how they felt about a stormwater assessment plan. All Board members agreed with requesting a stormwater assessment plan from the applicant. Jon Lapper said he would come up with a drawing.

Dean Howland asked the Board if he could ask a couple of questions, and the Board replied with yes. Dean Howland said he'd been familiar with stormwater since 1985, and the problem wasn't with the existing stormwater system; it's with other elements of the project. The Board asked for clarification, and Dean Howland said what existed was obviously working, and that if it's not broken you shouldn't fix it. Dean Howland then mentioned that there were no plans for expansion, stormwater shouldn't be a factor; even with adding one story to an existing building. The Board asked about the existing roof, and Laura Kohls said it was a very flat roof. Dan Baurisch asked if there were gutters on the building now and Laura Kohls said in some sections. The Board asked for further clarification, and she indicated that the gutters connect to the existing downspouts which connect to the underground water lines. From the water lines, it gets carried through the existing catch basin and goes into the lake. Before the Board could ask another

question, Laura Kohls informed them that Ethan Hall couldn't make it to the meeting nor did she have the drawings; so, if they had any other specific questions, she wasn't sure if she could answer them.

Dan Barusch interjected to clear up some confusion about the stormwater assessment and what the assessment would bring. He stated that EDP would handle the report, and that they would be the ones conducting and investigating what's existing. He said there should be no issues with getting the report and sharing it with the Board. Dan Barusch explained that the report would help the Board conduct SEQR review as there's a question that pertains to this; in addition, existing allegations brought up by "Miller, Mannix, Schachner, and Hafner" about that. Jon Lapper repeated that there was no increase to impervious surfaces; but wanted to add that they did plan to add one new downspout. Dan Barusch said the information he provided was relevant, and Jon Lapper mentioned that the addition would make the whole roof go down into the catch basin.

Dan Barusch asked the Board if they wanted more information on slope stabilization, and the Board said yes. Dan Barusch indicated that Dean Howland brought it up as a concern, and that EDP should be able to give them that information. Jon Lapper explained that they had a plan for stabilization, and that included the plantings and the disconnected foundation. Dean Howland said he knew about both as it was previously discussed; but he still had concerns. Jon Lapper indicated that EDP checked out the slope; and, according to their investigation, they found a pipe that comes off the neighbor's property. He continued saying that they didn't know it existed, but that pipe from the neighbor's property concentrates the water onto the slope. Dean Howland quickly replied saying it could be remedied quickly.

Jon Lapper asked the Board if he could ask Dean Howland what problems he had, so they could address them. Dean Howland asked Carol Sullivan if he could share them, and Carol Sullivan replied with yes. Dean Howland indicated that his main concern was compensation for views. Jon Lapper immediately replied saying that views weren't protected in New York State unless the property owners had a viewshed easement. Dean Howland said he met with Heather Courtney, and he saw the view she had from her home. He indicated that a view makes the property worth a lot more; so, removing the view would decrease the assessed value. Jon Lapper said they were following what zoning allows, so what they were doing was legal. Dean Howland indicated that when he was a contractor, he had to be mindful of views. Jon Lapper then indicated that before any property is purchased, the buyer should know what could be built around them. Dean Howland indicated he went through several municipalities, and he couldn't build anything that obstructed a view, and Jon Lapper repeated that views aren't protected under New York State unless an easement exists; and unfortunately, one didn't exist on any parcel attached to this project. Dean Howland said what Jon Lapper was saying wasn't true, and Jon Lapper said it was.

Carol Sullivan asked if there was anything else Dean Howland wanted to bring up, and Dean Howland said no. Kevin Merry chimed in to see if he could ask a question, and Carol Sullivan said yes. Kevin Merry asked if there was any consideration to build the second story on another building on the property, specifically an area that wouldn't have a negative impact on the surrounding neighborhoods. Jon Lapper said the motel was in a commercial mixed-use zone, and per Village regulations, they were able to build in their current location. Jon Lapper indicated that they altered the plans to try and appease their neighbors, such as siding the back of the building and moving the laundry facilities to another place.

Kevin Merry asked his question again as he felt the answer given wasn't answering his question fully. Jon Lapper said he was disputing the "negative impact" as the zoning allows it. He then indicated that because

there was no easement, the neighbors can't stop them from building what they want on their property. Dean Howland tried rephrasing the question to provide other building examples on the property that could stand the second story addition. Jon Lapper said the owners were trying to save the center of the site for future investments if they can justify it. Plus, the building they want to build on would be improved, which would help Marine Village's image. Dean Howland provided feasible alternatives by using the other buildings on the property, and Jon Lapper said he'd have to discuss those with the applicants.

Carol Sullivan asked the Board for their thoughts on getting an erosion sentiment control plan. She indicated that in recent memos and previous meetings, there were concerns mentioned by the Board and by others about erosion. She indicated that requesting this plan could help resolve those concerns as well as get them the information they need to make a decision. Carol Sullivan then told her Board that her plan was to have this meeting be the last meeting requesting items, as she felt they should not continue putting this project on hold any longer. Carol Sullivan did remind the Board that it was their responsibility as a Board to ensure they get everything they need to make the decision; so, if they felt certain items and documents were needed, they should request it now for the next meeting. Walt Adams said he was for the erosion sentiment control plan. Kevin Merry said he agreed and wanted it for the next meeting. Dean Howland said he was unsure if he wanted it or not. Dan Barusch indicated that erosion control wasn't mentioned in the plans; so, if there were erosion concerns and they felt the plan was needed, they should go for it.

Dan Barusch said he had this same discussion with his Boards for years, and he'll continue having them to ensure his Board knows what they can request. The Board asked for clarification, and Dan Barusch said sometimes when his office gets site plan reviews, the plans don't show civil engineering features such as erosion control and slope stabilization. Dan Barusch indicated the memo received from EDP was good and answered some questions; but it wasn't a detailed assessment. The Board indicated that they wanted an erosion sentiment control plan for the next meeting, and Jon Lapper wrote that request down.

Carol Sullivan asked Dan Barusch if he could explain what a geotechnical report was. Dan Barusch explained that it was a decent undertaking, and that this wouldn't be done for a project that was on top of existing development. Dan Barusch explained that they did one for the Village amphitheater because they planned to remove existing foundation as well as go down an entire floor with new concrete. Dan Barusch said the report would help whoever requests it by giving them their limiting factors. Dan Barusch quickly added that instead of going six feet down, they would go fifteen feet down as the report would consist of deep soil borings. Dan Barusch advised that if they did the report, it would help with the allegations of the compromised slope, specifically once the trees come out. Jon Lapper asked if the Board was asking them to go under the existing foundation, and Carol Sullivan said it would only be for the slope area. Dan Barusch said the area behind the building where the trees were being cut.

Carol Sullivan indicated that there was a photo that was given to the Board that showed a tree growing into the building. Jon Lapper said he did see that photo. Carol Sullivan said she questioned the stability of that piece of foundation, and Jon Lapper said they wouldn't know how stable it was until they removed the tree. Carol Sullivan immediately asked the Board for their thoughts on requesting a geotechnical report. Dean Howland suggested having the applicant supply a better landscaping plan. Dan Barusch chimed in stating that EDP had landscaping architects, and they could take what Ethan Hall created and show topography. Dean Howland said the slope had been there forever, and walls could be built around trees for stability. Dan Barusch indicated that the concern was for the slope and how stable it would be

after tree removal. Dean Howland said the slope could move, which was why he recommended the wall. Dan Barusch said it would be difficult to do because half of the slope was on adjacent properties. Dean Howland said they'd only need stability of the wall for two days or so. Jon Lapper intervened to state that they could provide a more defined landscaping plan for the next meeting to address everything.

Carol Sullivan asked the Board if they wanted a more defined landscaping plan or if they wanted the geotechnical report. The Board came to a consensus that they wanted the defined landscaping plan, which would include slope stabilization. Jon Lapper said he would bring that to the next meeting. Kevin Merry indicated he was still confused on slope stabilization and Dan Barusch said it would be hard to answer their questions right now as they don't have topography shown. The Board requested for topography to be shown in the landscaping plan, and Jon Lapper said he'd do that.

Carol Sullivan asked the Board if they had any other questions, and the Board replied with no. Carol Sullivan informed the Board that she was thinking of keeping the public hearing open for now, and the Board agreed with that. Carol Sullivan said she also thinks there should be a special meeting set for them to just review Marine Village SEQR, and the Board agreed with that. Carol Sullivan told Jon Lapper that once they have the documents requested, they must give them time to review it to where they can set that meeting for SEQR review. Jon Lapper said that was fine with him, and that he couldn't provide a solid date of when he'd have everything ready. Carol Sullivan said that was fine because she was just laying everything out so the Board and her were on the same page.

Dan Barusch reminded the Board that they had the option of having those requested documents be reviewed by the Village engineer. The Board expressed interest in that, and Jon Lapper said he would want that as well. Dan Barusch indicated that he would ensure everything gets reviewed by the Village engineer in a timely fashion, especially before the special SEQR meeting. Jon Lapper explained that he didn't have a date of when everything would be completed; but as soon as he has it, he'll bring it to the office. Dan Barusch asked Carol Sullivan if she planned to allow members of the public to speak, and Carol Sullivan said yes but it had to be new comments.

Carol Sullivan welcomed the public to speak at 5:25pm. She indicated that they had to wait until they were called upon by her before they spoke and they also had to state their name and address for the record. Chris Navitsky expressed interest, to which Carol Sullivan invited him to approach the Board. Chris Navitsky introduced himself as the Lake George Waterkeeper and thanked the Board for the opportunity. He stated that he typed a letter describing his thoughts, and he asked if he could provide copies of it to the Board. Carol Sullivan said as long as he had enough copies for everyone. Chris Navitsky handed a copy to each Board member and provided one to Dan Barusch and one to Jeff Meyer.

Chris Navitsky read his letter to the Board. The letter went into detail explaining his concerns, specifically with stormwater management, removal of mature vegetation, and slope stabilization. The letter also included an aerial photo of the area in question, so the Board had a visual. Chris Navitsky informed the Board that the new trees proposed may reach the second floor in maybe 15 years, and that the Planning Board's request for a defined landscaping plan was warranted. Carol Sullivan asked if Jon Lapper wanted to address Chris Navitsky's concerns, and Jon Lapper said they would be addressed on their upcoming landscaping plan. Carol Sullivan asked if anyone wanted to comment on what Chris Navitsky said, and she was met with silence. Carol Sullivan then asked if anyone else from the public wanted to speak, and there was no response.

Carol Sullivan made a motion to table this application pending receipt of the items we asked for this evening.

2nd MOTION: Kevin Merry

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Recused	Aye	Aye	Aye	Aye

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

Patricia Dow returned to the meeting at 5:31 pm.

OLD BUSINESS:

APPLICATION: SC#2-2024 (MODIFICATION)
APPLICANT: KICKING COUNTRY – ROB LANGLEY
TAX MAP: 251.14-2-1
ADDRESS: 325 CANADA STREET
ZONE: COMMERCIAL MIXED USE
SEQR: TYPE II

“Applicants obtained approval at the July 16, 2025, Planning Board meeting for an alteration to their existing sidewalk café. The motion created must be amended as the proposed greenery wall of 60” is not permitted per Chapter 168-4 (C) (5). The Planning Board has no authority to approve the 60” height unless a variance is obtained through the Zoning Board. Therefore, the motion will follow the statute regulations and allow the greenery wall, but it must be 36” in height. As of now, the greenery wall was removed from the sidewalk café area.”

Carol Sullivan asked who was present to represent Kicking Country and Dan Barusch said himself. Dan Barusch informed the Board that it got added back to the agenda as the Board had to amend their motion to include specifics. He explained that the Village attorney suggested this happen at their earliest convenience, such as at the next board meeting. He indicated that the Board approved the application without realizing there was a note saying 60”. Consequently, the picture provided with the application also showed that height as well. Dan Barusch explained that the Planning Board had no jurisdiction to approve that height unless a variance was obtained through the Zoning Board. Unfortunately, because of the approval, it caused a lot of conflict with the applicant, neighboring businesses, and the Planning and Zoning office. Dan Barusch concluded his statement by saying amending the motion would create remedy for this issue.

Carol Sullivan asked if they had to rescind the motion and make a new motion, and Dan Barusch said they could easily amend the motion to include “barriers will not excess 36 inches”. The Board agreed to amend the motion, and had Carol Sullivan make the motion.

Carol Sullivan made a motion to amend the previous motion made on July 16, 2025, for Kicking Country, tax map number 251.14-2-1, 325 Canada Street, to amend the height of the greenery wall from 60” to 36”.

2nd MOTION: Walt Adams

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

APPLICATION: SPR#9-2022 (MODIFICATION)

APPLICANT: LAKE GEORGE SHOP – MELISSA SAVITZ

TAX MAP: 251.18-3-48

ADDRESS: 219 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

“Applicants are seeking approval for a façade change for their business, the Lake George Shop. The applicant obtained approval on October 19, 2022, to paint her building the color “Solaria”. Per our statute, if the applicant wants to change their building façade, the applicant must appear before the Planning Board for approval. The façade change will consist of only painting the exterior of the building. Three options were provided to the Board for them to pick from, but the applicant would like the Board to pick SW 2833 “Roycroft Vellum”. The other two choices are SW 2834 “Birdseye Maple” and SW 2839 “Roycroft Copper Red”.”

Carol Sullivan asked who was representing the “Lake George Shop” and Dan Barusch said himself. Dan Barusch then provided the Board with a summarized version of what happened, so they knew the history behind it. Dan Barusch explained that Melissa Savitz really wanted yellow, and that was why two out of the three colors were a yellow-ish color. He told the Board that they had the right to pick out which color they felt was best for the building, and the goal for tonight was to pick one of the three colors; so, she could start painting right away. The Board asked why it was imperative to get started right away, and Dan Barusch explained that she was issued a property maintenance ticket; and that it needed to be addressed before her court date if she wanted the ticket dismissed.

Debonnay Meyers passed her swatch booklet around for them to review the colors. Carol Sullivan asked how they were going to ensure this doesn’t happen again next year, and Dan Barusch said that was the applicant’s responsibility to hire a good painter. Carol Sullivan indicated that the “Roycroft Vellum” reminded her of the color picked last time. Dan Barusch said the “Classical Gold” from their swatch packet was similar to previous color choice.

The Board asked if Melissa Savitz planned to fix her building. Dan Barusch said she didn’t have the funds to fix it all, but she did express interest in being part of the small project fund from the Downtown Revitalization Initiative (DRI). The Board asked how soon the money would come in, and Dan Barusch said maybe 2027. The Board asked what Melissa Savitz would do in the meantime, to which Dan Barusch advised that her building would be repainted.

The Board showed disinterest in the “Birdseye Maple” color. Dan Barusch indicated that Melissa Savitz really wanted yellow as she thought the color brought people to her shop. He continued saying that the “Birdseye Maple” was the applicant’s first choice, and the Board immediately turned it down. They said it reminded them of what was on the building currently, and they should pick another color. Dan Barusch

said they had other choices, which were the “Roycroft Copper Red” and “Roycroft Vellum”. The Board asked about the “Roycroft Vellum” color, and Dan Barusch said it was more of a beige color than a bright yellow color.

Carol Sullivan asked the Board for their thoughts on the remaining two colors. Walt Adams said his vote was for “Roycroft Copper Red” as it would help extenuate the existing “Lake George Shop” sign. Carol Sullivan said he agreed with Walt Adams, and that color would go well with the existing blue color on the building next door. Patricia Dow indicated that she wanted the “Roycroft Copper Red” as well. Kevin Merry and Dean Howland both said they would vote for the “Roycroft Copper Red”. Patricia Dow asked if the blue building was really that bright, and if the Board approved it that way. Dan Barusch replied with no and explained that the photo used was an old photo and that the blue building had been repainted. The Board asked what color, and Dan Barusch replied with navy-blue.

Patricia Dow made a motion to approve the application, to approve the change of color for the building painted by Melissa Savitz at the Lake George Shop, located at 219 Canada Street, tax map 251.18-3-48, to change it from the current color to the SW2839 “Roycroft Copper Red” which is a Village palette selection.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

NEW BUSINESS:

APPLICATION: SPR#9-2025

APPLICANT: VILLAGE MALL – SEAN QUIRK

TAX MAP: 251.18-3-57

ADDRESS: 204 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: UNLISTED

“Applicants are seeking approval to complete exterior improvements to their existing multi-tenant retail mall to winterize the building for year-round use. They would like to update their façade by adding new windows, doors, and siding; but they also want to move their kiosk to another location on the property and expand their deck. Other improvements include patio enhancements and a new concrete ramp. Two variances were obtained at the September 3, 2025, Zoning Board meeting for the deck and the kiosk as both were within the 50-foot setback. Stormwater management is considered exempt for this project as the total area of proposed disturbance and impervious surface is within the allowable square footage threshold for exemption. The project costs roughly 2 million dollars to complete and is part of the Lake George Downtown Revitalization Initiative project.”

Carol Sullivan asked Sean Quirk to approach the Board as his application was next on the agenda. Carol Sullivan questioned if the kiosk in the back was the old ticket booth, and Sean Quirk said yes. Carol Sullivan asked Walt Adams if he had any questions, and he said only one. He asked about the Christie’s

Lane side of the building, and if there were plans to spruce that up. Sean Quirk said no because that area was owned by Brett Lange. The Board then asked about maintenance, and Sean Quirk said that was Brett Lange's responsibility and that he maintained it well.

Patricia Dow asked for clarification on how she was viewing the plans. She questioned the lake's location and where Christie's Lane was on the rendering. Dan Barusch and Sean Quirk advised her the renderings show the north side of the building. The Board asked what improvements would be done to Village Mall. Sean Quirk indicated that certain areas would be closed with glass, and he used The Lagoon's ground level area as an example. He also explained that certain areas would expand, such as the new proposed deck on top of The Lagoon's existing deck. Sean Quirk then discussed several other upgrades, such as new pillars and new footings for the new addition upstairs, the enhancement of the existing wood piers, new siding for the whole building, new skylights, heating for the winter, and air conditioning for the summer. Patricia Dow was still confused on how she was viewing the renderings, and Sean Quirk used his blown-up versions of the renderings to resolve her confusion.

Patricia Dow asked if the shops would remain in the same location inside the mall, and Sean Quirk replied with yes. Kevin Merry inquired about the old fountain, and Sean Quirk said it wasn't there anymore. Dan Barusch said part of the documents submitted to the Board were part of an old survey. The Board then questioned additional areas shown, and Dan Baurusch explained that the current walkway had current easements that the old survey didn't show.

Carol Sullivan indicated she had a hard time picturing everything that was mentioned in the application. She indicated in the project description; it said the existing kiosk would be relocated further back from the lake and that there would be a deck extension to the existing deck. Dan Barusch asked if they knew where the kiosk was being moved to, and the Board shook their heads. Sean Quirk used his blown-up versions of the renderings to aid his explanation. He indicated that the existing shed and the old ticket booth would become one to which the Board then asked how he could combine them. and Sean Quirk said both would be taken down and a new kiosk would be created. Patricia Dow asked for the length of it, and Kevin Merry said it would be the existing length of the shed to the tables in the pictures. Patricia Dow then asked what the new use of it would be, and Sean Quirk replied with ticket booth. Carol Sullivan then asked about the new deck. Sean Quirk indicated the existing deck would be extended by 10 feet, and the stairs would be pushed out. Sean Quirk added that the expansion would have new pillars, new foundation, and new footings. He then used his blown-up renderings to show the Board the new deck as well as the proposed deck expansion.

Carol Sullivan asked if his plan was to have the Village Mall be year-round, and Sean Quirk said yes. Carol Sullivan then asked if it would be heated, and Sean Quirk said that it would be air conditioned, too. Patricia Dow then inquired about the decks as she wanted clarification. She explained that in the renderings, there was an "create outdoor seating area" on top of a roof, and she wasn't sure if that was the new deck. Andy Allison indicated he could answer that and quickly introduced himself for the record. He then told the Board that the renderings the Board had were a little confusing and asked them to look at the blown-up ones he provided. He indicated that the Village Mall right now had the Lagoon's deck exposed; but that would be turned into the "new sunroom", so The Lagoon had an enclosed seating area. He continued saying that the Village Mall would have two decks, and both decks could be entered from being inside of the mall. The first deck would be on top of the enclosed seating area, and the second deck would be on top of the roof nearby that first deck.

Dan Barusch reworded Patricia Dow’s question to indicate that she was asking about the wording, and what would be placed there. Andy Allison explained that the windows would be pushed in; so, the deck would be there, and it would be enclosed with a roof. Dan Barusch told the Board to review page A201 to visualize what Andy Allison said. Sean Quirk wanted to mention that The Lagoon would have the middle and lower portion as they plan to expand their dining room for more seating to cater to year-round service.

Patricia Dow inquired about the cupolas to which Andy Allison said they originally designed it with three cupolas; but after intensive review, they decided to go with one. Andy Allison explained that cupolas were not only expensive but would bring hardships to the lakeside. The Board asked where it would be placed, and Andy Allison said the Canada Street side. Carol Sullivan then asked about the doors on the Canada Street side, and Sean Quirk said he was planning to use automatic doors. The Board inquired about meeting ADA requirements, and Andy Allison said the ramp would stay. Carol Sullivan asked if the existing store layout would change, and Sean Quirk said no.

Carol Sullivan indicated there were two possible difficulties, and they would be with pedestrian traffic and business signage. She explained that right now, the public could walk by, see what was in there, and walk right in to be met with business signage. Once those doors were installed, it could decrease traffic and possibly shift store signage. Sean Quirk advised that the doors would be open during the summer, so the public could see what was inside. Carol Sullivan said she appreciated the automated doors, but they needed to address the new signage when it came to address it. Carol Sullivan then asked if he would continue the plackered business signs, and Sean Quirk said yes. He explained that they would be placed on both sides of the building, specifically on the brown areas shown on the rendering. Dean Howland asked if any architectural work was needed, and Andy Allison said no as the “bones” of the building were fantastic. Dean Howland then asked if they planned to use snow slides, and Andy Allison said only in the places where it was needed.

Carol Sullivan asked the Board if they had any other questions, and the Board said no. Carol Sullivan 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.

Dean Howland made a motion to declare a negative declaration on Short Environmental Assessment Form Part 2 – Impact Assessment form dated September 17, 2025, and approve the short form of the environmental form as presented for 251.18-3-57.

2nd MOTION: Walt Adams

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dean Howland made a motion to approve the application created by Sean Quirk, located at 204 Canada Street, under tax map 251.18-3-57 as presented.

2nd MOTION: Kevin Merry

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

Dan Barusch asked Sean Quirk if he heard from New York State, and Sean Quirk said yes. Sean Quirk then told Dan Barusch that the State loved the project, but they weren't sure if they'd have money for him to reimburse him. Dan Barusch said to please send him that right away.

APPLICATION: SC#3-2025

APPLICANT: MAMA'S CORNER CAFÉ – AHMED ASHMAWY

TAX MAP: 251.18-3-62

ADDRESS: 176 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: TYPE II

“Applicants are seeking approval for a sidewalk café for their business, Mama’s Corner Café. The parcel had previous sidewalk café approval when it was “Bella’s Deli” back in 2015; but per the Village statute, a new business must obtain approval from the Planning Board if they want a sidewalk café attached to their business license. The sidewalk café will be on their concrete landing and will be surrounded by an existing metal railing. The applicant plans to have flower boxes attached to the railing, and each box will have flowers planted in them. Two (2) two-tops will exist on the landing and both tables will not have umbrellas or other decor. There will be no State Liquor Authority jurisdiction as the applicant will not be serving alcohol; however, a New York State Department of Transportation permit is underway.”

Carol Sullivan asked who was present to represent Mama’s Corner Café, and Ahmed Ashmawy advised he was. The Board asked him to conduct his opening statement, and Ahmed Ashmawy said his plan was to add two two-tops with no umbrellas or other décor to the existing landing area. He indicated that there would be flower boxes attached to the railing, and that he only planned to use the landing area right now.

Carol Sullivan reminded the Board that per the Village statute, any new business coming into the Village must obtain approval from the Planning Board if they want a sidewalk café attached to their business license. She then asked the Board if they had any questions. The Board asked if the furniture presented to them tonight was the furniture he wanted to use for his café, and Ahmed Ashmawy replied with yes. Ahmed Ashmawy then asked the Board if he could paint the railing black to which the Board asked what was there currently. Ahmed Ashmawy said brown and then indicated that he wanted to paint it black because he wanted to match his neighboring businesses. The Board indicated they had no qualms with it, and that the request would be included in the motion.

Dan Barusch asked if he had plans to use the sidewalk, and Ahmed Ashmawy said no. Dan Barusch told the Board that Bella’s Deli had seating on the landing and on the sidewalk, so he wasn’t sure if they planned to mirror that or not. Ahmed Ashmawy said he’d revisit it later. Carol Sullivan asked if a new application would be submitted if he changed his mind. Dan Barusch said it would be considered a modification to this application; so, he wouldn’t be charged again but he’d need to provide new plans.

Ahmed Ashmawy asked if a New York State Department of Transportation permit was needed, and Dan Barusch said he wasn't sure because he received mixed answers. Dan Barusch explained that both the Adirondack Winery and Alibaba Express got theirs because New York State Department of Transportation indicated they needed one and they used temporary structures instead of permanent structures. However, further down the road at the Lake George Olive Oil Shop, they didn't need one because their permanent structure predates regulations, so he wasn't sure what the deal was for Mama's Corner Café. Dan Barusch told Ahmed Ashmawy that he would follow up with him once he had an answer, so he wasn't left in the dark; but Dan Barusch told Ahmed Ashmawy to not do anything until he had an answer.

While the Board was working on their motion, Dan Barusch told Ahmed Ashmawy all about the New York State Department of Transportation's process. He said all he needed to do was apply, pay the fee, and get them their liability insurance details.

Walt Adams made a motion to approve the application for the sidewalk café for Mama's Corner Café at 176 Canada Street, tax map 251.18-3-62, approved asked for.

Carol Sullivan indicated that he needed to include the condition of the railing being black.

Walt Adams added to the motion to include: "with the condition of the railing be painted black".

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

APPLICATION: SC#4-2025

APPLICANT: BAMBAZ MAC N' CHEESE – VINCENT CIANCIOLO

TAX MAP: 251.18-3-63.2

ADDRESS: 164 CANADA STREET

ZONE: COMMERCIAL RESORT

SEQR: TYPE II

"Applicants are seeking approval for a sidewalk café for their business, Bambaz. The parcel had previous sidewalk café approval when it was "Saltwater Cowboy" back in 2013; but per the Village statute, a new business must obtain approval from the Planning Board if they want a sidewalk café attached to their business license. The sidewalk café will be on their concrete landing and will be surrounded by an existing metal railing. The applicant plans to have flower boxes attached to the railing, and each box will have flowers planted in them. Two (2) two-tops will exist on the landing and both tables will not have umbrellas or other decor. There will be no State Liquor Authority jurisdiction as the applicant will not be serving alcohol; however, a New York State Department of Transportation permit is underway."

Carol Sullivan asked who was present to represent Bambaz Mac N' Cheese, and Vincent Cianciolo advised both him and his son, Brandon Cianciolo. Carol Sullivan asked the Board to share their thoughts before they deliberate. Dean Howland asked if this parcel had approval before, to which Dan Barusch said

when the parcel had the business, Saltwater Cowboy. Dan Barusch advised that he proposed the idea of changing the Sidewalk Café statute to the Village Board already, and his plan would be to reword it to make it easier for the new businesses, the Board, and for the Planning and Zoning office. The Board asked for clarification. Dan Barusch advised that every application wouldn't appear before the Board and used Café 185 as an example. He indicated that if everything was previously approved, and the new business planned to use the old layout, furniture and enclosures, they wouldn't need approval from the Board. Carol Sullivan said she liked that idea, and suggested it be done administratively.

Patricia Dow inquired about the metal purple furniture, to which Vincent Cianciolo said he wanted the two-tops to be made of wood now. Carol Sullivan indicated that if he planned to switch it, he needed to provide a new rendering to them, showing the change. Vincent Cianciolo indicated his reasoning behind the switch was due to the furniture being too hot for people to sit comfortably. Dan Barusch indicated that once he received the new rendering from Vincent Cianciolo, he would send it to the Board for approval.

Vincent Cianciolo also mentioned having the furniture on the landing would be essential for his business because it was an indication that his store wasn't a retail establishment. The Board then asked what his plans were for the flower boxes, and Vincent Cianciolo said his plan was to build the planters into the railing. He indicated that he planned for a several-month departure, so he would work with Dan Barusch either before or after he came back.

Carol Sullivan asked the Board if they had anything else to say before a motion was made. Vincent Cianciolo informed the Board that he may not use evergreens again because people were using them as ashtrays. The Board had no other comments.

Patricia Dow made a motion to approve the application by Vincent Cianciolo for the Bambaz Mac N' Cheese at 164 Canada Street, tax map 251.18-3-63.2, for their sidewalk café that was previously, by the previous business there, is staying the same. At this point has the existing metal railing. There would be flower boxes attached to the railing and flowers planted in them. The tables may change and that would require sending information and picture to Dan.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland
Aye	Aye	Aye	Aye	Aye

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

MINUTES:

July 16, 2025 (CS, PD, WA, KM, RC)

Carol Sullivan asked the Board to share their thoughts about the minutes. Both Walt Adams and Patricia Dow said they had nothing. Dean Howland said he read them and had no comments; but he couldn't vote on them as he wasn't at the meeting.

Patricia Dow made a motion to approve the minutes of July 16th as written.

2nd MOTION: Kevin Merry

Carol Sullivan	Patricia Dow	Walt Adams	Kevin Merry	Dean Howland	Ryan Clark
Aye	Aye	Aye	Aye	Recused	Aye

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

Motion to adjourn by Carol Sullivan at 6:17 pm., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers