

Minutes of the Regular Meeting and Public Hearing of the Board of Trustees of the Village of Lake George, NY, held on Monday, May 15, 2023 at 4:30 p.m. At the end of the meeting it was discovered that there was a technical difficulty and Zoom did not record the meeting.

**MEMBERS PRESENT:** Raymond Perry, Mayor  
Jose Filomeno, Trustee  
Joe Mastrodomenico, Trustee  
Alyson Miller, Trustee  
John Root, Trustee

Also Present: Clerk Julie K Allen, Superintendent Keith Lanfear, Chief Operator Tim Schudt, Operator Chris Andrews, Operator Chris Buckley, Jill Bloch, Marisa Muratori, Sean Quirk, Melissa Quirk, Matthew Connolly, Alina Connolly, Kim Butterfield, Joelle Normandin, John J Ferrone, John P Ferrone, Doni Smith, Frank Nastro, Walt Adams, Hugh Sullivan, Tony Hall, and others via Zoom.

At 4:30 p.m. Mayor Perry opened the Regular Meeting and asked Trustee Filomeno to lead the Pledge of Allegiance.

At 4:30 p.m. Mayor Perry opened the Public Hearing for Proposed Local Law No. 4, 2023, Amending Chapter §220-101 and §220-18, Zoning – Condominiums.

Mayor Perry presented the following draft minutes: Regular and Public Hearing held on April 17, 2023 and Special Meeting held on April 21, 2023.

Trustee Filomeno made a motion, seconded by Trustee Root, carried unanimously, to approve the April 17 Regular and Public Hearing minutes.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**MOTION PASSED.**

Trustee Filomeno made a motion, seconded by Trustee Root, carried unanimously, to approve the April 18 Special Meeting minutes.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**MOTION PASSED.**

Monthly reports from the Superintendent of Public Works, Sanitation Department, Caldwell Sewer District, Fire Department, REC Center, Director of Planning and Zoning, and Special Events were presented and made available to the public. Trustee Root asked if there was any further information on Music in the Streets mentioned in the report for the Special Events. Mayor Perry said he did not have further information, but he believed that it was regarding local street performers. Mayor Perry said he would find out and let the Board know.

Mayor Perry presented the Resolutions for consideration. After the list was read, the Mayor asked if there were any Resolutions the Board had questions on or wanted pulled for discussion. Trustee Miller asked which events the Lake George Radio was promoting. Mayor Perry responded that all events held in Wood or Shepard Park. Trustee Miller asked if the event coordinator was providing money to promote their events. Mayor Perry responded that the money to pay for Lake George Radio was budgeted and paid for from the celebrations budget. Trustee Miller said she feels that we should reconsider the fees charged for events because she

feels they are too low. Mayor Perry agreed, he feels the fees are too low also, but that it was a discussion for another time. Trustee Root asked Walt Adams of Lake George Radio if the contract with the County was separate from this to which Walt replied that it is separate. Mr. Adams said the County announcements will be for events around the County like the Balloon Festival. Trustee Miller said she felt that the Vendors should be the ones to promote the events. Mayor Perry said that the Village must help promote the events to get people to come as well. Trustee Miller suggested that the Events Director could possibly suggest to Vendors places to advertise. Mayor Perry said it would be a good idea for them to work in conjunction with the Village to promote events.

Mayor Perry asked for a motion to approve all Resolutions.

- Insurance Renewal 2023-2024

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 41, 2023**

**BE IT RESOLVED, that the Village Board hereby authorizes Mayor Perry to sign the 2023-2024 agreement with Upstate Insurance Agency for our Village insurance with NYMIR for the term beginning on June 1, 2023.**

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 41, 2023 ADOPTED.**      **May 15, 2023**

- Lake George Radio

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 42, 2023**

**BE IT RESOLVED, that the Village Board hereby approves the Loud Media proposal dated March 20, 2023 for the June 2023 through December 2023 Information and Event Campaign in the total amount of \$4,980.00.**

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 42, 2023 ADOPTED.**      **May 15, 2023**

- MS4 Report – Adoption & Approval for Mayor to sign

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 43, 2023**

**WHEREAS, the Village of Lake George had placed on their website on March 10, 2023 a Notice for Availability of Review (NAR) for the MS4 Annual Report, as well as a downloadable document of the MS4 Annual Report for a 30-day public comment period, and no comments were received;**

**BE IT RESOLVED**, that the Annual MS4 report is hereby accepted by the Board of Trustees of the Village of Lake George.

**BE IT FURTHER RESOLVED**, that the Board authorizes Mayor Perry to sign said Report.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 43, 2023 ADOPTED.**      **May 15, 2023**

- American Legion – Memorial Parade

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 44, 2023**

**BE IT RESOLVED**, that the Village Board hereby grants permission to the Lake George American Legion Post 374 to hold their annual Memorial Day parade on Saturday, May 27, from 11:00 to 12:30 p.m., and

**BE IT FURTHER RESOLVED**, that the Village Board hereby authorizes Mayor Perry to sign a contract with the American Legion Post 374 and approves support in the amount of \$850.00.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 44, 2023 ADOPTED.**      **May 15, 2023**

- Tax Warrant

As a result of Board approval of the 2023-2024 budget, Treasurer Danna Bock requested review and approval of the Tax Warrant for the June 1, 2023 – May 31, 2024 Village taxes.

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 45, 2023**

#### **TAX WARRANT RESOLUTION**

**BE IT RESOLVED** that the Board of Trustees of the Village of Lake George, NY, hereby, levies and assesses against the real property of the Village of Lake George, NY, the following sums for Village government and other charges for the fiscal year beginning June 1, 2023 to May 31, 2024 with a tax rate of \$4.761 per thousand of assessed valuation:

<b>For General Fund</b>	<b>\$1,269,558.89</b>
<b>For Delinquent Water Rents</b>	<b>\$59,573.35</b>
<b>For Delinquent Water Penalties &amp; Other Charges</b>	<b>\$6,019.87</b>
<b>For six Special Assessment District Properties</b>	<b><u>\$23,029.31</u></b>
 <b>Total Real Property Taxes &amp; Other Charges</b>	 <b>\$1,358,181.42</b>

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 45, 2023 ADOPTED.**      **May 15, 2023**

- Milton Cat PM for generators

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 46, 2023**

**BE IT RESOLVED**, that the Village Board hereby authorizes Mayor Perry to sign the preventative maintenance contracts with Milton Cat for our four generators. The Contracts are valid beginning July 1, 2023.

- WaterTreatment, 215 Ottawa St., July 2023 – July 2025, \$4,957.67 total
- Water Dept, Beach Rd Pump Station, July 2023- July 2025, \$3,996.88 total
- WWTP, Shepard Park Pump Stattion, Semi Annual, July 2023 – January 2026, \$8,994.76 total
- Fire House, 179 Ottawa St, July 2023 – July 2025, \$5,473.81 total

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 46, 2023 ADOPTED.**      **May 15, 2023**

- Clerks Institutes Fee Changes

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 47, 2023**

**BE IT RESOLVED**, that the Village Board approves Village staff to attend:

- NYS Municipal Clerks Institute and Academy, July 9 -13, 2023, UAlbany, Julie Allen, \$1,051.00

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 47, 2023 ADOPTED.**      **May 15, 2023**

- Zoom yearly subscription

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 48, 2023**

**WHEREAS**, the Village of Lake George requires a means to record video and provide remote access to our Village Meetings;

**BE IT RESOLVED**, that the Village of Lake George Board of Trustees agrees to contract with ZOOM, for an annual fee of \$149.90 to provide these services.

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**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 48, 2023 ADOPTED.**      **May 15, 2023**

- Transfer to close EPG

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 49, 2023**

**WHEREAS**, on June 1, 2019, the Board of Trustees of the Village of Lake George agreed to establish a Capital Fund for the purpose of an Engineering Planning Grant (EPG).

**BE IT RESOLVED**, the EPG has now been completed and the HT Capital is balanced and will be closed during the 2022-2023 budget year.

**BE IT FURTHER RESOLVED**, a transfer to close this project will be as follows:

**Estimated appropriations:**

Capital Fund 2022-2023 budget	\$101,539.97
HT9901.9      Transfer to other funds	\$101,539.97

**Estimated revenues:**

General Fund 2022-2023 budget	\$101,539.97
A.5031      Transfer from other funds	\$101,539.97

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 49, 2023 ADOPTED.**      **May 15, 2023**

- WWTP Payments

Trustee Mastrodomenico, seconded by Trustee Root offered the following resolution:

**RESOLUTION NO. 50, 2023**

**BE IT RESOLVED**, that the Village Board authorizes payment to be processed for the WWTP capital project for EFC Payment Requests, which currently includes: Uline, Hach, Stilsing Electric, and Blue Heron Construction among other vendors, and any other request that comes in prior to the next Village Board meeting. Upon receipt of the transfer of funds from EFC, checks will be issued at the next available payroll/audit.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 50, 2023 ADOPTED.**      **May 15, 2023**

Handbook Revisions

- Removal of time limit to report harassment.
- Wording change to elected official insurance officer.

Mayor Perry presented the suggested changes to the Employee Handbook.

Trustee Miller, seconded by Trustee Filomeno offered the following resolution:

**RESOLUTION NO. 51, 2023**

**BE IT RESOLVED**, that the Village Board hereby approves an amendment to the Village Employee Handbook as follows:

**EMPLOYEE HANDBOOK**

**Section VIII – Harassment Policy Procedures**

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**Sexual Harassment Policy**

An employee who believes that another employee is initiating sexual harassment may file a written complaint with the Mayor, Clerk, or Sexual Harassment Officer [within thirty (30) calendar days of the incident]. NY State allows an employee up to three years to file a complaint. The Village of Lake George recommends reporting any incident as soon as it occurs so that the issue may be addressed.

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**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 51, 2023 ADOPTED.**      **May 15, 2023**

Trustee Miller, seconded by Trustee Filomeno offered the following resolution:

**RESOLUTION NO. 52, 2023**

**BE IT RESOLVED**, that the Village Board hereby approves an amendment to the Village Employee Handbook as follows:

**EMPLOYEE HANDBOOK**

**Section V – Benefits**

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**J. Health Insurance, Prescription, & Dental Coverage**

6. Effective January 1, 2017 individuals who are First Time elected or appointed to the office of Mayor or Trustee will not be eligible to participate in the Village of Lake George's Health Contribution Plan, but they will be eligible to join the health insurance plan contributing 100% of the chosen plan's premium. Individuals who are elected to a different Board position, ie Trustee to Mayor, etc., may continue their health coverage at their current rate, uninterrupted. If a Board Member has a break in service, they will start over as a new member.

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**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 52, 2023 ADOPTED.**      **May 15, 2023**

Explanation: New Material is underlined. Deleted Material is in [brackets.]

Mayor Perry presented two letters addressed to the New York Liquor Authority that he was looking to get Board Members signatures and approval on. The letters are for a Thirty-day waiver for a liquor licenses that had a revisions adding a DJ to their applications. Trustee Miller

asked if there are any restrictions for a DJ. Mayor Perry explained that there are no restrictions while the boat is on the water. Trustee Root added that if the boat is moored, then restrictions would apply.

Trustee Mastrodomenico, seconded by Trustee Filomeno, offered the following resolutions:

**RESOLUTION NO. 53 , 2023**

**BE IT RESOLVED, that the Village Board agrees to authorize and sign two letters for thirty-day waivers to the New York State Liquor Authority, with revisions adding DJ to their applications.**

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 53, 2023 ADOPTED.**      **May 15, 2023**

Mayor Perry presented a list of Returning & Additional Summer Employees.

Motion by Trustee Root, seconded by Trustee Miller, offered the following resolution:

**RESOLUTION NO. 54, 2023**

**BE IT RESOLVED, that the Board of Trustees approves hiring of the following seasonal employees:**

<b>RETURNING EMPLOYEES 2023</b>	<b>Dept.</b>	<b>Previous Pay</b>	<b>2023 Pay</b>
<b>METER ENFORCEMENT</b>	<b>3320.1</b>		
Joshua Giuliano		\$15.00	\$16.00
Dawn Martin		\$15.00	\$16.25
<b>DPW/PARKS</b>			
Gunther, Robert	<b>3320.1</b>	\$16.50	\$17.50
<b>RESTROOMS</b>			
Brayhan Polania	6410.1	\$15.00	\$16.00
<b>NEW EMPLOYEES 2023</b>	<b>Dept.</b>		<b>2023 Pay</b>
<b>Beautification</b>	<b>8510</b>		
Ashley Clark			\$16.00
Deborah Kingsley			\$16.00
Peter Morales			\$16.00
<b>M.E.</b>	<b>3320.1</b>		
Daelan Mase			\$16.00
Daniel Barber			\$16.00
Richard Anderson			\$16.00
Jake Powers			\$16.00
	5/15/2023		

**VOTING**

**Ayes: 5**

**Nays: 0**

**Perry, Filomeno, Mastrodomenico, Miller, Root**

**RESOLUTION NO. 54, 2023 ADOPTED.**

**May 15, 2023**

Mayor Perry presented a new Code of Conduct Policy for Vendors created by Trustee Miller.

Trustee Miller, seconded by Trustee Root, offered the following resolution.

**RESOLUTION NO. 55, 2023**

**WHEREAS, the Village of Lake George needs a standardized Code of Conduct Policy for all Vendors; and**

**WHEREAS, the following policy was submitted for consideration:**

**VENDOR CODE OF CONDUCT POLICY FOR THE VILLAGE OF LAKE GEORGE:**

The Village of Lake George requires each Vendor to comply with the following Vendor Code of Conduct. The Vendor Code of Conduct defines our minimum expectations. No code of conduct can be all-inclusive, but we expect those with whom we do business to act reasonably in all respects and to ensure that no abusive, exploitative, or illegal conditions exist at their workplace. We may end our business relationship with any Vendor who fails to comply with this Vendor Code of Conduct.

**Compliance with Applicable Laws, Regulations and Company Policies**

- Vendors are expected to comply with all laws and regulatory requirements applicable to their business, including but not limited to those related to wages, hours, labor, health, safety, the environment, immigration, import/export, and business conduct and ethics.
- Vendors must comply with all current applicable Federal, State, and Local regulations.
- Vendors selling taxable items must display a valid NYS Certificate of Authority.

**Compensation and Working Hours**

- Vendors are expected to comply with all applicable wage and hour labor laws and regulations governing employee compensation and working hours.

**Discrimination**

- Vendors shall not subject any person to discrimination in employment (including hiring, salary, benefits, advancement, discipline, termination, or retirement) on the basis of age, sex, race, color, ancestry, religion, creed, citizenship status, disability, national origin, marital status, military status, sexual orientation, gender identity and expression, or any factors not related to the job. Vendors are expected to comply with all applicable local laws concerning discrimination in hiring and employment practices.

**No Harassment or Abuse**

- Vendors will treat each employee with respect and dignity and will not subject any employee to any physical, sexual, psychological, verbal, or any other form of harassment or abuse.

**Environment**

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- Vendors are expected to conduct their operations in a way that protects the environment. Vendors shall comply with all applicable environmental laws and regulations.
- At the end of the sale day, the vendor's area must be clean and free of debris.
- Each vendor must identify themselves or their business by use of an attractively lettered sign stating their name and location.

#### Health and Safety

- Vendors shall comply with all applicable safety and health laws and regulations. Vendors are expected to provide a safe working environment that supports accident prevention and minimizes exposure to health risks occurring within or arising out of the course of work. Vendors are also expected to provide products and services that meet all applicable health and safety requirements.
- Vendors who provide free samples to customers must do so in compliance with Department of Health requirements.
- All vendors using tents must anchor their tents with weights.
- Vendors selling meats, processed foods, prepared foods, baked goods, and other perishable items must do so in compliance with the requirements of the NYS Department of Health and NYS Department of Agriculture

#### Gifts and Gratuities

- Vendors shall conduct business in an ethical and legal manner, free from potential personal or private interests that may affect professional judgment or adversely impact the Village of Lake George.

#### Vendor Conduct

- Each vendor shall remain in his/her own allotted space when selling and sampling products. Sales should be conducted in an orderly business manner. No shouting, hawking, or other objectionable means of soliciting shall be tolerated. Vendors shall exhibit courtesy and cooperation to customers and to other vendors selling at the event.
- Discrimination is not permitted. Vendors are expected to be courteous and honest. Disagreements with customers, fellow vendors, or the Event Manager must be handled in a respectful manner to not disrupt the event.
- Consumption of alcoholic beverages by Vendors is prohibited. Smoking is prohibited at all events.
- Amplified music is not permitted unless it is part of sponsored entertainment.

#### Penalties for violation

- Violations of this policy may result in a warning letter, suspension, or removal as a Vendor at Village events.

**BE IT RESOLVED**, that the Trustees of the Village of Lake George agree to adopt this policy.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 55, 2023 ADOPTED      May 15, 2023**

Mayor Perry returned to the Public Hearing at 4:50 p.m. He asked if there were any questions or concerns. There was no reply. Mayor Perry closed the Public Hearing at 4:50 p.m.

Motion by Mayor Perry, seconded by Trustee Miller, to adopt proposed Local Law No. 4, 2023, Public Hearing Proposed Local Law No. 4, 2023 Chapter 220-101 and 220-18 Zoning-Condominiums.

**Village of Lake George  
Proposed Local Law No. 4, 2023  
Amending Chapter §220-101 and §220-18  
Zoning**

**Be it enacted by the Board of Trustees as follows:**

**§1. § 220-101 is amended as follows:**

**DWELLING, CONDOMINIUM**

A project of individual single-family dwelling units which may consist of one, a part of, or more than one structure wherein the dwelling units are individually owned, each owner holding a title thereto, while retaining together with all the other owners of units in the project an undivided interest in the common facilities and areas of the buildings and grounds which are used by all the residents, through an offering prospectus.

**§2. § 220-18 is amended as follows:**

Dwelling, Condominium shall be included as a use in CMU/CR Zone, identified in the attached use table Attachment 1, that requires a special permit with the following NOTE:

\*6 – Dwelling, Condominium uses shall only be allowed on properties that front either side of Canada Street between McGillis Avenue/Beach Road and Amherst Street, and for properties abutting Lake George between McGillis Avenue/Beach Road and Amherst Street on the west side of Canada, and on Pine Point Lane on the east side of Canada Street in the CMU and CR Districts, and said uses must have commercial use/space as otherwise permissible in this Zoning District on the first floor.

**§3. Codification, Numbering.**

The section numbers, chapter number and structure of this local law may be renumbered, realigned and codified as part of inclusion in the Code of the Village of Lake George. No such renumbering, realignment or codification shall be deemed to impair the legality of the content of this local law.

**§4. Severability.**

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

## §5. Effective date.

This section shall take effect upon filing in the office of the Secretary of State of New York State.

## ZONING

### 220 Attachment 1 Village of

#### Lake George Use Table

[Amended 12-15-2008 by L.L. No. 16-2008; 5-27-2009 by L.L. No. 4-2009; 3-15-2010 by L.L. No. 4-2010; 4-19-2010 by L.L. No. 6-2010; 11-15-2010 by L.L. No. 17-2010; 7-18-2011 by L.L. No. 7-2011; 7-22-2013 by L.L. No. 4-2013; 9-22-2014 by L.L. No. 6-2014; 8-15-2016 by L.L. No. 5-2016; 11-15-21 by L.L. No. X-2021]

#### KEY:

X = Indicates that the use is permitted.

SP = Indicates that the use requires a special permit.

Uses	Zones			
	R Residential	RMU Residential Mixed-Use	CMU Commercial Mixed-Use	CR Commercial Resort <sup>1</sup>
Accessory antenna	X	X	X	X
Accommodations			SP	X
Adult uses				X <sup>4</sup>
Amusement park			X	X
Arcade			X	
Bank			X	X
Bed-and-breakfast		SP	X	
Boardinghouse, level one	X	X	X	
Boardinghouse, level two		X	X	
Boat launch			SP	X
Boat storage			X	X
Day-care center		SP	SP	
Day-care, family	X	X	X	
Day-care, family group		X	X	
Docking facilities, temporary and permanent			X	X
Drive-through use			SP <sup>2</sup>	SP <sup>2</sup>
Dwelling unit		SP	X <sup>3</sup>	
Dwelling, apartment house		SP	X <sup>3</sup>	
<u>Dwelling, condominium</u>			<u>SP<sup>6</sup></u>	<u>SP<sup>6</sup></u>
Dwelling, multifamily		X	X <sup>3</sup>	
Dwelling, single-family	X	X	X <sup>3</sup>	
Dwelling, timeshare			SP <sup>3</sup>	X <sup>3</sup>
Dwelling, two-family		X	X <sup>3</sup>	
Dwelling, townhouse, level one		X	X <sup>3</sup>	
Dwelling, townhouse, level two			X <sup>3</sup>	
Dwelling, upper floor residential	X	X	X	
Entertainment center			X	X

Essential service	X	X	X	X
Funeral home		SP	X	X

## VILLAGE OF LAKE GEORGE CODE

Uses	Zones			
	R Residential	RMU Residential Mixed-Use	CMU Commercial Mixed-Use	CR Commercial Resort <sup>1</sup>
Garden center			SP	X
Health club			X	X
Hotel/motel			SP	X
Inn			SP	X
Home occupation, level one	X	X	X	
Home occupation, level two		X	X	
Libraries			X	X
Light industry			SP	
Marina			SP	X
Mini-golf Course			X	X
Museum			X	X
Outdoor bar				X
Parking lot, commercial			X	X
Planned Recreational Development			X	X
Professional office			X	X
Professional offices, neighborhood		SP	X	X
Public buildings		X	X	X
Recreation facility			X	X
Recreation facility, Commercial			X	X
Redesign of existing hotel/motel	SP	SP	SP	X
Restaurants, fast-food			SP	X
Restaurants, full-service			SP	X
Retail, general			X	X
Retail, neighborhood commercial		SP	X	X
Schools			X	
Service station			SP	SP
Short-term residential rental			X	X
Swimming pool, private	X	X	X	X
Tavern			SP	X
Tent			X	X
Theater <sup>5</sup>			X	X
Water-based activities			X	X

### NOTES:

<sup>1</sup> Any development in the CR District that is adjoining an existing residential use at the time of application for site plan shall be subject to a special permit.

<sup>2</sup> Drive-through uses in the CMU District shall be permitted only south of McGillis and west of Canada Street. Drive-through uses in the CR District shall not be permitted south of lower Montcalm and north of Beach Road.

<sup>3</sup> Residential uses for properties fronting both sides of Canada Street between Sewell Street and Mountain Drive and for properties abutting Lake George

between McGillis Avenue and Amherst Street in the CMU and CR Districts are prohibited from locating on the street level.

<sup>4</sup> Please note provisions of Chapter 55, Adult Uses.

<sup>5</sup> Please see 220-37 regarding provision for Drive-In Theater as an accessory amenity.

<sup>6</sup> Dwelling, Condominium uses shall only be allowed on properties that front either side of Canada Street between McGillis Avenue/Beach Road and Amherst Street, and for properties abutting Lake George between McGillis Avenue/Beach Road and Amherst Street on the west side of Canada, and on Pine Point Lane on the east side of Canada Street in the CMU and CR Districts, and said uses must have commercial use/space as otherwise permissible in this Zoning District on the first floor.

Explanation: New Material is underlined. Deleted Material is in [brackets.]

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**LOCAL LAW NO. 4, 2023 ADOPTED**

**May 15, 2023**

Mayor Perry presented Lake Avenue Park for discussion. Mayor Perry said that although the fence for Lake Park is good, the current process of disbursing keys to the public is not. With the current system, there are only so many keys, and there is a long waiting list of people wanting access. Mayor Perry said he spoke with the Town, and they suggested using RFD cards like they use for Diamond Point Beach. Mayor Perry said he had reached out to two companies for pricing and is awaiting their response. Mayor Perry said he is looking to offer the keycard to residents for a cost of \$100/year.

Joelle Normandin said the list of people that received the letters about the keys was old and needed to be updated. Joelle asked if residents would be able to purchase more than one card for their families. She wanted to know if the Village would offer family memberships. Mayor Perry said the Board would discuss it and possibly offer purchasing additional cards at a nominal fee like \$10 or \$15.

Marisa Muratori said the one thing that she does not like is the current time limit set at the park. She went on to say that closing the gate at 6:00 p.m. is too early. Marisa Muratori said that people that work all day aren't given enough time to enjoy the park if it closes at 6:00 p.m. She explained that not all problems that occurred happened during Covid, that problems existed prior. She went on to say that she loves the Park , and she is glad the Village is offering more cards for access.

Jill Bloch said the only concern she had was the height of the latch on the gate to the Park. She said she has a lot of difficulty latching the gate because of its height.

Motion by Mayor Perry, seconded by Trustee Root, offered the following resolution:

**RESOLUTION NO. 56, 2023**

**WHEREAS, the Village of Lake George needs a new process to allow access to Lake Avenue Park;**

**BE IT RESOLVED, that the Board of Trustees approves the new process of Key Card Access to Lake Avenue Park.**

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 56, 2023 ADOPTED      May 15, 2023**

Mayor Perry explained that in a previous meeting, the previous Board came to an impasse regarding helping the Town with funding for a Workforce Housing Study. Mayor Perry said there is no doubt the Village has a workforce housing shortage. He explained that the Town is currently paying the Village \$20K to help with our Water Capacity Study, and we are paying the Town \$10K towards the DRI. The Mayor said if the Village agrees to give the Town \$10K towards the Work Force Study, then we would not need to exchange any money.

Trustee Root said he is opposed to having the study done as studies generally lead to something being done as a result. He does not want the Village to take steps towards more money being spent on providing workforce housing.

Mayor Perry said the study was just a study at this point. He further explained that there is no potential location or project being looked at. He said that the J1 students and others are living in squalor and the issue needs to be addressed. Mayor Perry said the study will not only help us to find different solutions but help us to find options for funding those solutions as well.

Trustee Root asked if the study was for dormitory like facilities.

Mayor Perry said this study will not be looking at one place but offering several different solutions. He said the Village would be able to take the study to the State to see what funding would be available for those solutions.

Trustee Mastrodomenico said the study will help to locate facilities.

Trustee Filomeno said the study is step one. He said some Hotels and Motels the J1 student are staying in are terrible and a horrible first impressions for someone first coming to America. Marisa Muratori said that the Board can ask the firm doing the work any questions to get whatever the Village wants from the study.

Trustee Filomeno said this would allow us to be in the driver's seat.

Trustee Miller asked if there were meetings on this.

Mayor Perry said that there are meetings monthly, on a Wednesday, at 10 a.m.

Trustee Miller asked if there were minutes or notes from the meeting.

Mayor Perry said yes, he would be willing to share everything he has if she wants them.

Motion by Trustee Mastrodomenico, seconded by Filomeno, offered the following resolution:

**RESOLUTION NO. 57, 2023**

**WHEREAS, the Town of Lake George has hired Camoin Associates to complete a Workforce Housing Market Study; and**

**WHEREAS, the Town of Lake George has asked the Village Board to join with them in having this study completed with the Village share to be \$10K; and**

**BE IT RESOLVED, that Board of Trustees of the Village of Lake George agrees pay the Town of Lake George upon completion of the Workforce Housing Market Study in the amount of \$10K.**

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 57, 2023 ADOPTED****May 15, 2023**

Motion by Trustee Root, seconded by Trustee Mastrodomenico offered the following resolution for the Water Changes:

**RESOLUTION NO. 58, 2023****MAY 2023 WATER CHANGES**

<b>MAY BILLING</b>	<b>\$160,978.68</b>
<b>LESS SENIOR CITIZEN DISCOUNT</b>	<b>(\$ 1,118.32)</b>
<b>METER UPGRADE</b>	<b>\$ 15,628.00</b>
<b>SALE OF EQUIPMNT, Frost plate</b>	<b>\$ 35.00</b>
<b>PENALTY FOR NON-COMPLIANCE</b>	<b>\$ 50.00</b>

**FINAL READS:**

<b>T. Jasiewiczx</b>	<b>\$ 6.17</b>
<b>W. Pelak</b>	<b>\$ 19.40</b>
<b>R. Barton</b>	<b>\$ 22.63</b>
<b>LGA (3201)</b>	<b>\$ 25.05</b>
<b>LGA (3199)</b>	<b>\$ 25.05</b>

The above resulted in the following Journal Entries:

<b>DR F0350 WATER RECEIVABLE</b>	<b>\$175,573.36</b>
CR F2140 WATER METERED	\$159,860.36
CR F2148 WATER PENALTIES	\$ 50.00
CR F2145 WATER METER EQUIP CHGS	\$ 15,628.00
CR F2655 SALE OF EQUIPMENT	\$ 35.00
<b>DR F0350 WATER RECEIVABLE</b>	<b>\$ 98.30</b>
CR F2140 WATER METERED	\$ 98.30

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 58, 2023 ADOPTED.****May 15, 2023**

Trustee Root, seconded by Trustee Mastrodomenico, offered the following resolution for transfers and audits:

**RESOLUTION NO. 59, 2023**

5/15/2023

**TRANSFERS:**

<b>From:</b>		<b>To:</b>		<b>Amount:</b>
A1325.4	Clerk/Treasurer Contr.	A1210.22	Mayor Inventory	\$1.00
A1325.22	Clerk/Treasurer Inventory	A1325.4	Clerk/Treasurer Contr.	\$850.00
A1325.43	Clerk/Treasurer Phone	A1325.4	Clerk/Treasurer Contr.	\$20 .00

A1460.4	Records Mgmt	A1362.4	Legal Ads	\$300.00
A1990.4	Contingency	A1910.4	Insurance	\$900.00
A1990.4	Contingenct	A9710.7	Bond Interest	\$857.00
A1990.4	Contingency	A3320.4	On Street Maint	\$2,000.00
A5650.42	West Brook Lot	A5650.4	Off Street Contr.	\$2,135.00
A8160.4	Refuse Contr	A5650.4	Off Street Contr.	\$2,865.00
A8020.4	Planning Cor1tr	A8010.4	Zoninq	\$80.00
A8130.41	Sewer Electric	A8130.42	Sewer Gas	\$1,500.00

F1990.4	Contingency	F1440.4	Engineers	\$5,000.00
F8310.44	Water Admin-Veh	F1440.4	Engineers	\$5,000.00
F8320.4	Source of Supply	F1440.4	Enqineers	\$7,000.00
F8320.4	Source of Supply	F8320.41	Source of Supply Electric	\$4,000.00
F8350.41	Meter Upgrade	F8350.4	Water Meter Contr.	\$400.00

			Voucher Numbers	Checks
4/20/2023	General	\$113,357.03	231631- 231663	37762-37773
	Water	\$25,960.49		
		\$139,317.52		
5/4/2023	General	\$75,571.60	231664- 231685	37774-37785
	Water	\$13,847.98		
--	Sewer Pland Improv(HK)	\$10,101.06		-
		\$99,520.64		
5/15/2023	General	\$77,712.28	231686- 231814	37786-37872
	Water	\$27,281.16		
	HT-EPG	\$101,539.97		
		\$206,533.41		

Payroll ck# 37231 voided

Checks #37325-37332 voided, replaced with #37333-37336

Payroll ck# 37336 voided

Payroll ck# 37349 voided

CK# 37380 voided for \$95.04 replaced with ck#37428

CK# 37411 voided for \$255.60 replaced with ck#37429

Payroll ck#37436 voided

Patroll ck# 37444 voided

Check run 37446-37682 voided and shredded; printer issues 4/18/23

Payroll cke37767 voided

05-15-23 Regular & Pub hrg

Cks #37768 & 37769 voided replaced with #37773  
Payroll ck#37782

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**

**RESOLUTION NO. 59, 2023 ADOPTED.**      **May 15, 2023**

Mayor Perry began the discussion of dock fees stating that he felt the \$3/hour fee we are charging is not enough. Mayor Perry suggested making the dock fee \$5/hour. Trustee Filomeno asked how the docks are regulated. Mayor Perry said we have Village employees check them periodically.

There was a motion to approve, carried unanimously, to raise the Dock Fee Rate to \$5/hour.

**VOTING**      **Ayes: 5**      **Perry, Filomeno, Mastrodomenico, Miller, Root**  
**Nays: 0**  
**MOTION PASSED.**

Mayor Perry asked for any other business.

Superintendent Lanfear said the Water Capacity study was 95% complete and should be completed within the next two weeks. He said the final report should show that the Water Plant is in good shape. Superintendent Lanfear said the Board should still be cautious in what they approve in the future. He said the one thing that should be discussed is leak detection. He will reach out and get some quotes to help reinforce what the report says. Mayor Perry said he was proud when CT Male Associates said they couldn't find a lot wrong with the system. Superintendent Lanfear said the Water Plant was doing what it was supposed to do.

Chief Operator Tim Shudt said SPR Manufacturing was working on the aeration system , programming changes. He said he was still working on revamping the Safety Program.

Water Operator Chris Andrews said he wanted to let the Board know that there is a State mandate to do a Water Service Line Inventory and it needs to be completed by October 2024. He said he feels the timeline to complete is unrealistic, but that each time they complete a water line shutoff, they notate the line. Water Operator Chris Buckley said they developed a Log and Update it every time they get new information. He said they meet every month with other Government Agencies for ideas to help go over things they are doing to try to get the study completed. Operator Buckley said he also feels that getting the work done by October will be impossible. He said in speaking with other agencies, that the consensus is that the State mainly wants to see an attempt to complete. Mayor Perry said the system is relatively new and that he doubts there are any lead lines. Superintendent Lanfear said that there is a lot of Water testing and that they have never had high levels.

Trustee Root said that the Village Visitor Center looks great.

Superintendent Keith Lanfear said the job is complete and that he is very happy with the work they have done.

Trustee Miller, Trustee Filomeno, and Trustee Mastrodomenico had nothing to add.

There was a motion by Trustee Mastrodomenico to adjourn at 6:07 p.m.

Respectfully submitted,

Julie K Allen  
Village Clerk