LAKE GEORGE VILLAGE PLANNING BOARD MEETING
NOVEMBER 19, 2025 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES - FINAL

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

Board members absent: Ryan Clark (Alternate)

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Ethan Hall, Anthony DeGregorio, Colin Cunningham, and Erik Sandblom.

Carol Sullivan called the meeting to order at 4:59 pm.

NEW BUSINESS:

APPLICATION: SPR#11-2025
APPLICANT: THE GEORGIAN RESORT – DAVE KENNY
TAX MAP: 251.14-3-27
ADDRESS: 384 CANADA STREET
ZONE: COMMERCIAL RESORT
SEQR: UNLISTED

"Applicants are seeking approval to remodel their business, The Georgian Resort. The project will consist of several alterations and additions, which are: repairing the existing stairs on the lake facing side of the southern-most building to make them code compliant, creating an elevated walkway from the motel building to the existing cabana bar, renovating several upper floor rooms, converting an old walkway to private balconies for certain rooms (no construction), and adding a new handicap accessible ramp. The elevated walkway portion of the project must obtain a variance from the Zoning Board as the walkway is within the 50-foot shoreline setback. That will be reviewed by the Zoning Board on Wednesday, November 5, 2025. The estimated time of construction will be from off-season 2025 to spring 2026."

Carol Sullivan informed the Board that the first item on the agenda was The Georgian Resort. She checked to see who was present and saw Ethan Hall. Ethan Hall introduced himself as The Georgian Resort's representative and that he was here for Dave Kenny and Dave Kenny Jr. as they were absent from the meeting. Carol Sullivan motioned Ethan Hall to conduct his opening statement.

Ethan Hall informed the Board that their goal was to address the existing accessibility problem and bring the existing stairs into compliance. Ethan Hall indicated that the existing stairs were in bad shape and they should be fixed; but that meant they had to switch the access points. Ethan Hall indicated that each floor had guests walk in front of all the rooms to get to the stairs, which wasn't ideal for anyone, especially those with mobility issues. Therefore, the plan of making the upper floor use the back walkway while the other floors use what existed on the pool side of the building would help eliminate that problem. He then told the Board that the rooms had gone through several "flipping" projects, meaning the building was reconstructed several times to create new accessways to the building. As the old entryways still existed, the flip should be easy to do.

Ethan Hall then shifted the topic to discuss the proposed handicap ramp. Ethan Hall told the Board that all he was asking from this Board was to approve the project as presented. He indicated that he had obtained

a variance from the Zoning Board at their last meeting, and that variance was for the bridge. Ethan Hall stated he could've asked for a bigger variance, but he felt that was unnecessary. He emphasized that the ramp would help mend the existing accessibility problem as it would provide an additional access point to the pool. Ethan Hall concluded his opening statement by saying that he reviewed the property several times and he felt that this was the best way to meet their goal and appease the community.

Carol Sullivan asked the Board if they had any questions. Walt Adams immediately asked if stormwater would be affected, and Ethan Hall replied with no. Patricia Dow then asked for specific locations for the handicap improvements, and Ethan Hall said the pool area and the 2nd floor. Patricia Dow asked if it was for the one room shown on the southern elevation rendering and Ethan Hall said that room was accessible from the parking lot side. The Board immediately asked for details on current accessibility, and Ethan Hall said there wasn't much. He stated that the current route had the guests go down the driveway, enter the building, and go down the hotel walkway. Dan Barusch chimed in to state that the ramp was an ADA improvement while the stairs were geared towards code compliance. Ethan Hall stated installing the ramp would stop congestion by adding another access point. The Board then asked for ramp installation information, and Ethan Hall said it would be installed near the kitchen in the back to the pool area.

Carol Sullivan asked the Board if they had any further comments, 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 little to no impact or moderate to large impact. The Board concluded that there would be little to no impact on each question.

Walt Adams made a motion to approve the application created by The Georgian Resort, tax map 251.14-3-27 at 384 Canada Street, to accept it as presented.

Dan Barusch quickly interjected to ask the Board to do the State Environmental Quality Review (SEQR) declaration first.

Carol Sullivan made a motion to declare a negative declaration on the Short Environmental Assessment Form Part 2 – Impact Assessment Form dated November 19, 2025.

2nd MOTION: Patricia Dow

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

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

Carol Sullivan told the Board that there was a motion on the floor for acceptance as presented.

2nd MOTION: Patricia Dow

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

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

<u>APPLICATION: SPR#12-2025</u>
APPLICANT: MARGARET NOGAN
TAX MAP: 251.10-3-20
ADDRESS: 23 NELSON STREET
ZONE: RESIDENTIAL
SEQR: TYPE II

"Applicants are seeking approval to develop an 1,800 square foot addition to their residential cabin. The project will expand the existing deck, expand the existing kitchen, add a garage, laundry room, several storage rooms, and create 4 new bedrooms with 2 new bathrooms. Stormwater management has been designed for the minor project. The existing sewer line and manhole on the property will be decommissioned and removed, and new water and sewer connections will be established. Construction will begin November 2025 and conclude in May 2026."

Carol Sullivan asked all representatives to introduce themselves for the record before conducting their opening statements. Erik Sandblom and Colin Cunningham both introduced themselves as the applicant's representative as she was unable to attend the meeting. Colin Cunningham indicated that all the applicant wanted to do was expand her camp to accommodate more family members. Erik Sandblom added that they were aware of the existing manhole, and that they hired SRA Engineers to handle that portion of the project. He then explained that they hired another company to handle stormwater, but they unfortunately couldn't attend the meeting tonight. However, Erik Sandblom advised that he knew enough of the plan so he would be able to answer any questions the Board may have.

Carol Sullivan asked the Board if they had any questions about the project. Walt Adams immediately asked about the water and sewer connections. Erik Sandbloom said they still would have the pump, but it would be connected through the manhole. Carol Sullivan asked if that was reviewed and approved by the Village, and Erik Sandbloom said yes. Dan Barusch indicated that both Wastewater Treatment Plant Operator Tim Shudt and Water Department Foreman Chris Buckley reviewed the plans and both were fine with what was presented. Dan Barusch then asked about the grinder pump, and Erik Sandbloom said it was inside the building. Kevin Merry asked if the pump would be able to handle the additions, and Erik Sandblom replied with yes.

Dean Howland asked if there were existing bedrooms in the cabin currently, and Colin Cunningham replied with yes. Dean Howland asked for the size of the crawl space, and Colin Cunningham said it was small. Dean Howland then asked if they planned to leave the log and add in lap siding or redo the siding completely. Colin Cunningham said the first option. Dean Howland then asked about the color, and Eric Sandblom said they would color match it. Dean Howland asked if short-term rentals were allowed in their zone, and Dan Barusch said no as they were in the residential zone.

Dan Barusch asked if they would be redoing the whole deck, and Colin Cunningham said yes. The Board asked for further clarification, and Colin Cunningham said they would extend the screen room out then add the deck. Dan Barusch said the details for the deck were on page 7 of the plans.

Dean Howland made a motion to approve the Nogan residence, located at 23 Nelson Street, Lake George, NY 12845, the tax map number is 251.10-3-20 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 = 1 Motion carried.

MINUTES:

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

Carol Sullivan asked the Board if they had any comments about the September 17th meeting minutes, and they all responded with no.

Carol Sullivan made a motion to approve the September 17, 2025, minutes as presented.

2nd MOTION: Dean Howland

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

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

October 15, 2025 (PD, KM, WA, DH, RC)

Debonnay Meyers informed the Board that Carol Sullivan was not authorized to vote on these minutes as she wasn't present at that meeting. Carol Sullivan asked the Board if they had any comments about the October 15th meeting minutes, and they all responded with no.

Kevin Merry made a motion to approve the October 15, 2025, meeting minutes.

2nd MOTION: Patricia Dow

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

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

Motion to adjourn by Carol Sullivan at 5:17 pm, seconded by Walt Adams, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers