

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
MARCH 25, 2026 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES - DRAFT**

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

Board members absent: Carol Sullivan (Chairperson) and Ryan Clark (Alternate).

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Rick Bult, Maria Congel, and Mehmet Baykal.

Patricia Dow called the meeting to order at 5:01 pm.

NEW BUSINESS:

APPLICATION: SIGN#16-2025

APPLICANT: DILLIGAF – BILL MASSRY

AGENT: RICK BULT – FASTSIGNS OF SARATOGA SPRINGS

TAX MAP: 251.14-3-5

ADDRESS: 273 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

Patricia Dow indicated the first item on the agenda was SIGN#16-2025 and then asked who was presenting as she didn't see Bill Massry in attendance. Rick Bult said he was, and that the application was for 273 Canada Street. Patricia Dow asked Rick Bult to introduce himself for the record, and he indicated he was the owner of "Fast Signs of Saratoga Springs" and that he would represent "DILLIGAF" tonight. Patricia Dow motioned Rick Bult to conduct his opening statement.

Rick Bult indicated that all the applicant wanted to do was install his new wall sign with the new logo exactly where the old sign was. He explained that the design was simple, and that the sign would be lit with white LED bulbs through reverse halo lighting. Dan Barusch asked if the box holding the sign would match the building, and Rick Bult said yes. Rick Bult explained that painting the box would help minimize construction costs. Rick Bult concluded that there was no change to the square footage and that the sign would follow all Village regulations.

Kevin Merry asked if the halo lighting could change color, and Rick Bult said no. Patricia Dow asked if the reverse lighting meant the light would glow towards the street, and Rick Bult said it would be the opposite. Dan Barusch asked what the plans were for the existing goosenecks, and Rick Bult said he would advise the applicant to take them down. Kevin Merry asked if the white color on the sign matched the color of the building, and Rick Bult replied with yes. Patricia Dow asked if the bulbs would be taken out of the goosenecks, or if the goosenecks would be taken down. Rick Bult indicated that the goosenecks would have to stay, but he would advise the applicant to not use them as it would ruin the halo effect. He then indicated that he could remove them entirely and install a faceplate, and the Board liked that idea. Rick Bult said if the Board wanted the faceplate, he would do it. He then stated that the end goal was to create and install a nice sign for "DILLIGAF", now that Bill Massry's daughter is part of the process.

Patricia Dow asked if the daughter planned to change the store's merchandise, and Rick Bult said he wasn't sure, but he could see her make some changes.

Patricia Dow asked the Board if they had any other questions and both Kevin Merry and Walt Adams replied with no. Dean Howland asked about the shirts in the windows, and Dan Barusch indicated that questions should be geared towards the application. Dan Barusch then asked him if he had any questions, and Dean Howland said no.

Walt Adams made a motion to approve the signs as presented.

Patricia Dow asked if he wanted to include "the revised signs" in the motion, and Walt Adams said yes. Walt Adams amended the motion to include "the revised signs" and "under the condition that the lights removed, the goosenecks."

This will be for DILLIGAF, tax map 251.14-3-5 at 273 Canada Street.

2nd MOTION: Dean Howland

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

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Dean Howland asked if he wanted to include the application name, address, and tax map to the motion. Walt Adams re-amended the motion to include "This will be for DILLIGAF, Bill Massry with tax map 251.14-3-5 at 273 Canada Street".

2nd MOTION: Dean Howland

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

Aye = 4 Nays = 0 Absent = 2 Motion carried.

APPLICATION: SPR#1-2026 (COU)

APPLICANT: THE LAKE GEORGE COUNTRY STORE – MEHMET BAYKAL

TAX MAP: 251.18-3-40

ADDRESS: 157 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

Patricia Dow indicated the next item on the agenda was SPR#1-2026 and then asked who was representing the project. Mehmet Baykal indicated he was, and Patricia Dow motioned for him to conduct his opening statement. Mehmet Baykal explained that he had owned the building for three years, and one of his tenants did not want to continue their lease; so, he felt it was time to propose a Country Store for the Village of Lake George. Mehmet Baykal said some of the items he planned to sell were local items such as honey, jams, gems, tomatoes, as well as snacks, hot foods, and cold foods. He explained that he didn't need to change much as the space has a full kitchen from when it was "Mezzaluna" and all he needed to do was remove half of the seating to create space for shelves. He then advised the Board that he

felt the County Store was a great idea for the Village as it would help bring business and tourists to the area all year-long.

Patricia Dow asked the Board how they felt about the transition and Dean Howland explained he thought it was a great idea. Walt Adams said he thought it was a great idea as well but had questions regarding product access. Mehmet Baykal said all jams and honeys would be sourced through local businesses, so it can help other businesses survive. Walt Adams asked if he planned to just sell products or if he was planning to serve breakfast, lunch, or dinner too. Mehmet Baykal said it was dependent on the number of employees, but he would prefer to do both. Patricia Dow asked if the seating would be for those who are eating and Mehmet Baykal added that his country store would not offer fine dining. Debonnay Meyers chimed in to state that Mehmet Baykal's vision would be like "Bean's Country Store" or "The Silo". Patricia Dow asked if the outdoor picnic tables would be classified as "not service tables", and Mehmet Baykal said he would prefer those to not be labelled as it would limit his options.

The Board asked if picnic tables were allowed, and Dan Baurisch replied with yes then read the law out loud for all to hear. The Board asked when the amendment was made, and Dan Barusch replied with 2019. Mehmet Baykal chimed in to state that he would change the outdoor seating if the picnic tables weren't allowed, and Dan Barusch said they were as long as the Planning Board was ok with it. Dan Barusch then asked if he wanted four picnic tables outside, and Mehmet Baykal said he didn't want to limit his options. Dan Barusch indicated he would need to know the number as it would go through the Planning Board as well as Warren County, Department of Health (DOH), and/or Agriculture and Markets.

Mehmet Baykal said he wanted six, and Dan Barusch asked if the rendering provided was too scale. Mehmet Baykal asked if he could have small tables, and Dan Barusch said he could do whatever he wanted but they needed to know what exactly – that way the Board could proceed with a determination. The Board asked if the railing was up, and Patricia Dow said it was down. Mehmet Baykal asked if he could have eight small picnic tables in that area. Patricia Dow said she didn't think smaller picnic tables existed as the size she knew was six feet. Dan Barusch chimed in to state that egress must be met; and that if the outdoor space measured 28 feet, only six regular tables could be out there. Mehmet Baykal asked if he could use four tops instead, and Dan Barusch said he could. Dan Barusch asked the Board if they felt comfortable with the applicant supplying a revised floor plan showing the porch tables, and the Board said yes. Patricia Dow then asked if the railing would be installed, and Mehmet Baykal said yes.

Patricia Dow asked about the indoor seating. Dan Barusch said 12 booths were proposed in the plan, and Mehmet Baykal indicated that each booth would seat a maximum of six people. Dan Barusch asked if Mehmet Baykal planned to serve alcohol, and Mehmet Baykal replied with no. The Board then inquired about occupancy, and Dan Barusch said it shouldn't be an issue, but Warren County would have the final say. Patricia Dow asked for the hours of operation and Mehmet Baykal said if he served breakfast, it would be 7:00am to 1:00am.

Patricia Dow took a minute to reiterate what was mentioned so far, so everyone understood what was said. She indicated that the railing between the outdoor seating and the sidewalk would be re-installed, the proposed hours of operation were 7:00am to 1:00am, the seating inside the restaurant would be cut in half, and the applicant would submit an updated floor plan that would show the number of tables and chairs and what they would look like. Mehmet Baykal asked if he could use mesh tables and chairs, and the Board said he could do that, but they needed an updated floor plan. Mehmet Baykal said Paddles had

some out, and he wanted to do that instead. Patricia Dow immediately stated that he should submit the floor plan with pictures of the tables and chairs to Dan Barusch as that would give Mehmet Baykal a quicker answer than waiting until the next meeting. Mehmet Baykal understood and said he would do that.

Dan Barusch then brought up the stand for fresh produce, and Mehmet Baykal stated that it was something he really wanted because he felt it would invite customers in. Mehmet Baykal then explained that once the customers were in, they could check out what other items he had inside. Dan Barusch indicated that he wasn't sure if the stand was allowed, and if the requirements for space were met. Patricia Dow said she could see the space being jammed up with baby carriages, and Mehmet Baykal said he could put other items there. The Board stated that they felt more space was needed for circulation and asked Dan Barusch for his input. Dan Barusch said there were requirements for egress and aisle width, and he couldn't recall what they were; so, when he receives Mehmet Baykal's updated rendering, he would send it to the County for them to review.

However, Dan Barusch quickly skimmed the code and found that merchandise could not be outside at all per §186-10. Therefore, everything, including the ice cooler and the produce stand, had to be inside. Mehmet Baykal indicated that it was on his property, and Dan Barusch said it didn't matter as the code didn't allow it at all except if there was a sidewalk sale. The Board asked if vending machines could be out there, and Dan Barusch said he could have one per parcel. He then elaborated by saying that it could only hold beverages and that a license had to be obtained if the machine was placed within 20 feet of the pedestrian right of way.

Mehmet Baykal asked for clarification on §186-10, and Dan Barusch used "Waterfront Living" as an example. Dan Barusch indicated "Waterfront Living" was allowed to put merchandise on their porch as that area was screened in. However, once the screen was removed, the merchandise had to be inside. Mehmet Baykal said he was willing to construct a screened porch, and Dan Barusch quickly said that he wasn't telling Mehmet Baykal to do that. Dan Barusch told Mehmet Baykal to follow the rules and bring the merchandise out only during the sidewalk sales. Mehmet Baykal asked what could be put on his porch, and the Board said his vending machine and the tables with chairs.

Mehmet Baykal asked if he could keep his use as a restaurant but add retail to it. Dan Barusch said he could do that if he wanted to. Mehmet Baykal asked if the switch would cause him to be under DOH or Agriculture & Markets, and Dan Barusch replied with DOH. Mehmet Baykal said he would like to do that then and sell toys. Dan Barusch indicated that no matter what option he picked, both didn't allow any outside merchandise. Dan Barusch indicated that it may be easier to work with Agriculture and Markets, and Mehmet Baykal said he would stick with the country store.

The Board asked for a recap of what was discussed so far, and Dan Barusch listed the following: barrier required, submit new floor plan with tables for porch, no merchandise outside except vending machine, and follow up with Department of Health and Agriculture and Markets.

Patricia Dow made a motion to approve the application created by Mehmet Baykal, who is at the store located at 157 Canada Street, tax map 251.18-3-40, for a change of use from a restaurant to a country store. In which he will sell retail merchandise, grocery items, deli cold cuts, and pre prepared hot food with the following conditions: there needs to be an outside barrier re-installed between the sidewalk and

his store front, there needs to be a new floor plan with tables for that outside area, pictures of the tables and chairs desired for that outside area provided to us, the understanding that there is no merchandise permitted outside there under village law but one vending machine per the vending machine code can be permitted out there and you also must have follow up with Department of Health or Agriculture and Markets.

2nd MOTION: Kevin Merry

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

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Dan Barusch asked Mehmet Baykal to include seating count in the updated floor plan, and Mehmet Baykal said he would.

APPLICATION: SIGN#1-2026

APPLICANT: THE LAKE GEORGE COUNTRY STORE – MEHMET BAYKAL

TAX MAP: 251.18-3-40

ADDRESS: 157 CANADA STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

Patricia Dow indicated the next item on the agenda was SIGN#1-2026. Patricia Dow asked the Board if they had any questions, and both Walt Adams and Kevin Merry said no. Dean Howland said he liked the design and was ok with it. Patricia Dow asked if Mehmet Baykal planned to utilize the existing five goosenecks, and Mehmet Baykal said yes. Patricia Dow indicated she felt the lighting was excessive, but she said it was fine.

Kevin Merry made a motion to approve the application created by Mehmet Baykal, located at 157 Canada Street, tax map 251.18-3-40, as presented.

2nd MOTION: Patricia Dow

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

Aye = 4 Nays = 0 Absent = 2 Motion carried.

APPLICATION: SPR#2-2026 (COU)

APPLICANT: VERO COFFEE ROASTERS (CAFFE VERO)

TAX MAP: 251.18-3-25

ADDRESS: 35 MONTCALM STREET

ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

STOP @ 48:42

Kevin Merry made a motion to approve

2nd MOTION: Patricia Dow

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

Aye = 4 Nays = 0 Absent = 2 Motion carried.

MINUTES:

January 28, 2026 (CS, KM, WA, DH, RC)

Kevin Merry made a motion to

2nd MOTION:

Patricia Dow	Kevin Merry	Walt Adams	Dean Howland
Abstain	Aye	Aye	Aye

Aye = 3 Nays = 0 Absent = 1 Abstain = 1 Motion carried.

Motion to adjourn by Patricia Dow at 6:08 pm., seconded by _____, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers