AGENDA
LAKE GEORGE VILLAGE
PLANNING BOARD MEETING
JUNE 17, 2026

Board members present: Kevin Merry (Chair), Patricia Dow (Vice Chair), Walt Adams, Dean Howland, Ryan Clark

Others present: Dan Barusch (Director of Planning and Zoning), Stephanie Todd (Planning and Zoning Clerk)

Chairman Kevin Merry called the meeting to order at 4:58PM.

Kevin Merry changed the order of agenda items, such that the two Lake George Steamboat Co. applications would be heard first. Patricia Dow recused herself from the board for these two applications and participated solely as an applicant.

NEW BUSINESS:

APPLICATION: SIGN#5-26
APPLICANT: LAKE GEORGE STEAMBOAT CO – PATRICIA DOW
TAX MAP: 251.18-3-68
ADDRESS: 57 BEACH ROAD
ZONE: COMMERCIAL MIXED USE
SEQR: TYPE II

Patricia Dow presented the application on behalf of Lake George Steamboat Co. Patricia told the board that they have had the same sign since the early 2000s, prior to the zoning regulations which were passed in 2007, and the sign is grandfathered in. The technology that controls the middle box of the sign hasn't been upgraded in a long time. The top part facing Beach Rd blew off in a recent windstorm and it became apparent that the sign would need replacing sooner rather than later. The signmakers proposed an upgrade to the reader board component and they will swap the logo to the top box and the boat names to the bottom box. The sign helps to advertise the cruises. The shape and size of the sign will remain the same. This application has already been approved by the ZBA. Kevin Merry asked the board if anyone had any issues or questions. None were raised. Walt Adams made a motion to approve the application at 5:02PM. Dean Howland seconded. All board members assented. Application approved as submitted at 5:02PM.

MOTION: Walt Adams to APPROVE

MOTION 2ND: Dean Howland

KM	PD	WA	DH	RC
Aye	Recused	Aye	Aye	Aye

APPLICATION: SPR#3-26
APPLICANT: LAKE GEORGE STEAMBOAT CO
AGENT: KYLE PARMENTER, APEX ENERGYTEK LLC
TAX MAP: 251.14-3-47
ADDRESS: 2 LOWER AMHERST ST
ZONE: COMMERCIAL MIXED USE

SEQR: TYPE II

Peter Kronau, project manager, presented the application on behalf of Lake George Steamboat Co and Apex EnergyTek. The application had been amended to include only 117 solar panels instead of the originally submitted 124. The system size had to be reduced per the utility company. There will not be panels on the corrugated roof over the parking lot. The panels will only be visible as you come down Lower Amherst. All the equipment will be located behind the fence where the meter is located. There is no battery storage, only a solar electric system with converters connected to a preexisting generator transfer switch. Kevin Merry asked if the panels were fixed position. Peter Kronau confirmed that they are, they are approximately 3-4" off the roof surface. Peter also confirmed that the panels are anti-reflective. Kevin asked the board if there were any further questions. Dean Howland inquired about how much power the panels would produce. Peter answered that they would provide a 70-80% offset in power usage for the facility. There were no further questions from the board. Dean Howland motioned to approve the amended application at 5:08PM. Ryan Clark seconded. All board members assented. Application approved as amended at 5:09PM.

MOTION: Dean Howland to APPROVE AS AMENDED

MOTION 2ND: Ryan Clark

KM	PD	WA	DH	RC
Aye	Recused	Aye	Aye	Aye

Patricia Dow rejoined the board at 5:10PM.

APPLICATION: SIGN#7-26
APPLICANT: LAKE GEORGE BEACH CLUB - JOSE FILOMENO
TAX MAP: 251.18-3-55.2
ADDRESS: 3 LOWER MONTCALM STREET
ZONE: COMMERCIAL
SEQR: TYPE II

Jose Filomeno presented the application on behalf of Lake George Beach Club. He explained that it is coming up on the Lake George Beach Club's 10th anniversary and they have redone their logo. They want to put up new signage that reflects the new logo which is already in use on merchandise. The new logo matches the colors of the building; they are calling this a "quasi-rebrand". There are two signs, one each on the north and south sides of the building. The previous signs were oval; the new signs will be rectangles. Dean Howland asked what size the new signs would be. Jose answered that they will be just below the allowed 4x6'. It will be made by Ray Signs out of Rotterdam, NY, who made the previous signs and are familiar with the Village code and requirements. Ryan Clark asked if the design presented was a single sign or two signs. Jose clarified that it is one design, a single connected rectangle. Kevin Merry asked, "What is graphics and what is the sign?". He noted that he couldn't find information in the village code that specified what a graphic was. The board discussed what could and should be defined as graphics. Patricia Dow noted her hesitation to approve, based on setting a precedent for others, as well as previous decisions of the Planning Board. Dan Barusch told the board that they should determine whether they felt each item on the sign is an individual graphic or if the sign is one collective graphic. Dean Howland remarked that he wasn't sure how to quantify the graphics, as the board has not seen a sign like this in his time. Dean also noted that he felt having the date in two places is redundant. Jose agreed and said they could remove one of the dates. Ryan Clark remarked on the apparent hesitation Jose displayed and asked if he preferred the original sign. Jose responded that he wants to give the new sign due diligence. Kevin Merry and Dan Barusch agreed that this will come up again until the Village codifies a definition of a "graphic". The board agreed that utilizing a border in the design would make it one cohesive graphic. Kevin Merry motioned to approve the application with conditions. Ryan Clark seconded. Patricia Dow dissented. All other board members assented. Application approved with conditions at 5:40PM.

CONDITIONS: Remove "Est 2016" at bottom, add border, consider elongating paddle graphics

MOTION: Kevin Merry to APPROVE with conditions

MOTION 2ND: Ryan Clark

KM	PD	WA	DH	RC
Aye	Nay	Aye	Aye	Aye

APPLICATION: SPR#4-26 (SKETCH PLAN REVIEW)
APPLICANT: LAKE GEORGE VIEW REALTY
AGENT: ETHAN P HALL, RUCINSKI HALL ARCHITECTURE
TAX MAP: 264.06-2-45
ADDRESS: 51 CANADA STREET
ZONE: COMMERCIAL MIXED USE
SEQR: UNLISTED

Ethan Hall of Rucinski Hall Architecture presented the sketch plan on behalf of Lake George View Realty. Ethan presented his drawings and proposed plans for an overhaul of the Windsor Motel. The current motel building is a one-story building from the 1940s in need of upgrading. The applicants want to build a two-story building on the same footprint as the current motel. The pool would remain the same. There would be a one-way entrance with diagonal parking which would exit on Dieskau Street. Kevin Merry asked if emergency vehicles would fit height wise, Ethan confirmed that there would be a 14' height clearance. A section of the building that is set back from Canada Street will be elevated and there will be parking underneath. The upper floors would contain owner apartments and queen suites. The lower floor rooms would remain mostly as they are now, with accessible queen suites and standard rooms. Kevin Merry clarified whether the suites would be short- or long-term rentals. They will be typical motel stays, short term. Kevin asked if there was a basement. Ethan clarified that there is a basement under a portion of the building where the utilities come in, but most of the building is concrete slab with no basement. The primary goal is to maintain the charm of the current building while bringing it up to the 21st century. The board reviewed the plans and drawings. Walt Adams asked how many rooms there would be. Ethan answered that there would be 28, there are currently 21.

Kevin Merry asked if the current building would be demoed, Ethan affirmed. Kevin asked about the apparent open-air deck on drawing A2. Ethan answered that it's a raised sitting area for folks to sit at that has something of a view. There will be no services provided, people can bring their own food and drink. Kevin asked about cars having to negotiate poles and posts in the parking area. Ethan answered that the posts will be "beefy", made of concrete and stone. Kevin asked if neighbors should be notified of the changes to the entrance and exits. Ethan responded that we would have to have a public hearing when we move to the next phase. This one way will be evident and will improve the circulation on site. Dean Howland commented that Dieskau is not particularly high traffic. Dan Barusch asked about the width between the columns. Ethan answered that it's also 14'. The angle of the spaces is 22.5°. Patricia Dow asked about the sundeck, is there parking under it? Ethan answered that yes, the nose of the vehicle would be under the platform. Ryan Clark asked if the parking spaces would be assigned by unit. Ethan affirmed, and there was a short discussion of what would be done if a large vehicle was assigned to the space under the stairs. Patricia asked about an increase in water and sewer. Ethan responded that yes, they would increase. The current building is not sprinklered and the new one will be. They will also employ new, modern fixtures with water-saving features. Patricia asked about access to the upper floors. Ethan explained that there is a walkway that goes across the front of the building, accessed by interior staircases. There must be two means of egress. The applicants came tonight to seek project feedback before moving into more detailed design work and a site plan review. There is no motion. Patricia recommended reconsidering the parking under the sundeck and exploring other thoughts regarding access to the second floor. The discussion ended at 6:04PM.

<u>REFERRAL - APPLICATION: AV#2-26</u>
TAX MAP: 251.10-3-24
APPLICANT: CASEY S CORRIGAN
ADDRESS: 14 HAMMOND STREET
ZONE: RESIDENTIAL
SEQR: TYPE II

This is a referral from the ZBA. Casey Corrigan presented his application on his own behalf. Dan Barusch told the board that the Village code has a referral requirement that is intended to be removed, but until such time applications will have to "ping pong" between the boards. This application would not need Planning Board input under the new code when it happens. This application was approved by the ZBA pending a positive referral at Planning. Kevin Merry asked why the deck is freestanding instead of attached. Casey answered that he doesn't want any potential settling of the deck to affect the house. Walt Adams asked about the anchoring. Casey responded that there will be concrete poured and the joists will be as close as possible, maybe ½" of space. Kevin and Dean cautioned Casey that he should flash under the first row of siding in any case. Patricia Dow motioned for approval, seconded by Kevin Merry. The board assented. Motion for positive referral carries at 6:14PM.

MOTION: Patricia Dow to APPROVE (Positive Referral)
MOTION 2$^{ND:}$ Kevin Merry

KM	PD	WA	DH	RC
Aye	Aye	Aye	Aye	Aye

Patricia Dow asked Dan Barusch to clarify the referral process and potential changes. Dan responded that large scale projects and use variance applications would still appear before the Planning Board. Patricia asked about subdivisions, Dan said he could pitch keeping subdivisions as well.

MINUTES:

March 25, 2026 (KM, PD, WA, DH)

Kevin Merry motioned to approve the minutes. Patricia Dow seconded. Minutes approved at 6:25PM.

There was a short board discussion regarding the propriety of merchandise displayed along Canada Street and if anything could be done about it. Dan Barusch informed the board that it was something the Village has been trying to deal with for a very long time, going back to the prior Mayor. It’s a first amendment right issue and hands are currently tied.

Dan Barusch passed around a proposed sign for Shore Thing Beach Rentals that he would like to approve administratively. It is a booth next to the Lake George Beach Club which rents chairs, umbrellas, and sundries located on an easement in perpetuity to the Village of Lake George for boardwalk access. The board discussed whether a QR code is a graphic. They agreed it was, and that it is redundant to have a QR code to scan when you’re standing in front of the business. The board and Dan discussed the size of the sign, and asked that it be made smaller to comply with the Village code. They also discussed limiting the colors to four, also to comply with code. Dan agreed to take the changes back to the applicant and approve administratively once they were made.

Kevin Merry motioned to close the meeting. Ryan Clark seconded. The board assented.

Meeting closed at 6:43PM.

Respectfully submitted,
Stephanie Todd

Stephanie Todd
Planning & Zoning Clerk for the Village of Lake George