

# DRAFT Review Board Meeting Minutes April 17th, 2024

## **MEMBERS PRESENT**

Michael Ballard- Remote  
Chip Bissell  
Claire Doering  
David Genito  
Laura Yerkovich

## **MEMBERS ABSENT**

Bob Rafferty  
Rick Thompson

## **ALSO PRESENT**

Tim Smith, Board Attorney  
Barry Sears, Code and Zoning Coordinator  
David Wright, Code Enforcement Officer

Mr. Genito opens the meeting at 5:30 pm.

## **Old Business**

### **Prison City Beverage, LLC (Case # 1308) Notice to Neighbors**

Dawn Schulz is present as the applicant.

Dawn Schulz: No, nothing new. I've met with Laura today to work out a design for the sign but she said that it is one where there's already a master sign plan. So we will go with what's in that, and she'll apply for that separately and otherwise, nothing has changed.

Mr. Genito asks about the notice to neighbors. There were 6 sent and no returns, and no comments.

Ms. Doering fills the members in on the site visit.

Group discussion on layout, bathrooms, and handicap accessibility.

Mr. Genito asks if there was discussion on the alcohol board, and there was a group discussion on the topic. The applicant is exempt from the 200 ft rule because of the Farm Brewers License, and because they are only serving beer and wine.

Mr. Ballard asks about occupancy limits, and who sets them.

Dawn Schulz: fire department. The codes would come in and they would give us an occupancy amount. And that's based on what square footage is left after we put in the bar, and our storage and things like that. So so the space that's left for patrons, they'll divide that by, you know, however many feet there are, and each person gets, let's say, 5 feet. I'm not 100% sure but and then they'll give us a number that we are allowed to have. But according to our architect, it looks to be about around 19.

Mr. Smith states that this application is a Type II for SQER, by virtue of the reuse of an existing space.

Ms. Doering motions to approve the application as presented subject to the following conditions:

- a. Architectural and site design plans are approved as submitted. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.
- b. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- c. This approval does not address or make any findings regarding applicable deed restrictions, covenants, or other title conditions. This approval does not excuse the applicant from obtaining all other necessary governmental approvals, including but not limited to the New York State Building Code, Adirondack Park Agency, New York State Department of Environmental Conservation, New York Department of Transportation, New York State Department of Health, and/or Army Corps of Engineers.
- d. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- e. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Ms. Yerkovich seconds the motion.

All members present vote in favor.

The motion is approved 5-0.

End Discussion on Case #1308.

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### **LP Fresh LLC (Case #1309/1310) Architectural Review/ Sign Review**

Applicant requests Architectural review of a garage door style window, and a sign review for the space of 2490 Main St.

Ashlyn Farrell is present as the applicant.

Ms. Farrell: So the longer sign is going to be replacing the one from the past businesses. And then the additional sign, which is the round sign that's above the window space. It just gives a little bit more details. And there's been a lot of tenants that leave the space and the smaller sign is, going to give a little bit more detail of what the restaurant is. So it just has, like the small description underneath. And kind of like the logo of this space.

We're also proposing the Architectural Review for the link shift window, so that will be replacing the front window the size will remain the same as the size of the windows that are already there, and it will just be color coded to match the green of the building, and it will just be operable to like fresh air for the space.

Ms. Yerkovich: I move that we approve. Case 1309. The Architectural Review for new window at new enterprise, LP, Fresh.

Ms. Doering seconds the motion.

Mr. Smith states that this application is a Type II for SQER, by virtue of the reuse of an existing space.

All members present vote in favor.

The motion is approved 5-0.

Mr Genito then asks about the signs.

Mr. Ballard asks if it is a new business.

Ms. Farrell: Yes, new business.

Mr. Ballard: What kind of business is it?

Ms. Farrell: So it's going to be like a quick serve lunch. Smoothies' salads, and acai bowls.

The sign colors are black, pink, and white. No lighting, no additional lighting. There is already lightning for the long sign in the awning. But that will remain the same.

Mr. Wright: That that round side isn't conforming, but we found nothing, stating that it can't be there.

Mr. Genito: Okay for a master sign? I do remember a master sign plan from before from when the upstairs restaurant.

Mr. Wright: I believe you, but we searched about 8 to 10 case files, all the way back to 2005, and could not find it.

Ms. Doering makes a motion to approve.

Ms. Yerkovich seconds the motion.

Mr. Smith states that Signs are always type 2 SQER.

All members present vote in favor.

The motion is approved 5-0.

Case #1309/1310 is closed.

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### **The Devlin Inn (Case #1311) Sign Review**

The Applicant is represented by Adam Wakulenko of Adirondack Sign Co.

We're proposing removing the existing sign and putting up a new sign with the Update, with the new branding for the hotel. It's going to be double sided. It's going to be dimensional. No lighting on it. within compliance for sizes, for footage.

Ms. Yerkovich: So, the sign that says more to come, or whatever that's your temporary?

Mr. Wakulenko: that's going to be placed in the same spot.

Mr. Genito: Same posts?

Mr. Wakulenko: No different posts is this. Skinnier, we would have liked it bigger. But yeah.

Chip Bissell: Is there any dimension to that sign? I mean.

Mr. Wakulenko: Yeah, yes, Devlin the ski jumper. And you know again they're all going to be dimensional half inch raised.

Ms. Yerkovich: I move that we approve. Case 1311 with a new a new sign at the Devlin Inn.

Mr. Genito seconds the motion.

All members present vote in favor.

The motion is approved 5-0.

End of Discussion on Case #1311.

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## **Board Business**

### **Minutes of 4/03/24**

Ms. Doering motions to approve the minutes as written.

Ms. Yerkovich seconded the motion.

Mr. Genito abstained.

The motion is approved 4-0.

The meeting adjourned at 5:46pm.