

DRAFT Review Board Meeting Minutes May 1st, 2024

MEMBERS PRESENT

Michael Ballard
Bob Rafferty
Rick Thompson
Chip Bissell
Claire Doering
David Genito
Laura Yerkovich

MEMBERS ABSENT

None

ALSO PRESENT

Tim Smith, Board Attorney
Darci Whitney, Code Enforcement Officer
David Wright, Code Enforcement Officer

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

New Business

LP Hospitality, LLC (Case # 1312) Sketch Plan Review

Caryn Mlodzianoski is present as the applicant.

Ms. Mlodzianoski goes over the application: - about 2.3 acre parcel – Proposing a new hotel to site back to life – 4 story hotel – Use of driveway to help transition the grade – use of retaining walls – Parking in front, side, and rear – Variance will be required – Plan does meet setback and parking (96 spaces) – Roof line change is incorporated – Site plan includes a bump out in the façade to meet the intent of the code.

Mr. Thompson asks about the total building length.

Ms. Mlodzianoski replies that it is 209 feet on the longest side.

Mr. Thompson states that a height of 50 + Ft. will need a variance.

Mr. Bissell states that it looks like corporate architecture, and the code states that corporate architecture is not allowed. In other mountain towns, the architecture has been able to be changed to fit in.

Mr. Bissell states that he doesn't see this working here as written.

Mr. Thompson calls out the code about franchise architecture 5.4.2 (A)(8).
Not sure it complies with the building breaks, and will need signage changes. We will also need something more in character with mountain towns, just like the other newer hotels.

Ms. Mlodzianoski states that the plan is modified from the base plan.
Mr. Ballard asks if this project has features that are that far off from the Cambria.

Mr. Bissell states that towns that have architectural guidelines don't appear to look like towns near the airport.

Mr. Thompson states that it will need a variance.
Ms. Yerkovich states that it is helpful to read from the code and the project must be compatible with the village and town. All the existing hotels are compatible with the code.

Mr. Genito states that there are examples of chains conforming to the code.

The group gives some examples around town.

Mr. Genito asks about the ramp up to parking.
Ms. Mlodzianoski states there is a big retaining wall in the back.

Ms. Doering states that the stones will need to be appropriate natural stone color.

Ms. Mlodzianoski states that the height and architecture are large hurdles, and that they don't see any other layout.

Mr. Genito states that the layout does put the parking in the back and side.
Mr. Thompson states that green spaces may be needed for screening from the road.
Mr. Ballard states that it is the expectation that the architecture will be changed to move forward.
Mr. Thompson states that they will need to soften the look of the block building.
Mr. Bissell states that they should go look at other examples of local architecture around the town.

Group discussion on other hotel architectural changes.
Mr. Thompson wishes them luck.

End discussion.

High Point Apparel (Case # 1314) Sign Review

Spencer Beckstead is remote as the applicant.

Mr. Beckstead goes over his sign application- he is currently in Massena and would like to branch out – the space is at 2648 Main Street – the sign is going to be a window decal.

Mr. Thompson asks if the outer blue portion of the rendering is part of the decal.

Mr. Beckstead states that the photo background is blue so you can see the details. It is probably going to be like one and a half by one and a half feet of a footprint, but it'll be like a circle inside that footprint which is full. I don't expect it to be anywhere close to 20%.

There will be one on the left window, and one on the middle window on the right side.

Ms. Yerkovich asks about the "authorized retailer" sign on the bottom of the left window.

Mr. Beckstead states that he will go with a 5 inch by 19-inch sticker decal that Lulu Lemon gives to us as an authorized retailer that we can place wherever we'd like on a window, both, of course, approved by you guys.

Mr. Thompson asks about the white space on the rendition, and whether it will be an inside or outside application.

Mr. Beckstead states that there will be white around the outside and that it will be an inside application decal.

Mr. Rafferty asks about any lighting changes.

Mr. Beckstead states that there are no lighting changes, but maybe in the future.

Mr. Rafferty motions to approve.

Mr. Bissell states that he can't recall the last time we did just a window sticker.

Mr. Thompson states that maybe down the road we will see something nicer, but there are many window signs.

Ms. Doering seconds the motion on the floor.

The motion passes 7-0

End discussion.

Cold Brook Plaza (Case # 1315) Conditional Use

Mark Adler is present representing the Saunders Group as the landlords and the tenants Heritage Indian Grill.

Mr. Thompson states that the major change is the kitchen and adding 60 retail seats.

Ms. Yerkovich asks if they are only using half the space.

Mr. Adler states that they are just using half the space.

Mr. Thompson states that the interior changes need to meet code. He then asks about exterior changes.

Mr. Adler states that there are only going to be damage repair on the exterior.

Mr. Thompson states that it's a change of use in an existing plaza, and we can bring it to a vote this evening, rather than go to a 2 meeting rule.

Mr. Smith states that is Type II SEQR, reuse of an existing space.

Mr. Bissell motions to approve.

Ms. Yerkovich seconds the motion.

The motion passes 7-0

End discussion.

Tummons, Ryan (Case # 1316) Conditional Use

Ryan Tummons and Larry Peryea are both present as applicant and owner.

Mr. Thompson states that is a conditional use of a property.

Mr. Tummons owns Lawn & Order property service. He had to leave his previous space and wants to lease a piece of land from Larry. There will be a structure in the long term, but in the short term just looking to get approval to use the space.

Mr. Smith states that Larry was chairman of the planning board for 5 years in the late 90's and was instrumental in the disapproval of Walmart.

Mr. Peryea states that the lot was created in 1951 for water right of way. Ryan needs a place to store his equipment, and this is an obvious choice. The building and parking will be out of sight.

Mr. Thompson asks if the access is from Brookside Dr, and what the plan is for the elevation change from the front to the back of the lot.

Mr. Tummons states he would have to put in a retaining wall. He has an excavator, skid steer, and 3 trucks. None of that has significant height that would interfere with power lines. It would be mostly for storage in winter, and in the garage when it is built.

Mr. Genito states that you are looking to use the space now.

Mr. Tummons states that he does want to use the space now and will do most of the work himself.

Mr. Ballard states that the golf course is on the side of the property.

The group requests a notice to neighbors and a site visit on 5/7/24.

Mr. Peryea wants to make this lot a separate parcel.

Mr. Thompson states that it is not perview at this time.

Mr. Smith states that a subdivision could be applied for.

Mr. Peryea states that he has been taking to the office, but doesn't want to subdivide the entire lot.

Mr. Thompson states that it can be approved down the road, and it becomes a leaseholder improvement.

Mr. Peryea states that it will not be easy to split due to tax implications.

Mr. Thompson states that Mr. Tummons and Mr. Peryea will need to have an agreement in place to deal with the assessment.

Mr. Tummons asks if it needs to be done first.

Mr. Thompson states that it can be done in parallel with conditional use.

Notice to Neighbors next meeting.

Site visit scheduled for 5/7/24 at 4:30pm

End discussion.

LP food Pantry and Thrift Store (Case # 1317) Conditional Use

Steve Samba is present representing Homestead Development Corp.

Mr. Samba is proposing a 3000 Sq Ft. building that is a one story modular. It will be at the back of the youth center lot. It will have forest green vinyl siding, and they are still developing an engineering plan.

Mr. Thomspson asks what is the building total length?

Mr. Samba states that it is 98 Ft.

Mr. Thompson asks about façade guidelines.

Mr. Bissell states that they are forgiven.

Ms. Whitney states that the façade is gateway corridor.

Mr. Genito states that you will see that long building driving in.

Mr. Samba states that one side and part of the front will be visible from the road.

Mr. Bissell asks if it is a modular building.

Mr. Thompson asks about the basement.

Mr. Samba states that it is a modular, and there will be a full basement with access on the back. The second egress is inside.

Mr. Thompson asks about stormwater.

Mr. Samba states that there will be a plan.

Mr. Ballard states that this is just for the conditional use, and will have to come back when the plan is more solid.

Ms. Yerkovich asks about colors.

Mr. Thompson states that it will need to be seen down the road.

Mr. Bissell states that it will be seen from the parking lot, and that the nonprofit is helping the community.

Mr. Samba states that the building will be green with a grey roof.

Mr. Ballard states that there is a great need in town and the architecture is broken up into 3 separate areas.

Ms. Yerkovich states that it being a not for profit is not relevant, but they are doing the right things.

Mr. Genito states that everyone should go look at the space to know where it is.

Mr. Thompson states that if it were marked out it would show the size of the building. He then asks about the increase of traffic by the Shipman Youth Center, and the possibility of an accident.

Mr. Ballard asks about the loss of student parking.

Mr. Samba states that the building will be on the space that was the basketball court, so there should be very minimal.

Mr. Thomspson asks if this is a public supported issue and set the public hearing for 6/5/24.

The applicant should bring color samples.

Ms. Whitney asks to have the hours of operation added to the project narrative.

End discussion.

Board Business

Electrical Superintendent Q & A
Kimbal Daby

Mr. Thompson asks to be educated on the difference between color temp vs. lumens.

Mr. Daby speaks to the fact that they have had issues with the with this topic.

4000k was agreed to as a color temp, but 2700k have become the standard.

Ms. Yerkovich states that 2700k is more amber than blue.

Mr. Daby states that residential standard for street lamps are 26 watts, and can be in the range of 30 to 17 watts. Cascade road from the corner store to the horse show grounds is 60 watts.

Mr. Thompson states that it is generally 2700k that is approved, but some instances they have gone up to 3000K.

Mr. Daby states that you really notice 4000K on the Northwood sign. There is 4000K on main street and 3000K on the lower end.

Mr. Ballard states that 2700K as a standard is only as good as the apparatus that it is attached to.

Mr. Daby states that the you can have the same lumens with different color temps.

Mr. Thompson states that we should continue to suggest both color temps and lumen levels.

Ms. Yerkovich states that there is an effort by the comp committee to update lighting in the future.

Mr. Thompson states that signs must be evaluated on lumen levels.

Mr. Bissell states that it also depends on the sign background.

Mr. Smith states that he would like to pay tribute to Ruth Hart. She was the only Zoning Board Chairman during the 80's and was a personal mentor.

The Board pays tribute to Ruth Hart.

Minutes 4/17/24

Mr. Thompson motions to approve.

Mr. Genito seconds the motion.

The motion passes 6-0. Mr. Rafferty abstains.

The meeting ends at 7:01pm.

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