

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
JASON LEON  
RICHARD PRESTON  
TOWN COUNCIL  
KENNETH PORTER  
SUPT. OF HIGHWAYS  
523-9081  
CATHERINE EDMAN  
BUDGET OFFICER  
523-9517

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: www.northelba.org



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
MIKE ORTICELLE  
DARCI WHITNEY  
CODE ENFORCEMENT OFFICIALS  
523-9518  
TODD ANTHONY  
ASSESSOR  
TEL: 523-1975  
FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

### REVIEW BOARD MEETING MINUTES February 16, 2022

#### MEMBERS PRESENT

Rick Thompson  
Chip Bissell  
Bill Walton  
Bob Rafferty  
Dave Genito  
Peter Aliferis  
Laura Yerkovich

#### MEMBERS ABSENT

#### ALSO PRESENT

Tim Smith, Board Attorney  
Mike Orticelle, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

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

#### Peterson, James & Jill (Case #1178)

Joseph Garso, North Woods Engineering, present as applicant's representative.

Notice to Neighbors: 8 certified notices were sent and 8 postcards were returned. No comments received from neighbors.

Mr. Garso: confirms no changes to the proposed project.

No Board questions.

Mr. Aliferis makes a motion to approve the project, 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 exterior lighting plan and the wattage and shielding of lights, until one year after the improvements have been completed, and during this one-year period the Review Board may prescribe modifications if it sees fit to mitigate adverse impacts from the project's lighting.
- c. The premises shall not be used for access to any other parcel of land fronting on Lake Placid, except to a single parcel which is or is to be improved only by a one-family residence and accessory structures thereto.
- d. 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 State Department of Health, and/or Army Corps of Engineers.
- e. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- f. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Ms. Yerkovich seconds the motion.  
 All members vote in favor. The motion is approved 7-0.

Case #1178 closed.

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These minutes were reviewed by the Board on 3/2/2022. Ms. Yerkovich made a motion to approve the minutes as written. Mr. Thompson seconded the motion. All members voted in favor. The motion was approved 7-0.

  
 \_\_\_\_\_  
 Richard Thompson, Chairman  
 Review Board

<b>RECEIVED</b>	
Date:	<u>3/14/2022</u>
Town Clerk	<u>Paula Dudley</u>
Date:	<u>3/23/2022</u>
Village Clerk	<u>Ante A. Esy</u>

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Bill Walton  
Bob Rafferty  
Dave Genito  
Peter Aliferis  
Laura Yerkovich

#### MEMBERS ABSENT

#### ALSO PRESENT

Tim Smith, Board Attorney  
Mike Orticele, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

#### McGraw, Jane (Case #1181)

Andrew Thompson, Cascade Builders, present as applicant's representative.

Mr. Thompson: describes the proposal to construct a pavilion with a fireplace. The pavilion will be separate from the single-family residence and closer to the Lake Placid shoreline (but still outside a deed restricted no-build zone). Colors and materials will match the house.

Mr. Genito: asks for the chimney height (18 ft).

Mr. Thompson: the Code addresses roof height only. Chimneys are not a Board concern.

Mr. Bissell: asks for the deed restriction distance from the shoreline.

Mr. Thompson: the no-build deed restriction line is approximately 100 ft from the shoreline.

Site visit scheduled for Tuesday, 22 February, at 4 PM.

Notice to Neighbors hearing announce for the next meeting.

End of discussion for Case #1181.

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Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	<u>3/14/2022</u>
Town Clerk	<u>Janna Cook Dudley</u>
Date:	<u>3/23/2022</u>
Village Clerk	<u>Gnita A. [Signature]</u>

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Mike Orticelle, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

### Board Business

### Town/Village Public Hearings

The Board briefly discusses the public hearings on Land Use Code changes and a proposed Short-Term Rental moratorium scheduled for 23 February.

### Meeting Minutes of 2/16/2022

Ms. Yerkovich makes a motion to approve the minutes as written.  
Mr. Aliferis seconds the motion.  
All members vote in favor. The motion is approved 7-0.

Meeting adjourns at 5:50 PM.

These minutes were reviewed by the Board on 3/2/2022. Ms. Yerkovich made a motion to approve the minutes as written. Mr. Thompson seconded the motion. All members voted in favor. The motion was approved 7-0.

Richard Thompson, Chairman

<b>RECEIVED</b>	
Date	<u>3/14/2022</u>
Town Clerk	<u>Laurie C. Dudley</u>
Date	<u>3/23/2022</u>
Village Clerk	<u>Michael G. G.</u>