

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.  
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MIKE ORTICELLE  
DARCI WHITNEY  
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ASSESSOR  
TEL: 523-1975  
FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

### REVIEW BOARD MEETING MINUTES March 16, 2022

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Bill Walton

#### ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

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

#### Massimino, Andrew (Case #1066)

Andrew Massimino present.

Mr. Massimino is proposing a design modification to a previously approved design for a boathouse. The modification includes a new gable roof and a new railing system using horizontal cables.

Mr. Massimino: describes his proposed changes.

Mr. Thompson: asks about the apparent storage area inside the deck side of the gable roof.

Mr. Massimino: confirms the storage area is very small and is intended for storing furniture cushions.

Mr. Thompson: states there is no building height issue, no second story, and no residential space.

Board members have no further 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. All other conditions specified in your original approval of June 3, 2020, remain in effect.

Mr. Thompson seconds the motion.

All present members vote in favor. The motion is approved 6-0.

Case #1066 closed.

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These minutes were reviewed by the Board on 4/6/2022. Mr. Bissell made a motion to approve the minutes as written. Mr. Aliferis seconded the motion. All present members voted in favor. The motion was approved 6-0.



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Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	<u>4/19/2022</u>
Town Clerk	<u>Jamie Pint Duddy</u>
Date:	<u>4/19/2022</u>
Village Clerk	<u>Tracy A. Hathaway</u>

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#### MEMBERS ABSENT

Bill Walton

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Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

#### DeHaan, Jason/Adk or Bust Trust (Case #1079)

Jason DeHaan and Mike Tuck (architect) present.

Mr. DeHaan is proposing a new design for a structure known as the Ice House on their property. A previous approval had addressed raising the roof to accommodate installation of insulation.

Mr. DeHaan: notes construction on the site is underway. Describes the new Ice House design as eliminating the raising of the roof, eliminating a dormer roof, changing roof from asphalt shingles to standing metal seam, redesigning building windows, and installing a cable-supported flat porch roof above the entry door.

Mr. Thompson: confirms use remains as a playhouse. Notes the new windows match those of the cottage (main house).

The Board discusses the new roof, new windows, new siding, and the window flashing/trim.

Mr. Bissell: asks about protection from snow sliding off the metal roof.

Mr. Tuck: protective metal clips will be placed above the entry door.

Mr. Smith: Type II for SEQR.

Mr. Rafferty makes a motion to approve the project, subject to the following conditions:

- a. Architectural and site design plans for the structure known as the Ice House 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. All other conditions specified in your original approval of 22 April, 2021, remain in effect.

Mr. Genito seconds the motion.

All present members vote in favor. The motion is approved 6-0.

Case #1079 closed.

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These minutes were reviewed by the Board on 4/6/2022. Mr. Bissell made a motion to approve the minutes as written. Mr. Aliferis seconded the motion. All present members voted in favor. The motion was approved 6-0.



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Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	<u>4/19/2022</u>
Town Clerk	<u>James Paul Buckley</u>
Date:	<u>4/19/2022</u>
Village Clerk	<u>Tracy A Hathaway</u>

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#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Bill Walton

#### ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

#### Marcy Miller/Pure Placid (Case #1183)

Marcy Miller present.

Ms. Miller is proposing to add a retail business to space currently used for manufacturing and storage.

Ms. Miller: closed her Pure Placid store on Main St. and moving to Cascade Rd. Building was previously used for retail business five years ago.

Mr. Smith: this application is reuse of a building. No SEQR action required.

A public hearing is scheduled for 6 April, 2022.

No site visit.

End of discussion.

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These minutes were reviewed by the Board on 4/6/2022. Mr. Bissell made a motion to approve the minutes as written. Mr. Aliferis seconded the motion. All present members voted in favor. The motion was approved 6-0.



Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	4/19/2022
Town Clerk	James [unclear]
Date:	4/19/2022
Village Clerk	Tracy A. Hathaway

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Chip Bissell  
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Dave Genito  
Peter Aliferis  
Laura Yerkovich

#### MEMBERS ABSENT

Bill Walton

#### ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

#### Stay at Lina/Lina Management, LLC (Case #1184)

Albert Gjonbalaj (CEO), Frank Hax (COO), and Katrina Peralta (Head of Design) present as applicants. Robert Marvin, Jr., present as applicant's representative.

Applicant is proposing to purchase six properties and convert use of two existing buildings from commercial use to a multi-family residential complex. These properties were last used as a Subway sandwich shop and a Nice 'N Easy convenience store.

Ms. Peralta: describes the project as a remodel/renovation of two buildings and changing to multi-family townhomes of three units in each building (four bedrooms per townhouse in Building 1 and three bedrooms per townhouse in Building 2). All exterior lighting will cast downward and landscaping will improve the property's looks. There is no height change for the buildings but one building will enlarge its footprint. All parking will be onsite.

Mr. Aliferis: asks if Stay at Lina will retain the townhomes or sell and if there will be a limit on rentals.

Mr. Gjonbalaj: we will create a homeowner's association. The initial use will be for short-term rental (less than 30 days) but the townhomes could be sold in the future.

Ms. Peralta: we have planned for 21 parking spaces.

Mr. Aliferis: asks for clarification on the number of bedrooms. Number is 21.

The Board expresses a preference for the dark version of the exterior renderings.

Mr. Marvin: no changes planned to the current storm water management design. Extensive site work was conducted for the Nice 'N Easy convenience store and no further changes should be necessary. The current lot will be repaved sometime in the future.

The Board briefly discusses the plans to enlarge the footprint of Building 1.

Mr. Smith: Type II or Negative Declaration for SEQR.

Site visit scheduled for 22 March at 4:40 PM.

Public hearing for a change of use scheduled for 6 April.

End of discussion.

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These minutes were reviewed by the Board on 4/6/2022. Mr. Bissell made a motion to approve the minutes as written. Mr. Aliferis seconded the motion. All present members voted in favor. The motion was approved 6-0.



Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	4/19/2022
Town Clerk	Jessica C. Dudley
Date:	4/19/2022
Village Clerk	Tracy A. Hathaway



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

#### MEMBERS ABSENT

Bill Walton

#### ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

#### Lina Management LLC/Gjonbalaj, Albert

Albert Gjonbalaj (CEO), Frank Hax (COO), and Katrina Peralta (Head of Design) present as applicants. Robert Marvin, Jr., present as applicant's representative.

Applicant is proposing to change use of, and remodel, an existing storage building as a two-story single-family residence.

Ms. Peralta: describes their intent to demolish the front portion of the existing storage building, renovate the remaining portion, and add a second story to create an eight-bedroom single-family residence.

Mr. Marvin: describes the lot location and layout on Cascade Rd (NY-73). They have deeded rights to neighboring well and septic systems.

Mr. Gjonbalaj: planned use is short-term rental.

Ms. Yerkovich: asks for more detail on the rear patio and if the parking can be relocated to the rear of the property.

Mr. Genito: requests screening for parking.

Ms. Peralta: screening will be researched but no trees are planned due to the view of the mountains. States building colors will be the same as their Sentinel Rd. project.

Mr. Thompson: notes the window design looks good.

Ms. Whitney: advises applicant to contact the Adirondack Park Agency to obtain a jurisdictional determination.

A Notice to Neighbors hearing is scheduled for 6 April.

Site visit scheduled for 22 March, immediately following the site visit at Sentinel Rd.

End of discussion.

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These minutes were reviewed by the Board on 4/6/2022. Ms. Yerkovich recommended two minor changes. Mr. Bissell made a motion to approve the minutes as amended. Mr. Aliferis seconded the motion. All present members voted in favor. The motion was approved 6-0.



Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	4/19/2022
Town Clerk	Janet D. Dudley
Date:	4/19/2022
Village Clerk	Tracy A. Hathaway

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Dave Genito  
Peter Aliferis  
Laura Yerkovich

### MEMBERS ABSENT

Bill Walton

### ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Terry Tubridy, Planning & Zoning Coordinator

### Board Business

#### Meeting Minutes of 3/2/2022

Mr. Thompson makes a motion to approve the minutes as written.  
Mr. Aliferis seconds the motion.  
All present members vote in favor. The motion is approved 6-0.

The Board briefly discusses the two Lina Management projects and the question of whether they should be looked at as hotels.

Meeting adjourns at 6:35 PM.

These minutes were reviewed by the Board on 4/6/2022. Mr. Bissell made a motion to approve the minutes as written. Mr. Aliferis seconded the motion. All present members voted in favor. The motion was approved 6-0.

  
Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>
Date <u>4/19/2022</u>
Town Clerk <u>Laurie C. Dudley</u>
Date <u>4/19/2022</u>
Village Clerk <u>Tracy A. Hathaway</u>