

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  
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TODD ANTHONY  
ASSESSOR  
TEL: 523-1975  
FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
MARK SCHÄCHNER  
ATTORNEY FOR THE TOWN

### REVIEW BOARD MEETING MINUTES 20 April, 2022

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Dave Genito

#### ALSO PRESENT

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

#### Zarrin, Natasha (Case #1186)

Sean Torrance, contractor, present as applicant's representative.

Ms. Yerkovich: recaps a site visit conducted on 4/12/2022. All members present except Mr. Walton. Board members viewed three sides of the existing residence and noted all side yard and lake side work will remain in the existing footprint. The second story addition will balance the look of the house. Street side work will extend a portion of the house toward the street. The house is pre-1980s construction and needs some work.

Mr. Aliferis: states Mr. Torrance noted a clump of trees will require removal to accommodate the street side addition.

Notice to Neighbors hearing: nine notices sent and four postcards returned. No written comments received and no public comment at this meeting.

Mr. Smith: Type II for SEQR as a renovation of an existing structure.

Mr. Rafferty 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 Review Board will retain continuing jurisdiction over the planting plan aspects of the project, until one year after all plantings have been completed, and during this one-year period the Review Board may prescribe additional plantings if it sees fit to mitigate visual impacts. Plantings which do not survive shall be replaced in kind, whether before or after the one-year period.
- d. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- e. 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.

Mr. Bissell seconds the motion.

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

Case #1186 closed.

These minutes were reviewed by the Board on 5/4/2022. Mr. Thompson moved to approve the minutes as written. The motion was unanimously seconded with the exception of Mr. Genito (abstained). The motion was approved 6-0-1.

  
Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date	<u>5/23/2022</u>
Town Clerk	<u>James Ant Buckley</u>
Date	<u>5/23/2022</u>
Village Clerk	<u>Amrita K. [Signature]</u>

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Rick Thompson  
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Bill Walton  
Bob Rafferty  
Peter Aliferis  
Laura Yerkovich

### MEMBERS PRESENT

Dave Genito

### ALSO PRESENT

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

### Cecunjanin, Zufer (Case #922 & #1076)

Zufer Cecunjanin present.

Mr. Thompson: the Board had requested plans showing landscaping and parking. The Board also gave the Chairman the authority to approve issuance of a construction foundation permit once the planned combination of the two lots into one was confirmed. Confirmation was received and approval was granted on 4/12/22.

Mr. Cecunjanin: provides copies of updated plans to the Board. New plans include the landscaping and parking plans (no plans to the previous architectural presentation).

Mr. Bissell: asks if the storm drain shown in the parking lot is allowed to be connected to the village drain system. Mr. Orticelle confirms it is allowed.

Mr. Walton: asks if there is any parking lot lighting.

Mr. Orticelle: no lighting is needed or required.

Mr. Bissell: receives confirmation the plantings shown along Wilmington Ave. will be low in height.

Mr. Thompson makes a motion to approve the modification to previous approvals, 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 Review Board will retain continuing jurisdiction over the planting plan aspects of the project, until one year after all plantings have been completed, and during this one-year period the Review Board may prescribe additional plantings if it sees fit to mitigate visual impacts. Plantings which do not survive shall be replaced in kind, whether before or after the one-year period.
- d. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- e. All other previous approvals for Case numbers 922 and 1076 remain in effect.
- f. 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.

Mr. Bissell seconds the motion.

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

Case #s 922 & 1076 closed.

These minutes were reviewed by the Board on 5/4/2022. Mr. Thompson moved to approve the minutes as written. The motion was unanimously seconded with the exception of Mr. Genito (abstained). The motion was approved 6-0-1.

  
Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date	<u>5/23/2022</u>
Town Clerk	<u>Michelle Audley</u>
Date	<u>5/23/2022</u>
Village Clerk	<u>Ginita R. Eddy</u>

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### MEMBERS PRESENT

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Bill Walton  
Bob Rafferty  
Peter Aliferis  
Laura Yerkovich

### MEMBERS ABSENT

Dave Genito

### ALSO PRESENT

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

### Grand Adirondack Hotel (Case #1044)

Jason Goins, as applicant's agent, and Adam Wakulenko, sign representative, present.

Mr. Thompson: the Board had asked for the complete sign package submittal – to include signs on awnings, doors, and windows – before approving a master sign plan for the hotel.

Mr. Wakulenko: presents the complete package of all hotel signage.

The Board expresses their satisfaction with the proposed design.

Mr. Thompson makes a motion to approve the master sign proposal, subject to the following condition:

- a. Master sign 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.

Mr. Aliferis seconds the motion.

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

Case #1044 closed.

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These minutes were reviewed by the Board on 5/4/2022. Mr. Thompson moved to approve the minutes as written. The motion was unanimously seconded with the exception of Mr. Genito (abstained). The motion was approved 6-0-1.

  
Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	5/23/2022
Town Clerk	Pauline Dudley
Date:	5/23/2022
Village Clerk	Amrita P. Singh

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### REVIEW BOARD MEETING MINUTES 20 April, 2022

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Dave Genito

#### ALSO PRESENT

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

#### Jubin, Arthur (Case #1187)

Arthur Jubin present.

Mr. Jubin is proposing to construct a single-family residence and steel storage building on vacant property located on the corner of Cascade Rd (NY Rt 73) and Coyote Way.

Mr. Jubin: describes his intent to place a modular ranch-style home on the property and construct a detached single-story steel storage/garage building. Tree removal will be the minimum required for construction. Cascade Rd cannot be seen from the house and I plan to maintain some trees between the house and the storage building. The property's curb cut is on Coyote Way, approximately 300 ft from Cascade Rd.

Mr. Rafferty: asks about the Jack Rabbit trail running through the property.

Mr. Jubin: the trail will be rerouted on the property.

Site visit scheduled for Tuesday, 26 April, at 4 PM.

Notice to neighbors hearing scheduled for 5/4/2022.

End of discussion for Case #1187.

These minutes were reviewed by the Board on 5/4/2022. Mr. Thompson moved to approve the minutes as written. The motion was unanimously seconded with the exception of Mr. Genito (abstained). The motion was approved 6-0-1.



Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	5/23/2022
Town Clerk	Paula G. Ely
Date:	5/23/2022
Village Clerk	Paula G. Ely



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### MEMBERS ABSENT

Dave Genito

### ALSO PRESENT

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

### Board Business

#### Shore Owners Association of Lake Placid (Case #1164)

Mr. Orticelle presents the proposed new design for the bridge. The design shows the constructed arch portion of the bridge will be removed. (Revised bridge design posted on Review Board webpage)

Mr. Thompson makes a motion to approve the bridge design, subject to the following conditions:

- a. Architectural and site design modifications 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.

Mr. Walton seconds the motion.

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

**Jim Forsyth/Tri Lakes Marine (Case #1043)**

Mr. Forsyth is proposing a change to his previous approval. The change increases the square footage from 9,600 sqft to 15,000 sqft. All other design features remain the same. Mr. Orticelle recommends no further review by the Board. The Board concurs.

**Alpine Motor Inn**

High Peaks Resort has purchased the motor inn and seeks to replace the existing asphalt shingle roof with a brown metal roof. Mr. Orticelle presents a sample of the new roofing. Board concurs there is no need for formal review of this project.

**Minutes of 4/6/2022**

Ms. Yerkovich recommends two grammar corrections.

Mr. Thompson makes a motion to accept the minutes with the grammar corrections.

Mr. Bissell seconds the motion.

All present members, except for Mr. Walton (abstains), vote in favor. The motion is approved 5-0-1.

Meeting adjourned at 6:00 PM.

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These minutes were reviewed by the Board on 5/4/2022. Mr. Thompson moved to approve the minutes as written. The motion was unanimously seconded with the exception of Mr. Genito (abstained). The motion was approved 6-0-1.



Richard Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	<u>5/02/2022</u>
Town Clerk	<u>Parvati Patel</u>
Date:	<u>5/23/2022</u>
Village Clerk	<u>Christa G. Goff</u>