

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 18 May, 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

Anderson, Tom/Lake Placid Lanes LLC (Case #1189)

Tom Anderson and Rob Kane present as applicants.

Applicant is proposing to remodel the building exterior and install new signage.

Mr. Anderson: describes the proposed project. The existing front-face awning will be removed. An awning is planned to run the length of the south side of the building (motor inn side). Barn wood will be added to the upper parapet of the building face. Three black-trimmed garage doors will be added to the front. The intent is to bring the outside in and not expand use into the parking lot. The rear deck will be improved, and a new door and window will be added as well. A mural may also be painted on the rear of the building. Future backyard use is unspecified at this time but there has been a beer garden in the past. All lighting will be shielded to prevent illumination toward the sky.

Ms. Yerkovich: asks if landscaping can be added to soften the large parking area in front of the building.

Mr. Kane: improved landscaping is being looked at but there is not much room between the building and the side property lot lines. The landscaping will be improved at the street-sign location.

The Board continues discussion of the sign and is shown the proposed use of brushed metal lettering painted black on the sides. Lettering on the building face will be individually pinned/mounted and the freestanding sign features will be raised with the same brushed aluminum face and black-painted sides.

Board discusses impact of backyard use on neighbors along the side lot lines and on the west side of Middle St.

Mr. Thompson: requests a plat plan showing the side and rear use plans and proposed backyard screening.

Mr. Anderson: requests a partial approval to allow him to order the garage doors and windows.

Mr. Thompson: there can be no approvals before holding a Notice to Neighbors hearing.

Notice to Neighbors hearing scheduled for 6/1/22.

Not site visit.

End of discussion for Case #1189.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	<u>6/2/22</u>
Town Clerk	<u>Chelsea Gessler</u>
Date:	<u>6/7/22</u>
Village Clerk	<u>Antonia G...</u>

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REVIEW BOARD MEETING MINUTES 18 May, 2022

MEMBERS PRESENT

Rick Thompson
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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

Bouharevich, Yuri/Woodlake Inn (Case #1188)

Yuri Bouharevich present.

Applicant is proposing to remodel the Woodlake Inn's building exterior and surrounding property. Work includes new paint colors for the buildings, sprucing up an outside green area, and a new fence around portions of the property.

Mr. Bouharevich: describes the project to repaint the motel, power wash the railing and restain, and reconfigure the use and appearance of an existing green space in the backyard. Describes the proposed stockage fence as cedar logs and being between 6 and 8 ft tall. The fence will run along the west and north sides of the property and between the motel and house. The landscaping in the backyard will be redesigned and a barbecue pit will be added.

The Board recommends using propane fuel for the barbecue fire pit to avoid excessive smoke infringing on neighbors. Requests a layout of the deck and fire pit.

Mr. Bouharevich: asks about the Board's review of the fence.

Mr. Walton: notes fences up to 8' tall, that do not extend into the front yard setback, do not require Board approval.

Mr. Orticelle: Mr. Walton is mostly correct but this property is subject to review due to its conditional use.

Mr. Bissell agrees.

Site visit scheduled for 5/24/22 at 4:30 PM.

Notice to Neighbors hearing scheduled for 6/1/22.

End of discussion for Case #1188.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	<u>4/2/22</u>
Town Clerk	<u>Cheryl Gessner</u>
Date:	<u>6/7/22</u>
Village Clerk	<u>Anita R. [Signature]</u>

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MEMBERS PRESENT

Rick Thompson
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Bill Walton
Bob Rafferty
Dave Genito
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Laura Yerkovich

MEMBERS ABSENT

ALSO PRESENT

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

Lamb Properties LLC (Case #754)

Mr. Robert Marvin, Marvin Land Surveyor, present as applicant's representative.

Applicant is seeking to modify the setback boundaries for Lot 18A, within the previously approved Lamb Sunset Ridge subdivision, as the result of a previous rerouting of established roads.

Mr. Marvin: proposing to reduce the front yard setback to 20' due to reconfiguration of the surrounding roads of Lamb's Lane and Winnie's Road. Lot 18A is further impacted by a very large boulder that would be very expensive to move. The impact on surrounding neighbors will be minimal at best.

Mr. Thompson: a previous adjustment for this lot had been made but the boulder had not been shown on the map. The building envelope is already small and the proposed adjustment will provide some relief for the property owner. Recommends approval as a common-sense decision.

Mr. Bissell makes a motion to approve the project, subject to the following condition:

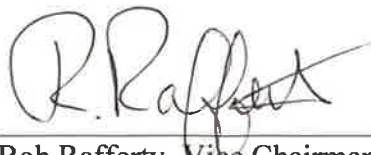
- a. Modification of the front yard setback to 20 ft for Lot 18A is approved.
- b. All other conditions set forth in previous approvals remain in effect.

Mr. Thompson seconds the motion.

All members except one vote in favor. Mr. Aliferis abstains. The motion is approved 6-0-1.

Case #754 closed.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	<u>6/2/22</u>
Town Clerk	<u>Chelsea Decker</u>
Date:	<u>6/2/22</u>
Village Clerk	<u>Grant R. Est</u>

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REVIEW BOARD MEETING MINUTES 18 May, 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 Orticele, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator

Stay at Lina/6163 Sentinel Rd (Case #1184)

Frank Hax (Stay at Lina COO) and Bob Marvin (representative) present.

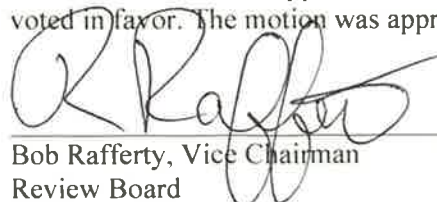
Mr. Hax: presents samples of paint color, cement board siding, and asphalt shingle roofing. All colors are shades of black.

The Board approves of the colors and materials.

Applicant has satisfied the condition of approval from 5/4/2022 and may apply for a building permit.

Case #1184 closed.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.


Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date	<u>4/2/22</u>
Town Clerk	<u>Chelsie Guler</u>
Date	<u>6/7/22</u>
Village Clerk	<u>Mike D. [Signature]</u>

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REVIEW BOARD MEETING MINUTES 18 May, 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

Stay at Lina/5184 Cascade Rd (Case #1185)

Frank Hax (Stay at Lina COO) and Bob Marvin (representative) present.

Mr. Thompson: recaps discussions from previous meetings.

Mr. Marvin: colors and materials are the same as the Stay at Lina Sentinel Rd project (Case #1184). Parking has been reduced to six spaces and will be moved back to be no further forward than the proposed front of the residence. Presents a plan showing landscaping with native deciduous and fir trees rendered at full growth. Existing tree removal will be minimized as much as possible.

Ms. Yerkovich: asks about the dumpster location.

Mr. Hax: trash receptacles will be in the rear of the parking area and screened from the road.

Mr. Marvin: working with the APA on a septic system design.

Mr. Bissell: expresses approval of the plan.

Mr. Aliferis: addresses the Code definition of a single-family residence as it relates to the stated use by Stay at Lina. States the applicant is gaming the system with regard to use.

Mr. Bissell: emphasizes the Board is not reviewing use of the proposed residence.

The Board engages in a discussion on single-family residences and the lack of jurisdiction over their use under the current Code. Members ask if they should formally address this with the Town and Village boards. The Board is hopeful changes to the Short-Term Rental (STR) law will improve the available housing situation.

Mr. Thompson: the Board is limited to reviewing landscaping, lighting, and parking under the requirements of a Viewshed Overlay district. Per the Code, architecture and use are not Board concerns for single-family residences. Acknowledges the Board's frustration but the Code limits jurisdiction.

Mr. Oricelle: concurs with, and reinforces, Mr. Thompson's comments.

Mr. Aliferis: states his belief the Code is flawed.

Mr. Smith: the project is Type II for SEQR.

Mr. Bissell: states his desire for 24-hour noise enforcement.

Mr. Thompson: advises members to get involved with the Town's and Village's processes for amending the STR law.

Mr. Thompson 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.

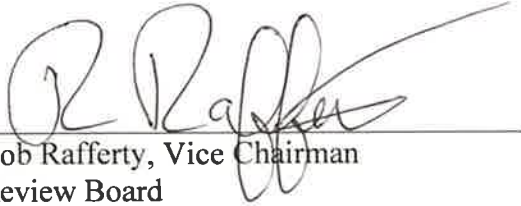
- f. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- g. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Bissell seconds the motion.

Per a roll call vote: Messrs. Thompson, Bissell, Walton, and Genito vote yes; Mr Rafferty and Ms. Yerkovich vote no; and Mr. Aliferis abstains. The motion is approved on a vote of 4-2-1.

Case #1185 closed.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	6/2/22
Town Clerk	Cheryl Keener
Date:	6/2/22
Village Clerk	Amie R. [Signature]

DEREK DOTY
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LAURIE C. DUDLEY
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REVIEW BOARD MEETING MINUTES 18 May, 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

Lark Hotels/Bluebird Hotel (Case #1191)

Rory Randolph, AJA Architecture & Planning, present as applicant's representative.

Applicant has purchased the Summit Hotel and is proposing to remodel the exterior with new colors and materials. The hotel will be renamed the Bluebird Hotel. Applicant has been advised they will need to submit a sign application for review and approval.

Mr. Randolph: describes the proposed exterior remodeling work. Existing stucco will be painted gray and new blonde-colored wood siding will be added to the first-floor level. Roofing will be a combination of dark gray asphalt shingles and light gray standing seam metal. Some architectural features will be added to the exterior façade. All paving and landscaping will be updated. There is no change to the existing footprint or building height.

Mr. Bissell: asks if snow guards will be installed on metal roofing. States the plans are an improvement and asks for more landscape plantings.

Mr. Randolph: a roof will be added above the first level to protect customers from falling snow.

Mr. Aliferis: asks for samples of colors and materials. Also asks what type of trees will be planted.


Mr. Smith: Type II for SEQR.

Site visit scheduled immediately after the site visit for Case #1188 (starting at 4:30 PM on 5/24/2022).

Notice to Neighbors hearing scheduled for next meeting.

End of discussion for Case #1191.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	<u>6/2/22</u>
Town Clerk	<u>Chellie DeStu</u>
Date:	<u>6/7/22</u>
Village Clerk	<u>Anita A. Giff</u>

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REVIEW BOARD MEETING MINUTES 18 May, 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

High Peaks Resort (Case #1190)

Lisa Lester present as applicant's agent.

Applicant is proposing to demolish and rebuild the existing stairwell located in the High Peaks Resort's courtyard on Main St.

Ms. Lester: describes the proposed project. The new wood and stain will match the front entrance porte cochere. The existing roof heights are 28' and 36'. The new height will be 29'.

Mr. Thompson: notes the stairway is visible only when standing directly in front along Main St.

A Notice to Neighbors hearing was scheduled for the next meeting and was canceled by the Chairman on the next day.

End of discussion for Case #1190.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	<u>6/2/22</u>
Town Clerk	<u>Chelsea Jensen</u>
Date:	<u>6/7/22</u>
Village Clerk	<u>Wanda G. Coy</u>

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REVIEW BOARD MEETING MINUTES 18 May, 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

Adirondack Mountain Club (Case #1192)

Tom Manitta, applicant's agent, and Laura Walker, Laura's Custom Artwork, present as applicant's representative.

Applicant has purchased the Cascade Ski Center and is proposing a new sign reflecting the new ownership.

Mr. Manitta: presents the new sign proposed to replace Cascade Ski Center. The sign will use the existing support and lighting structure. We eventually hope for a permanent wood-carved sign but the proposed sign will likely be in place two-three years. The top of the sign reflects the contour of the McIntyre Range of the High Peaks region. A smaller sign will be attached under the main sign and will change between summer and winter recreational activities. Finally, the existing flower bed below the support structure will be replanted.

Mr. Walton makes a motion to approve the sign, subject to the following condition:

- a. 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. Bissell seconds the motion.
All members vote in favor. The motion is approved 7-0.

Case #1192 closed.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.



Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date:	<u>6/2/22</u>
Town Clerk	<u>Chelsea Jewell</u>
Date:	<u>6/7/22</u>
Village Clerk	<u>Gracie A. Ing</u>

DEREK DOTY
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REVIEW BOARD MEETING MINUTES 18 May, 2022

MEMBERS PRESENT

Rick Thompson
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Laura Yerkovich

MEMBERS ABSENT

ALSO PRESENT

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

Board Business

Minutes of 5/4/2022

Mr. Thompson 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 7:34 PM.

These minutes were reviewed by the Review Board on 6/1/2022. Ms. Yerkovich requested one change. Mr. Walton moved to approve the minutes as amended. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.


Bob Rafferty, Vice Chairman
Review Board

RECEIVED	
Date	<u>6/2/22</u>
Town Clerk	<u>Chelsi Decker</u>
Date	<u>6/7/22</u>
Village Clerk	<u>Ante Egan</u>