

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
RICHARD CUMMINGS
EMILY KILBURN POLITI
JASON LEON
RICK 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 LAFAVE
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 August, 3, 2022

MEMBERS PRESENT

Rich Thompson
Chip Bissell
Bob Rafferty
David Genito
Peter Aliferis
Laura Yerkovich

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

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

Mr. Thompson opens the meeting at 5:30pm

Lengsfeld, Harry (Case #1208) – Site Visit Recap/Notice to Neighbors

Christian Hartmann is present as a representative Mr. Lengsfeld.

There are no changes to the application. The railings on the boathouse will be brown not white.

The Board conducted a Site Visit on July 25, 2022. The Proposed building was marked out showing all corners of the house and attached garage. The Board noted the existing two-story guesthouse, how steep of a property it is down towards the water, and the boathouse and “summer kitchen”. The Board had concerns about painting the log trim of boathouse, and deck railings, white. The Board also noted possible tree removal and were concerned with how many trees were to be removed and where from.

Mr. Thompson expresses a concern with the proposed tree lines on the plans verses what will be actually removed.

Mr. Hartmann states that only trees that are approved by the Board will be removed. States that Mr. Lengsfeld wishes to get the project approved as fast as possible.

Mr. Rafferty acknowledges that there are a lot of large hemlocks in the proposed building site. States property buffers and hemlocks should be preserved.

Mr. Hartmann states that the buffer zones on the property line will be kept. However, the hemlocks will have to be removed in the proposed building footprint.

Mr. Thompson states that the group of cedars down by the boathouse should be kept.

Mr. Hartmann again expresses that only the trees that need to be removed for the proposed building will be removed.

Ms. Yerkovich asks if the new home will be visible from the roadway?

Mr. Hartmann states that the new home will not be visible from the roadway as the applicant wishes to preserve the privacy the existing tree line creates.

Ms. Yerkovich asks if the proposed house will be any taller than the neighboring home.

Mr. Hartmann expresses that he does not know the height of the neighboring home but the proposed house is not designed to the max limit allowed. States that the applicants biggest concern right now is to get the paint approved for the existing structures to get his painters moving forward with repainting the existing buildings. All decks and deck rails/posts will be brown; corner boards, door trim, window trim, and fascia will be white; doors will be stained or painted brown.

There is a Board discussion about the colors on the boathouse with concerns about being too much white with the log trim.

Notice to Neighbors: 5 notices were mailed; 3 return-receipts received. No written comments were received and no members of the public wish to speak at this time.

Mr. Thompson makes a motion to approve the application as presented. 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 corner logs on the existing boathouse will be painted grey; the door and window trims will be painted white.
- 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.
 - a. Land Use Code 3.6.4 A.1 – No area will be cleared where unacceptable erosion will likely result, based on slope, soil, and cover conditions.
- 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 Department of Transportation, 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.

Mr. Aliferis Seconds the motion.

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

Case #1208 closed.

These minutes were reviewed by the Review Board on August 17, 2022. Mr. Thompson moved to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Richard Thompson, Chairman
Review Board

| | |
|-----------------|-----------------------------|
| RECEIVED | |
| Date: | <u>9/2/2022</u> |
| Town Clerk: | <u>Jane O'Neil Sullivan</u> |
| Date: | <u>9/7/2022</u> |
| Village Clerk: | <u>Wanda A. Esby</u> |

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
RICHARD CUMMINGS
EMILY KILBURN POLITI
JASON LEON
RICK 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.northeiba.org



EUGENE MARTIN
PARK DIST. MGR.
523-2591
MIKE ORTICELLE
DARCI LAFAVE
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 August, 3, 2022

MEMBERS PRESENT

Rich Thompson
Chip Bissell
Bob Rafferty
David Genito
Peter Aliferis
Laura Yerkovich

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

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

Woodlake Inn (Case #1188) – Modification to Prior Approval

Wishes to modify his previous approval for the repainting of Woodlake Inn. Wishes to change the building to black; railings to stained or painted black; and a new door color to be discussed with the Board. Applicant also wishes to bring in a vintage food truck and place it in the back of the property to use as a lounge area to replace a small gazebo.

Yuri Bouharevich is present as the applicant.

Mr. Bouharevich shows the colors he wishes to choose from and wishes to get the Boards opinions and approvals on one of the colors. Wishes to keep the approval for the railings to be either stained or painted black and wishes to change the building color to black with a new color on the doors.

There is a Board discussion on the colors that Mr. Bouharevich brought samples of. Questions on how each will look in winter against the snow. The Board agreed that he should use the salmon color for the doors.

There is a Board discussion about the food truck with concerns of will it be seen from the road or neighboring properties.

Mr. Bouharevich states that there will be an 8ft privacy fence and if any of the trailer is seen over the fence it would be just the roofline. Also states that he will make sure the trailer will not be seen from the road and will be fully blocked by the building.

Mr. Genito asks if there will be any outside lighting.

Mr. Bouharevich states there will be no outside lighting and only one or two lights inside for safety.

Mr. Thompson motions to approve new colors and use of food truck as presented, 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) Design approval includes using black paint on building, clear stain or black paint on railings, and salmon paint on doors.
- c) 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.
- 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 Department of Transportation, 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.

Mr. Rafferty seconds the motion.

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

Case #1188 closed.

These minutes were reviewed by the Review Board on August 17, 2022. Mr. Thompson moved to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Richard Thompson, Chairman
Review Board

| | |
|-----------------|-------------------------|
| RECEIVED | |
| Date: | <u>9/2/2022</u> |
| Town Clerk: | <u>Paige G. Dorelly</u> |
| Date: | <u>9/7/2022</u> |
| Village Clerk: | <u>Wanda A. Esch</u> |

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
RICHARD CUMMINGS
EMILY KILBURN POLITI
JASON LEON
RICK 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.northeiba.org



EUGENE MARTIN
PARK DIST. MGR
523-2591
MIKE ORTICELLE
DARCI LAFAVE
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 August 3, 2022

MEMBERS PRESENT

Rich Thompson
Chip Bissell
Bob Rafferty
David Genito
Peter Aliferis
Laura Yerkovich

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

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

Otters Lodge LLC (Case #1209) – Sketch Plan Review/Conditional Use

Applicant wishes to get conditional use approval for vacant land, on Stage Coach Way, to allow him to build a new Bed & Breakfast.

Michael and Stacia Takach are present as applicants.

Ms. Yerkovich asks Mr. Takach to describe the interior of the Bed & Breakfast.

Mr. Takach states that they are in the early stages of planning. There will be two usage areas in order to give privacy to the operators. Guest bedrooms will be on the second floor with attached private bathrooms. The maximum guest rooms that will be in the Bed & Breakfast will be five, along with a private three-bedroom home area for the operator.

Ms. Yerkovich asks what makes it a Bed & Breakfast?

Mr. Takach expresses that a hotel/motel does not need an operator where a bed/breakfast does. There will be no signage and the property is on a private use road with no thru traffic. There is an un-hosted STR next door between this property and the Stage Coach Inn. The road already goes past this property so there will be no modifications to the right of way.

Mr. Genito asks if there will be an operator on the property?

Mr. Takach states that that is the main goal.

Ms. Yerkovich states that the plans as they are presented shows multiple buildings and a bed/breakfast should be 1 building.

Mr. Takach expresses that his intention is to give a place to live for a family of up to four people. Mr. Aliferis wishes to know the layout of the structure.

Mr. Takach states that the kitchen would be away from the guests in the private operator's area of the bed/breakfast. Says the guest kitchen would be very modest with just a microwave, refrigerator, and maybe a hotplate.

Mr. Aliferis asks if the look in the photos provided is what the building will look like?

Mr. Thompson expresses that the applicant is here just looking for permission to use the land for a bed/breakfast not with a full plan on an actual building. This is a question of Lane Use Code not Building Code. There is a question of if this land is appropriate for a bed/breakfast.

Mr. Smith states that this might be a Type 2 for SEQR but will consider the question.

Mr. Takach states that he will come back for an architectural review approval once he has plans ready and wished to get the conditional use approval before spending the money on going forward with the project.

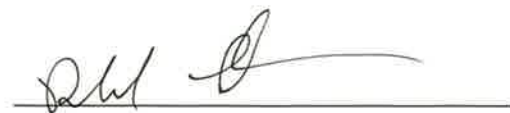
Mr. Thompson asks if giving approval of this conditional use take oversight away from the Board in the future for the architectural review?

Mr. Smith states that he does not believe so and believes this can proceed.

Site Visit is scheduled for Tuesday August 9, 2022 at 4pm.

Public Hearing for the Conditional Use of this property is scheduled for September 7, 2022.
End of Discussion on Case #1209.

These minutes were reviewed by the Review Board on August 17, 2022. Mr. Thompson moved to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Richard Thompson, Chairman
Review Board

| | |
|-----------------|----------------|
| RECEIVED | |
| Date: | 9/2/2022 |
| Town Clerk: | Jane Antrodley |
| Date: | 9/7/2022 |
| Village Clerk: | Amelia A. Esby |

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
RICHARD CUMMINGS
EMILY KILBURN POLITI
JASON LEON
RICK 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 LAFAVE
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 August, 3, 2022

MEMBERS PRESENT

Rich Thompson
Chip Bissell
Bob Rafferty
David Genito
Peter Aliferis
Laura Yerkovich

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

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

ALI Ventures (Case # 1210) – Conditional Use/Viewshed Overlay

Applicant wishes to change the conditional use of the building at 2177 Saranac Ave to be a hotel/motel.

Andrea Iakovidis is present as the applicant.

Ms. Iakovidis explains her proposal to convert the building into a commercial store front on the first floor, with four guest units on the first and second floors. She will reside in the unit on the back of the first floor.

Ms. Yerkovich asks if this application is to avoid the memorandum on STRs?

Ms. Iakovidis states that there is more flexibility with a hotel/motel than an STR. With a hotel/motel she does not need to be onsite for ½ the year and can have a property manager for the times she is not there.

Mr. Thompson asks what is the vision for the property?

Ms. Iakovidis states that there will be no front desk and all registration will be done online. There will be a sign out front without a vacancy/no vacancy sign.

Mr. Thompson expresses that he sees no advantage to calling what is really an STR a hotel/motel.

There is a Board discussion on hotel/motel verses STR.

Mr. Rafferty states that this could be an un-hosted STR.

Ms. Iakovidis says that there are a lot of similarities between the two. With a hotel/motel she does not have to be there all the time. An STR would require her to be there ½ the year.

Mr. Bissell states that he would rather have a hotel/motel than an STR because they pay commercial rates for utilities and higher taxes.

Ms. Yerkovich expresses that this is in a non-residential neighborhood.

Public Hearing is scheduled for September 7, 2022

End of Discussion on Case #1210.

These minutes were reviewed by the Review Board on August 17, 2022. Mr. Thompson moved to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.


Richard Thompson, Chairman
Review Board

| | |
|-----------------|--------------------|
| RECEIVED | |
| Date: | 9/2/2022 |
| Town Clerk: | Tamara G. Sullivan |
| Date: | 9/7/2022 |
| Village Clerk: | Christina G. Ely |

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
RICHARD CUMMINGS
EMILY KILBURN POLITI
JASON LEON
RICK 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.northeiba.org



EUGENE MARTIN
PARK DIST MGR
523-2591
MIKE ORTICELLE
DARCI LAFAVE
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 August, 3, 2022

MEMBERS PRESENT

Rich Thompson
Chip Bissell
Bob Rafferty
David Genito
Peter Aliferis
Laura Yerkovich

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

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

Board Business

Mr. Thompson makes a motion to approve the minutes of 7/6/22 unamended.
Mr. Genito seconds the motion.
All members vote in favor. The motion is approved 6-0.

Mr. Thompson makes a motion to approve the minutes of 7/20/22 with the amendment of correcting Mr. Walton's name on the first page.
Mr. Genito seconds the motion.
All members vote in favor. The motion is approved 6-0.

Meeting adjourns at 7:13 PM.

These minutes were reviewed by the Review Board on August 17, 2022. Mr. Thompson moved to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.

Richard Thompson, Chairman
Review Board

| RECEIVED | |
|----------------|-----------------------|
| Date: | 9/2/2022 |
| Town Clerk: | Tamara C. Dudley |
| Date: | 9/7/2022 |
| Village Clerk: | Christina S. Esposito |