

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
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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 15 June, 2022

MEMBERS PRESENT

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

ALSO PRESENT

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

MEMBERS ABSENT

Woodlake Inn/Bouharevich, Yuri (Case #1188)

Yuri Bouharevich present.

Mr. Thompson: recaps site visit conducted on 5/24/2022. All members except Mr. Walton and Ms. Yerkovich present. Members noted the location of a proposed new fence between the existing house and the main inn, and the existing fence along the rear of the property. Also noted change to fence design from the original log design to horizontal dimensional lumber. Board had also asked about the specific paint color for the building.

Mr. Aliferis: added the Board viewed the rear campfire area with open flame fueled by propane. Also noted applicant described a possible future mural painting.

Mr. Bouharevich: shows chosen paint sample as it looks on wood and confirms the new fence design using horizontal 1x or 2x dimensional lumber. The fence between the house and inn stops at the front porch. The rear fence will be painted black for the near-term. The campfire area will be a mixture of half ground-level decking and half pea gravel. The inn railings may be either a clear wood stain or black paint.

Mr. Smith: Type II for SEQR.

Mr. Genito 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. Design approval includes the option to use clear stain or black paint on the building railings.
- 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 7-0.

Case #1188 closed.

These minutes were reviewed by the Review Board on 7/6/2022. Mr. Walton moved 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

RECEIVED	
Date:	<u>7/25/2022</u>
Town Clerk	<u>Paulette Bradley</u>
Date:	<u>7/25/2022</u>
Village Clerk	<u>Christa [Signature]</u>

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REVIEW BOARD MEETING MINUTES 15 June, 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

Funk, Travis & Jill (Case #1197)

Jessica Hoffman present as applicants representative.

Mr. Thompson: recaps site visit of 6/7/2022. All members present except Ms. Yerkovich (visited site today). Rain and low clouds obscured the view of the mountains. House corners were staked out. Not visible from the dirt road with approximately 200' of driveway to site.

Mr. Orticelle: explains a viewshed overlay requires any construction to blend in with the surroundings and does not require a structure to be invisible.

Mr. Thompson: notes that deed restrictions are not within the Board's purview but the house is sited outside the deed buffer zone.

Ms. Hoffman: states the owners are working with an attorney to address the deed restriction.

Mr. Smith: Type II for SEQR.

Ms. Hoffman: notes the exterior house colors will be cedar based.


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

Case #1197 closed.

These minutes were reviewed by the Review Board on 7/6/2022. Mr. Walton moved 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

RECEIVED	
Date:	7/25/2022
Town Clerk	Juanita Duda
Date:	7/25/2022
Village Clerk	White Edge

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REVIEW BOARD MEETING MINUTES 15 June, 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

Karl, Andre (Case #1198)

Andre Karl present.

Mr. Karl: proposing to add a 48' x 96' storage building to an existing storage building. The new building will be perpendicular to the current building and form a "T." The addition should not be visible from the road unless someone is specifically looking for it.

Mr. Thompson: notes there is a significant sized berm running parallel to Cascade Rd.

Site visit scheduled for Tuesday, 28 June, at 4 PM.

Notice to Neighbors scheduled for 6 July.

End of discussion for Case #1198.

These minutes were reviewed by the Review Board on 7/6/2022. Mr. Walton moved 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

RECEIVED	
Date:	7/25/2022
Town Clerk	Jennifer K. Dudley
Date:	7/25/2022
Village Clerk	Whitney Q. [Signature]

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SUPERVISOR

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REVIEW BOARD MEETING MINUTES 15 June, 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

Stewart's Shops Main St (Case #1199)

Charles Marshall present as applicant's agent.

Mr. Marshall: Stewart's Shops is proposing to refresh the façade of their Main St. store. Presents a new design using Hardie board siding and a stone veneer along the bottom (samples provided). Siding colors will be Khaki Brown on top and Cobble Stone on the bottom. The stone will be a ProVia Fieldstone Top Rock. There will be no change to the existing lighting or roof.

The Board expresses some concern over the grout lines depicted between the picture provided for the stone and the stone sample display. Asks for additional information.

Mr. Marshall: a photo of a recently upgraded store can be provided. Also, information will be posted in the store providing the link to the Town Review Board case file.

No site visit or Notice to Neighbors.

Final review and approval scheduled for 6 July.

End of discussion for Case #1199.

These minutes were reviewed by the Review Board on 7/6/2022. Mr. Walton moved 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

RECEIVED	
Date:	<u>7/25/2022</u>
Town Clerk	<u>James C. Doolan</u>
Date:	<u>7/25/2022</u>
Village Clerk	<u>Amber A. Esby</u>

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ALSO PRESENT

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

Board Business

Land Use Code Updates

Mr. Orticelle explains Land Use Code updates have been officially approved and filed with the State. Mr. Smith will provide the Board a copy of the Town and Village Negative Declarations affirming no environmental harm is created by the Code amendments/changes.

Mackenzie Overlook

Mr. Orticelle provides an update of the income-based housing construction project. Progress is rapid but builders are currently facing a Hardie board shortage. The owners have begun advertising for qualified tenants to lease apartments once the 2023 World University Games have ended.

L. Post Rustics

Mr. Bissell shows the Board a picture of an unauthorized/unapproved sign on the side of the building. Mr. Orticelle states sign issues will be addressed in July.

Golden Arrow Hotel

Mr. Thompson asks if the work on the hotel's freestanding streetside sign is proceeding properly. Mr. Orticelle confirms the work is in accordance with planned sidewalk and street reconfigurations.

Minutes of 6/01/2022

Minutes are unanimously approved by the Board.

Meeting adjourns at 6:24 PM.

These minutes were reviewed by the Review Board on 7/6/2022. Mr. Walton moved 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

RECEIVED	
Date:	<u>7/25/2022</u>
Town Clerk	<u>Juan Carlos [Signature]</u>
Date:	<u>7/25/2022</u>
Village Clerk	<u>[Signature]</u>