

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
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ASSESSOR
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FAX: 523-9821
TOWN COURT OFFICE
523-2141
MARK SCHACHNER
ATTORNEY FOR THE TOWN

Review Board Meeting Minutes October 19, 2022

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
David Wright, Code and Zoning Coordinator

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

Viking Chieftain LLC/Ledger, Patrick (Case #1173) – Modification to Prior Approval

Applicant wishes to get Review Board approval for a change of color on a previously approved application. The Review Board originally approved Dark Brown siding and a green roof. The applicant wishes to change the approved colors to a Blue called Mysterious – AF565 and a Black roof with Black trim.

Patrick Ledger is present as the applicant.

Mr. Thompson recaps the modification application for the Board.

Mr. Ledger goes over his request to modify the approved colors. Explains that he wishes to change his siding color from Dark Brown to Mysterious – AF565, which is a shade of Dark Blue, with a Black roof. Also states that the roof choice is because when he ordered shingles green was out of stock and had to get black instead.

Mr. Ledger shows an example of the color on another project in Lake Placid and states that his trim color will stay the same as his previously approved color of black.

Mr. Thompson asks if the Board has any questions.

There are no questions from the Board.

Mr. Walton motions to approve the color change 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. 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.
- c. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- d. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Genito seconds the motion.

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

Case #1173 is closed.

These minutes were reviewed by the Review Board on November 2, 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.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>11/17/2022</u>
Town Clerk:	<u>Sharon C. V. [Signature]</u>
Date:	<u>12/2/2022</u>
Village Clerk:	<u>Christina G. [Signature]</u>

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Chip Bissell
David Genito
Peter Aliferis
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Bill Walton

MEMBERS ABSENT

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
David Wright, Code and Zoning Coordinator

Bouharevich, Yuri/Woodlake Inn (Case #1188) – Site Visit Recap/Modification to Prior Approval

Yuri Bouharevich is present as the applicant.

Mr. Thompson recaps the application for the Board, confirms that there was a request for the applicant to present more detail about the placements of buildings and asks for a recap of the site visit.

Mr. Rafferty does a recap of the site visit and states that they looked at the location of the proposed buildings, fence lines, and states that the painting on the fence had started.

Mr. Bouharevich states that the painting is almost done on the fencing and the building.

Mr. Aliferis continues to recap the site visit, stating that he had taken notes and had questions.

Mr. Aliferis wants to confirm the color is similar to the Placid Bay Hotel down the road.

Mr. Bouharevich states that it is the exact same color. States that he came to the Building Department and got the name of the paint they used and chose the exact same color.

Mr. Thompson states that the Board requested a scale drawing with the exact placement of each accessory structure on it.

There is a Board discussion on the scale drawing that is provided.

Ms. Yerkovich confirms that the new light fixtures that are presented are what the applicant wishes to install.

Mr. Walton asks if they are downward facing and Dark Sky compliant.

Mr. Bouharevich confirms that the previously presented light fixtures were not approved and this is what he found that are Dark Sky compliant and downward facing. Also confirms the placement of each light being next to each outdoor room entrance.

Mr. Bouharevich wishes to discuss the spacing for the accessory structures in the communal space out behind the hotel. States that he cannot definitively confirm the placement of the proposed sauna and fire pit until the communal dining space and food truck are installed as he is not sure where they will fit best in the space.

Mr. Walton states that he understands the Board has review over the new building but wishes to confirm what the Board's oversight of the sauna is.

Mr. Orticelle states that it does not matter where he puts the sauna as long as it meets the setbacks and that the Board does not need to approve the sauna. States that it is on the application so the Board can get a full picture of the space.

Mr. Bouharevich states that there are two ways the communal space could be build. They could build it from scratch but with the small building window left in the season time is an issue. Or a prefabricated shed can be purchased that has a slightly different design and has a front porch.

Mr. Bouharevich states that if he were to build it from scratch it would not have a porch but wishes to see which the Board prefers.

Mr. Bissell states that looking at the architecture of the hotel there is a roof overhang and that the new communal dining space would look nice with a roof overhang as well.

Mr. Thompson states that he would prefer a stick build building than a prefabricated shed. Also states that the Board is approving a 14'x30' structure.

There is a Board discussion on visibility from the road and what the building should look like.

Mr. Thompson motions to approve the application and placement of a 14'x30' accessory structure and the new Dark Sky compliant downward facing light fixtures. 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. 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.

- d. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- e. **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 is closed.

These minutes were reviewed by the Review Board on November 2, 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.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>11/17/2022</u>
Town Clerk:	<u>Pauren Ann Dudley</u>
Date:	<u>12/2/2022</u>
Village Clerk:	<u>Arnette P. Egg</u>

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

MEMBERS ABSENT

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
David Wright, Code and Zoning Coordinator

Rugar, Sherri & John (Case #1223) – Arch Review

Mr. Thompson recaps the application and expresses that he was not present at the last meeting where the applicants outlined their request.

Mr. Thompson asks the applicants to explain their request again.

Ms. Rugar recaps their application and shows the color samples they had presented at the previous meeting.

Mr. Orticelle states that the case was held open to give the public a chance to comment without needing a full notice to neighbors. Also states that there have been zero public comments.

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

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

Case #1223 is closed.

These minutes were reviewed by the Review Board on November 2, 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.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>11/17/2022</u>
Town Clerk:	<u>Samuel D. Dudley</u>
Date:	<u>12/02/2022</u>
Village Clerk:	<u>Amelia G. Esq.</u>

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MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
David Wright, Code and Zoning Coordinator

Bluebird Hotel/Lark Hotels (Case #1224) – Master Sign Review

The applicants seek a Master Sign approval for a new hotel on Saranac Avenue. The applicant wishes to use a pre-existing sign location and design for a new principal sign, with a secondary sign on the side of the building that faces Main Street and Mirror Lake. The applicant also wishes to have a sign over the main entrance, a smaller sign over a secondary entrance, and the hotel logo on the wall of the building.

Rory Randolph is present as a representative of the applicants.

Mr. Thompson goes over the application for the Board and asks Mr. Randolph to discuss what they are requesting.

There is a brief board discussion on what the intention of the “après only” sign is for.

Mr. Randolph presents his application, the placement of each sign and color.

Mr. Thompson asks about lighting on the freestanding principal sign.

Mr. Randolph states there is existing dark sky compliant lighting that any lighting will be the same.

Mr. Thompson asks if the lighting has been selected yet or not.

Mr. Randolph states that it has not.

Mr. Thompson asks if the sign will have dimensional lettering or if it will be a flat sign.

Mr. Randolph states that it will be dimensional lettering and that the lettering for every sign will be the same for uniformity purposes.

Mr. Aliferis asks if the rendition is accurate for colors.

Mr. Randolph states that it is and that it is the same principal color as the building itself.

Mr. Rafferty asks about the accessory sign #1.

Mr. Randolph states it is facing Main Street and the water. Also states that they are looking for backlighting if possible.

Mr. Walton asks if he means lighting under the eaves pointing down at the sign.

Mr. Genito asks if he means lighting from behind the sign itself.

Mr. Thompson states like Halo style lighting.

Mr. Bissell states it would be similar to another sign in Lake Placid at the "Lake House."

Mr. Randolph presents a photo of the "Lake House" sign lit up at night to show what he is looking for.

Mr. Genito states that it is easy to have the light overshadow and wash out the sign that way. States that he would suggest low light.

Mr. Randolph states that simple is preferred and states that in the courtyard area they see the signs as more of a wayfinding tool and wish for them to blend in slightly.

Mr. Walton asks if they wish to have backlighting on those signs as well.

Mr. Randolph states that is correct.

Mr. Rafferty asks about accessory signs versus a Master Sign plan. States that the Land Use Code states he can only have one accessory sign.

Mr. Thompson states that is the reason for the use of a Master Sign plan. It allows the applicant to have more signage and is commonly used for hotel situations. States that it gives the Board more leeway for review and approval.

Mr. Walton confirms that they are not proposing any signage for the other portion of the building.

Ms. Yerkovich states that it is unnecessary with the sign on the Main Street side of the structure already.

Mr. Thompson asks if more signage will be needed in the future.

Mr. Randolph states that he does not have an answer for that at this time and does not know.

Mr. Genito states that the "Adirondack Hotel" has signage on the doors and asks if there is a plan for putting any signage on the doors at the "Bluebird Hotel."

Mr. Randolph states that currently no, there is not.

Mr. Thompson states that if the Board approves the Master Sign plan any future signs will need to come back to the Board for approval.

Mr. Thompson makes a motion to approve the Master Sign Plan as presented. Subject to the following conditions:

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

Mr. Walton seconds the motion.

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

Case #1224 is closed.

These minutes were reviewed by the Review Board on November 2, 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.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>11/17/2022</u>
Town Clerk:	<u>Patricia Dudley</u>
Date:	<u>12/2/2022</u>
Village Clerk:	<u>Michael G. G.</u>

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MEMBERS ABSENT

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
David Wright, Code and Zoning Coordinator

Board Business

Mr. Thompson states that he was not present for the last meeting and asks for a motion to approve the minutes for the meeting on October 5, 2022.

Mr. Aliferis motions to approve the minutes with a minor grammatical correction in Case #1223 by Ms. Yerkovich.

Mr. Bissell seconds the motion.

Mr. Thompson abstains from the vote.

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

Meeting adjourns at 6:10 PM.

These minutes were reviewed by the Review Board on November 2, 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.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	11/11/2022
Town Clerk:	James G. Sidelley
Date:	12/2/2022
Village Clerk:	Annika A. G. G.