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JASON LEON
RICK PRESTON
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MARK SCHACHNER
ATTORNEY FOR THE TOWN

Review Board Meeting Minutes November 2, 2022

MEMBERS PRESENT

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

MEMBERS ABSENT

Bill Walton

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.

Mr. Aliferis is present via GoTo Meetings video call.

Mr. Smith recuses himself from the case.

Sarandev, George (Case #1225) – Sketch Plan Review/Shoreland Overlay

Applicant wishes to build two single-family homes on two adjacent properties on Peninsula way. Each home will be single-story with a walk-out basement, vinyl siding, and a metal roof. Colors have not yet been determined. Each home will have a well and septic system installed. The properties will share a driveway and pathway to the shoreline.

Ryan Fisher of Fisher Engineering is present as a representative of the applicant.

Mr. Thompson asks Mr. Fisher to explain the application for the Board.

Mr. Fisher goes over the application. Proposing to build one single-family home on each property with a joint driveway and joint path to the shared dock on Lake Placid. States that the homes will be modular structures.

Mr. Thompson asks if there is any village water or sewer at the properties.

Mr. Orticelle states that there is not.

Mr. Thompson states that the application is for two houses on two lots, with one deed and a private drive that will be privately maintained.

Mr. Thompson asks what sort of dock the applicant wishes to have.

Mr. Fisher states that he is not sure exactly, but the water is very shallow, and any dock would be used primarily by kayaks and canoes.

Ms. Yerkovich asks what the octagonal structure on the site plan is.

Mr. Fisher states it is part of the neighboring hotel property.

Mr. Thompson confirms that any dock will conform with regulations and will be enforced by the Building Department.

Ms. Yerkovich states that tree removal by the shore has been an issue around the lake and has been reported to be interfering with water quality. States that the proposed removal does not appear to be very much.

Mr. Thompson states that on the vegetation plan, sheet three of the site plan, shows the proposed tree removal for the homes, septic systems, driveway, and pathway to the water.

Mr. Thompson asks if this is currently a heavily wooded lot.

Mr. Fisher states that it is heavily wooded. Also states that there is an old driveway that is overgrown for the second home. The applicant is proposing to not use that drive and to build a new shared drive for both properties. He also states that they are only proposing to remove enough trees for a path to the water with no clear cutting.

Mr. Thompson states that the Land Use Code states that the path must be a permeable material and asks how much tree removal will be done for home construction.

There is a Board discussion on tree removal.

Mr. Fisher states that they are proposing to remove approximately 15ft of buffer space around the structures.

Mr. Thompson states that there appears to be a large grade issue that brings the concern of excess run off.

Ms. Yerkovich asks how much the proposed ground contour will change versus the existing contour.

Mr. Fisher states that most of the contouring will be done for the private road. The homes will have a walk-out basement so there will be some around the homes as well.

Ms. Yerkovich asks what a silt fence is.

Mr. Walton states that it is a fence that is used during construction to control run off and debris, so they don't get washed away.

Mr. Rafferty asks if the lake access will serve both homes.

Mr. Fisher states that that is the intent.

Mr. Thompson states that would create some interesting deed restrictions.

There is a Board discussion on the lots.

Mr. Bissell asks if there will be two separate deeds in the future.

Mr. Fisher states that the applicant has no intention to sell.

Mr. Thompson asks if the applicant is intending to rent.

Mr. Fisher states that yes, he is intending to rent the homes.

Mr. Rafferty confirms that the proposed homes are not visible from the lake.

Mr. Fisher states that is correct they are not visible.

Mr. Thompson states that the new building elevation sheet that was provided at the meeting, shows the dimensions of the proposed structures and shows that they conform to the Land Use Code sizing requirements.

Mr. Thompson asks about what color the homes will be.

Mr. Fisher states that the color has not yet been selected.

Mr. Thompson states that officially, because these properties lay in the Shoreland Overlay in the Land Use Code, the Review Board needs to know the proposed colors and must approve the colors.

Mr. Thompson also states that any glass in the windows must conform to the code as well and must be non-reflective. Again this is because of the Shoreland Overlay and they cannot be reflective if seen from the lake.

There is a Site Visit scheduled for Monday, November 7th, 2022, at 4pm.

A Notice to Neighbors is scheduled for the November 16th, 2022, meeting.

End of discussion on Case #1225.

These minutes were reviewed by the Review Board on November 16, 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:	12/1/2022
Town Clerk:	Jamie C. Bradley
Date:	12/2/2022
Village Clerk:	Christa R. Egan

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

Board Business

Mr. Thompson states that the Board needs to approve the minutes of the October 19th meeting.

Mr. Thompson motions to approve the minutes as written.

Mr. Rafferty seconds the motion.

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

Mr. Thompson asks Mr. Orticelle if there is any other business.

Mr. Orticelle suggests the Board reviews page #40 in the Land Use Code for this case and also suggests they review grade limitations on driveways.

There is a brief board discussion on slope/grade.

Mr. Orticelle also states that Mr. Walton has purchased a new home and will be moving out of the Town of North Elba. Because of this Mr. Walton will not be able to continue to be a member of the Review Board after the end of his term at the end of this year.

Meeting adjourns at 5:50pm.

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Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>12/1/2022</u>
Town Clerk:	<u>Anna Ant Bradley</u>
Date:	<u>12/2/2022</u>
Village Clerk:	<u>Amata A. Ely</u>