

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 September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
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 5:31pm

Bouharevich, Yuri/Woodlake Inn (Case #1188) – Modification to Prior Approval/Sign Review

Applicant wishes to add a 6x10 foot sauna and a 15x30 foot communal dining space to the outdoor space behind the Woodlake Inn. The applicant also wishes to put a new sign up representing a name change to "The Boha Hotel" and for the sign to reflect the colors of the building, black with coral.

Yuri Bouharevich is present as the applicant.

Mr. Thompson recaps applicants' requests.

Mr. Thompson states that the Board would like to discuss the sign first.

Mr. Thompson asks if this is the existing sign and existing location.

Mr. Bouharevich states that the sign will be in the same location, but the posts may need to be replaced.

Mr. Thompson asks if the sign will be the same size as the existing or not.

Mr. Bouharevich states that it will be slightly taller. The requested sign is 14 feet tall, the maximum allowed, and the existing sign is 10 feet tall.

Mr. Thompson asks what the construction of the sign will be?

Mr. Bouharevich states that it will be either steel or wood posts and a wood sign.

Mr. Thompson asks if it will be a flat sign or not.

Mr. Bouharevich states it will be dimensional and will have downward pointing gooseneck lighting.

Mr. Bissell states the sign will be larger and asks if there will be a boarder on the sign or not? Will there be a shadow with dimension from the boarder?

Mr. Bouharevich states that there can be a raised boarder.

Mr. Genito asks if there will be raised lettering? Will anything be reflective?

Mr. Bouharevich states there will be raised lettering, and nothing will be reflective.

Mr. Aliferis asks if it will state the "Woodlake Inn" on the sign.

Mr. Bouharevich states that it will not. The sign will display the new name "The Boha Hotel".

Mr. Bissell asks what color the background is.

Mr. Bouharevich states that the color will be coral, which is the same as the approved color for the doors.

Mr. Genito motions to approve the sign request 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.

Mr. Bissell seconds the motion

All members present vote in favor. The motion is approved 4-0.

Mr. Thompson states they will now consider the modification request and recaps the application.

Mr. Bouharevich states the sauna will be close to the property line.

Mr. Genito asks about the Coke-a-Cola truck.

Mr. Bouharevich states that is the food truck on the drawing.

Mr. Thompson states that he notices that the drawing is not to scale and asks that Mr. Bouharevich mark out where everything will be put.

Mr. Bouharevich states he can mark everything out and wants to point out that the open space between the food truck and the proposed building is very tight and isn't sure how to do it properly with the required setbacks. States that the proposed building is on skids and isn't permanent and may be pushed farther back.

Mr. Thompson states it would still require a building permit as it a larger structure and would be considered an accessory structure.

Mr. Bouharevich asks if that means it needs to conform to setbacks.

Mr. Thompson answers yes.

Mr. Aliferis asks what the orientation of the drawing is and where the main building is.

There is a board discussion on the orientation of everything in the drawing.

Mr. Thompson states that there is a concern for noise and proximity to the property line.

Mr. Bissell asks if the building can be right on the property line.

Ms. Whitney states it must be 10ft from line.

Mr. Genito asks if there is anything being done to the existing fence yet.

Mr. Bouharevich states that it is being done now.

There is a board discussion on what was previously approved for the fence.

Mr. Thompson asks what the intention is for requested lighting.

Mr. Bouharevich states that the first choice would be the unfrosted lights, but a second option was given just in case.

Mr. Thompson states that neither light is frosted, and the lights must be downward facing with all light facing down.

Mr. Bissell asks where the lights will be located.

Mr. Bouharevich states they would be next to every room door.

Mr. Thompson states they would like to do a site visit on Tuesday September 27th at 5pm.

Mr. Bouharevich asks what the boards concerns are.

Mr. Thompson states the lighting, placement of structures in outdoor space, and noise issues.

Mr. Bissell asks about doors on the proposed building.

Mr. Bouharevich states there would be larger doors on the side facing the food truck and a single door on the side for access.

End of Discussion for Case #1188

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Richard Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Samuel Dudley</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Amita Q. Esty</u>

DEREK DOTY
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FAX 523-9821
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Review Board Meeting Minutes September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
Bill Walton

ALSO PRESENT

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

Bob Miller Real Estate (Case #1211) – Updated Sign Review

Applicant will not be installing the previously approved awning and wishes to replace it with a wall sign. The applicant also wishes to install a small vinyl window sign by the door.

Bob Miller is present via video as the applicant.

Mr. Thompson recaps the updated application.

Mr. Miller goes over his signage request. States that they will not be using the awning and will put a sign on the building instead. Also will be putting a small sign by the door.

Mr. Thompson asks about the blackout vinyl on two windows.

Mr. Miller states they have not decided on if those will be there or not yet. The only sign on the windows will be by the door. The sign above the windows will be slightly smaller than the approved awning.

Mr. Thompson asks if the board has any questions or issues.

Mr. Bissell states he sees no issue.

Mr. Thompson motions to approve the modification application 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 applicant must submit and receive separate approval for an exterior lighting plan.

Mr. Bissell seconds.

All members present vote in favor. The motion is approved 4-0.

Case #1211 is closed.

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.


Richard Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Janet G. Sudley</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Amrita G. Esby</u>

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SUPERVISOR
LAURIE C. DUDLEY
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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
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Review Board Meeting Minutes September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
Bill Walton

ALSO PRESENT

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

Rugar, Sherri & John (Case #1214) – Arch Review/Viewshed Overlay

Applicants wish to get approval for metal siding that was already installed onto an apartment building. The metal is not an approved siding material and must have Review Board approval.

Sherri and John Rugar are present as the applicants.

Mr. Thompson recaps the application.

Mr. Thompson states that the Rugar's did not get approval before doing siding and states that the siding is non-conforming. Mr. Thompson also asks what the applicant's intent was with this siding.

Ms. Rugar states that when she was visiting Wyoming two years ago, she liked the look of the metal on buildings out there. She also states that when she started pricing wood and could not find what she wanted in stock or in price. Ms. Rugar also states that she decided to combine the metal and wood look.

Mr. Thompson asks if this metal is new or not.

Ms. Rugar states that it is new and that they aged the metal and put a clear coat on it to seal it.

Mr. Rugar states that the previous vinyl siding that was on the building was cracked and looked terrible.

Ms. Rugar states that they have renovated everything inside and outside of the building.

Mr. Thompson states that this is a rustic look. Lake Placid was never a mining town and never a wood town.

Mr. Genito says that if you look in the neighborhood and what the other places look like. It does stick out being different.

Mr. Bissell states that the neighbor next door is white home. States that he likes what they have done but agrees that it does not fit and states that maybe they could paint it white. Mr. Bissell goes on to state that they must treat everyone the same and the board is looking for a way to approve this without major costs to the applicant. White metal would be better with a wood trim and that there is nothing wrong with interesting architecture.

Mr. Thompson agrees except for the saw blade on the building. Could go for it if it was black. Does not want to approve the siding and have it end up all over town.

Mr. Thompson also states that this will strictly be a one-off case and will not approve it in any other instances.

Mr. Bissell states that the board is supposed to approve each project separately and does not approve something just because they approved a similar project in the past.

There is a Board discussion on color.

Mr. Genito states that the board is looking for a solid color.

Mr. Rugar asks if they could paint the saw black?

Mr. Thompson states that he could be fine with a solid brown building with a black saw.

Mr. Genito states that as long as it doesn't stand out it's fine.

Ms. Rugar states they could use cordovan brown.

Mr. Thompson states that the board wants to see a color sample.

Ms. Rugar asks if using a factory painted door that is pre-painted black if allowed or not?

Mr. Bissell states that those are fine.

Mr. Rugar asks if the board wants him to paint the color onto a sample of metal?

Mr. Thompson states that would be fine.

End of Discussion for Case #1214

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.


Richard Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Paige Cantadillo</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Amata G. Esty</u>

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
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JASON LEON
RICK PRESTON
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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
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Review Board Meeting Minutes September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
Bill Walton

ALSO PRESENT

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

Vision of Tibet (Case #1218) – Sign Review

No applicant present.

Mr. Thompson recaps application and adds a photo of the storefront to the file.

Mr. Thompson tables to case for no applicant.

The case was further discussed at the end of the meeting. Board agrees the sign is approvable and questions if they can approve it without an applicant present.

Ms. Whitney states that they can.

Mr. Bissell motions to approve the application.


- 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 applicant must submit and receive separate approval for an exterior lighting plan.

Mr. Thompson seconds.

All members present vote in favor. The motion is approved 4-0.

Case #1218 is closed.

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.


Richard Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Jane C. Dunbar</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Arata A. East</u>

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
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EMILY KILBURN POLITI
JASON LEON
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PARK DIST. MGR
523-2591
MIKE ORTICELLE
DARCI LAFAVE
CODE ENFORCEMENT OFFICIALS
523-9518
TODD ANTHONY
ASSESSOR
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523-2141
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Review Board Meeting Minutes September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
Bill Walton

ALSO PRESENT

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

2457 Main St LLC (Case #1219) – Arch Review

The applicant wishes to repaint the old “Gap” building from a white storefront to a black storefront with black trim around the upstairs windows as well.

Nick Politi is present as the applicant

Mr. Politi states that they wish to paint anything that’s white to black.

Mr. Bissell states that he likes the photo example from Tupper Lake that was provided.

Mr. Aliferis asks which black is it from the samples?

Mr. Politi states it was the Onyx sample.

Mr. Bissell asks if it will go around the building?

Mr. Politi states no it will not because there is brick there and the back is vinyl siding that he will come back to change later.

There is a board discussion on the color history of the building.

Mr. Thompson motions to approve the application. 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. Aliferis seconds.

All members present vote in favor. The Motion is approved 4-0.

Case #1219 is closed.

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Richard Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Janet J. Dudley</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Arnette R. Ziegler</u>

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Review Board Meeting Minutes September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
Bill Walton

ALSO PRESENT

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

Weekender Hotels (Case #1220) – Arch Review

Applicants have just purchased the “Townhouse Lodge” and wish to repaint the property. The existing building colors are a green with white trim and dark doors. The applicants wish to repaint the buildings a dark green with a marigold color for the doors, leaving the trim white.

Ryan Wheeler is present to represent the applicants.

Mr. Thompson recaps the application. Asks Mr. Wheeler what the current color is?

Mr. Wheeler states it’s a green with white and kind of multicolor. States that they don’t want to change the building color but just want to repaint the doors that marigold color.

There is a board discussion on the existing sign.

Mr. Bissell asks where the marigold will be used?

Mr. Wheeler states it will just be on the doors not on any trim.

Mr. Thompson asks what color the body of the building and trim will be?

Mr. Wheeler states they will be green.

Mr. Aliferis 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.

Mr. Thompson seconds

All members present vote in favor. The motion is approved 4-0

Case #1220 is closed.

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.


 Richard Thompson, Chairman
 Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Janeen Dwyer</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Christa A. Egan</u>

DEREK DOTY
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Review Board Meeting Minutes September 21, 2022

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Peter Aliferis

MEMBERS ABSENT

Bob Rafferty
Laura Yerkovich
Bill Walton

ALSO PRESENT

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

Board Business

There is a board discussion on the Visions of Tibet (Case #1218).

Mr. Wright states that Ms. Whitney and himself made slight changes to the Lamica, Alan case on the minutes from September 7, 2022. These changes will properly express the approval that was subject to the Essex County Review.

Mr. Thompson states that they wanted to show the approval process for the Lamica, Alan case.

There is a board discussion on the Lamica cutting.

Mr. Thompson makes a motion to approve the minutes as presented.

Mr. Genito seconds
All members present vote in favor. The motion is approved 4-0.

Meeting adjourns at 6:15 PM.

These minutes were reviewed by the Review Board on October 5, 2022. Mr. Aliferis moved to approve the minutes with one spelling correction on page 8. Ms. Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Richard Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/17/2022</u>
Town Clerk:	<u>Janeen Galt Durdin</u>
Date:	<u>10/17/2022</u>
Village Clerk:	<u>Andrea A. Esty</u>