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MARK SCHACHNER
ATTORNEY FOR THE TOWN

Review Board Meeting Minutes January 4th, 2023

MEMBERS PRESENT

Rick Thompson
Bob Rafferty
Chip Bissell
David Genito
Peter Aliferis
Laura Yerkovich
Claire Doering

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci Whitney, Code Enforcement Officer

MEMBERS ABSENT

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

Mr. Thompson begins the meeting with a discussion on voting for a Board Chair and Vice Chair.

Mr. Thompson states that he is willing to stay as Chairman and that Mr. Rafferty is willing to stay as Vice Chairman.

Mr. Smith states that the thing to do now is to ask for nominations.

Mr. Rafferty nominates Rich Thompson to be Chairman.

Mr. Aliferis seconds the nomination.

Mr. Thompson abstains from voting. All other members vote in favor. The motion is approved 6-0.

Mr. Thompson nominates Bob Rafferty as Vice Chairman.

Ms. Yerkovich seconds the motion.

Mr. Rafferty abstains from voting. All other members vote in favor. The motion is approved 6-0.

Mr. Thompson is voted in as Chairman for a term expiring the end of 2024.

Mr. Rafferty is voted in as Vice Chairman for a term expiring the end of 2024.

Ms. Whitney introduces Claire Doering as the new member of the Review Board for a term expiring the end of 2027.

The Board welcomes Ms. Doering.

Mr. Thompson moves the meeting to new Business.

Stewart's Shop (Case #1228) – Sketch Plan Review/Viewshed Overlay

The applicants wish to demolish their existing building with tenant space. They wish to build a new structure for a brand new larger store with district offices attached. The applicants also wish to demolish the existing gas canopy to install a new larger canopy with one additional pump being installed. The applicants are proposing to also remove the existing fuel storage tanks and replace them with new tanks.

Chuck Marshall is present as an employee and representative of Stewart's Shop.

Mr. Marshall presents the proposed project for the Board. States that they wish to build a 3970sqft store with a district office for a combined total of just over 5400sqft building. Would be designed to look the same as in Keene, AuSable, and Indian Lake.

Mr. Marshall states that they will keep the existing sign with downlit lighting.

Mr. Thompson wishes to confirm the sign will be the same.

Mr. Marshall states that it will stay the same.

Mr. Marshall states that they will use downlit LED lighting and will be able to be dimmed to reduce the brightness of the lighting if necessary.

Mr. Marshall further states that the proposed canopy complies with the Land Use Code for width of 24ft but the Code requirement for length is 36ft.

Mr. Aliferis asks if by canopy Mr. Marshall means the gas canopy.

Mr. Marshall states that is correct. Further stating that the issue with the length is that they could break up the canopy to comply but that would not look very appealing. They could connect it to the building like Maplefields in Ray Brook did, but they do not like that idea, and it makes the structure look more massive.

Ms. Yerkovich asks what the proposed length is.

Mr. Marshall states it is 122ft and that the issue is that they plan to put the pumps on an angle and that causes more space to be used up by each pump.

Mr. Rafferty asks if there will be access on both Saranac Ave. entrances.

Mr. Marshall states they are planning to remove one of the access points from Saranac Ave.

Ms. Yerkovich states that would mean you enter from Saranac Ave. and exit from Algonquin Dr.

Mr. Aliferis asks about the existing parallel parking opposite the existing building. Also stating there is not a lot of parking there now.

Mr. Marshall states that they looked into leaving the tenant space and just rebuilding the existing Stewart's and they determined that you cannot do that and still have enough parking with the appropriate space as dictated by the Land Use Code.

Mr. Thompson states that the proposed plan really moves the store back farther and creates a lot more space between the pumps and the store. Stating that the larger space and the gas pumps being angled allows for larger vehicles to be more easily accommodated.

Mr. Marshall states that there is 30ft between the canopy and the median on the edge of the pavement for parallel parking. Further stating that the incentive is to get most people to use the new parking spaces around the store.

There is a Board discussion on parking.

Mr. Marshall discusses the Easement rights on the property with the Lake Placid Center for the Arts.

Mr. Rafferty asks if the easement spaces are necessary for the new Stewart's store to meet code for parking. Stating that the plan appears to have ample parking.

Mr. Marshall states that they are only required to have eighteen spaces and the spaces might be used once a week from staff of other stores coming to the district office.

Mr. Thompson asks about the proposed canopy and wishes to know if it is a finished canopy or if there is any room for discussion on colors and materials.

Mr. Marshall states that in Keene they did a Mansard roof that give the illusion of a peaked roof and gives it more architectural appeal.

Mr. Marshall states that he would recommend a Mansard roof rather than a true peaked roof because a peaked roof would look very out of character with the main building.

Mr. Thompson states that the canopy appears to be appropriate size for the property and would suggest a more architectural looks. Stating that as an RV owner he supports a larger gas area for vehicle maneuvering.

Mr. Marshall states that they will also be selling diesel fuel.

Mr. Genito asks about placement on the plans.

Mr. Marshall states that diesel will be sold at one pump under the canopy with the gas pumps.

Mr. Bissel states that in Ray Brook at Maplefields the canopy is connected to the building to be considered one structure allowing the diesel canopy to be built.

Mr. Bissel also asks if the canopy length is set in stone.

Mr. Thompson reads from the Land Use Code the regulations for gas canopies, Section 5.5.11-E Vehicle Fuel Sales.

Mr. Marshall states that he wishes to see what he can do to dress up the proposed white color.

Ms. Yerkovich states that she understands the new Stewart's building in Keene was very actively discussed.

Mr. Marshall states that the biggest issues that were discussed in Keene were the lighting, the canopy size and design.

Mr. Aliferis asks if the store will remain the same size.

Mr. Marshall states that the store will be larger.

Mr. Aliferis clarifies that he was asking if it would be the same size as the one in Keene.

Mr. Marshall states that the new store will be the same size as the one in Keene.

Mr. Aliferis asks if the main storage tank will be moved.

Mr. Marshall states that the existing tanks will be removed, and new tanks will be installed.

Mr. Genito asks if they plan to have any EV charge stations.

Mr. Marshall states that they do all of their EV through a third party.

Mr. Marshall goes over the costs and kilowatt usage of EV charging. States that the costs of being charged for peak use is the main inhibiting reason Stewart's does not do their own EV charging at this time.

Mr. Rafferty asks how long the gas pumps will be closed when the tanks are being redone.

Mr. Marshall states that they will not be selling gas for approximately 4 weeks.

Ms. Doering asks what the timeline is from start to finish for the project.

Mr. Marshall states that if the store remains open it is a 14 week project but if they were to close the store it would be a 10 week project. States that he is not sure of a start date because of still needing DOT approvals.

Mr. Marshall states that he does not want to commit to a date that may not be able to be met. States that they will either have to have full operation of the new structure by July 4th or start the project after Labor Day.

Mr. Smith states that in answer to Mr. Bissel's question about the requirement for gas canopy length, the Land Use Code reads shall, not should and is a requirement. States that it will be the usual area variance requirement.

There is a Board discussion on how many gas stations there used to be in town.

Mr. Orticelle states that the canopy issue would not inhibit the applicant from moving forward with the review process, the applicant will go to the ZBA for the canopy at the same time.

Mr. Marshall wishes to confirm that the white fascia of the canopy is an issue, and the Board would prefer the Mansard roof line.

Ms. Whitney states that there might be an issue with the front yard setback and also needing a variance.

Mr. Marshall states that he was under the understanding that the front setback had already been discussed and covered prior to this meeting.

Ms. Whitney states that the minimum setback is an average of the neighboring properties and there is no documentation depicting what that average would be.

There is a Board discussion on the Front Yard Setback.

Mr. Rafferty wishes to go over the proposed vegetation. Wants to know if there is any proposed planting. States that there will be a large open parking area at the corner of Algonquin Dr. and Saranac Ave.

Mr. Marshall states that they are not allowed to plant in the road right-of-way area.

There is a Board discussion on green space, DOT requirements, and shrubs.

Ms. Yerkovich asks if the proposed flowers and shrubs are on the list in the Land Use Code of approved native Adirondack plants.

Mr. Thompson states that Sec. 12 appendix 1 is the approved list of native plants.

Mr. Thompson asks about the proposed colors.

Ms. Whitney asks for a sample of the materials and colors.

Ms. Yerkovich asks if it is the same colors as in Keene.


Mr. Marshall states he can bring a sample and they are proposing the same colors and materials as Keene.

Mr. Thompson asks if the Board has any further questions.

There are no further questions.

End of Discussion on Case #1228.

These minutes were reviewed by the Review Board on February 1, 2023. Mr. Thompson moved to approve the minutes as written. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>3/17/23</u>
Town Clerk:	<u>Theresa D. Dwyer</u>
Date:	<u>3/20/23</u>
Village Clerk:	<u>Amata A. Gray</u>

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Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci Whitney, Code Enforcement Officer

Board Business

Mr. Thompson states that the minutes for 12/21/22 need to be approved.

The Board states there are a few misspellings and typos.

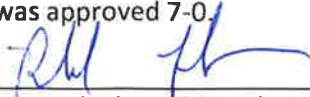
Mr. Thompson makes a motion to approve the minutes with typos and misspellings corrected.

Mr. Bissel seconds the motion.

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

Meeting Adjourns at 6:17pm.

These minutes were reviewed by the Review Board on February 1, 2023. Mr. Thompson moved to approve the minutes as written. Mr. Aliferis seconded the motion. All members voted in favor. The motion was approved 7-0.


Rick Thompson, Chairman
Review Board

RECEIVED
Date: 3/17/23
Town Clerk: Pamela Antinucci
Date: 3/20/23
Village Clerk: Anita R. Goff