

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



EUGENE MARTIN  
PARK DIST. MGR  
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DARCI WHITNEY  
CODE ENFORCEMENT OFFICIALS  
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TODD ANTHONY  
ASSESSOR  
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FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes February 1<sup>st</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

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

### Scotts Cobble Nordic Center/Delaney, Brian (Case #1226) – 30 Day Lighting Approval Review

The Board previously approved the lighting application for the Scotts Cobble Nordic Center with a 30 day review requirement.

Tim Smith has recused himself from the case.

Mr. Thompson asks the Board for any comments and reads a written comment that was submitted by Mr. Wexler.

Mr. Wexler's comment states that Mr. Delaney has worked with him in modifying the location of a few lights and is in favor of lights as they are now.

Mr. Aliferis wishes to confirm that the written comment is from the same applicant that opposed the project previously.

Mr. Thompson confirms that both comments are from the same neighbor.

Mr. Rafferty states that he has been out there a few times and has observed the lights at night. Also states that he saw no issues with the lights and the ski center is a terrific community asset.

Mr. Thompson states that he went out and observed the lights as well. Stating that at most he saw four lights on at a time and they were each off within 15-20 seconds.

Mr. Thompson also states that he saw more lights coming from the ski jump complex and the golf house than the trail lights put out.

Mr. Bissell states that he went out during the day and saw tons of kids on the trails and states that it is a nice asset to the community.

Ms. Yerkovich states that she asked around with friends and family and received only positive feedback. Ms. Doering states that she went out earlier in the day and had a great time at the facility. Further stating that she did not get to see the lights but has heard positive feedback from others.

Mr. Rafferty makes a motion to approve the lighting application with no further review until the next season.

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

Case #1226 is closed.

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These minutes were reviewed by the Review Board on March 1<sup>st</sup>, 2023. Ms. Yerkovich moved to approve the minutes as written. Mr. Bissell seconded the motion. All members present voted in favor. The motion was approved 5-0.

  
\_\_\_\_\_  
Rick Thompson, Chairman  
Review Board

|                 |                         |
|-----------------|-------------------------|
| <b>RECEIVED</b> |                         |
| Date:           | <u>3/17/23</u>          |
| Town Clerk:     | <u>James Gust Dwyer</u> |
| Date:           | <u>3/20/23</u>          |
| Village Clerk:  | <u>Amelia A. C...</u>   |

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Claire Doering

### ALSO PRESENT

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

### MEMBERS ABSENT

### Chacra Farms/LPL, LLC (Case #1227) – Notice to Neighbors/Viewshed Overlay

Pam and Elizabeth Leff are present as the applicants. Ivan Zdrahal is present as a representative.

Mr. Thompson asks Ms. Whitney if the case file is complete.

Ms. Whitney confirms it is.

Mr. Thompson asks Mr. Zdrahal if there are any changes at this time.

Mr. Zdrahal states that there are no changes.

Mr. Thompson reads a comment that was submitted by a neighbor that is in favor of the project.

27 notices were sent, 18 return receipts were received.

There are no other written comments and no members of the public wish to comment.

Mr. Smith reminds the Board that this is a Type II project for SEQR and no further action is needed.

Mr. Bissell motions to approve the project 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. 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. Aliferis seconds the motion.

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

Case #1227 is closed.

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These minutes were reviewed by the Review Board on March 1<sup>st</sup>, 2023. Ms. Yerkovich moved to approve the minutes as written. Mr. Bissell seconded the motion. All members present voted in favor. The motion was approved 5-0.



Rick Thompson, Chairman  
Review Board

| <b>RECEIVED</b> |                        |
|-----------------|------------------------|
| Date:           | <u>3/17/23</u>         |
| Town Clerk:     | <u>Jeanette Dudley</u> |
| Date:           | <u>3/20/23</u>         |
| Village Clerk:  | <u>Amrita R. Goff</u>  |

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## Review Board Meeting Minutes February 1<sup>st</sup>, 2023

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

### MEMBERS ABSENT

### ALSO PRESENT

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

### Kemp, Todd (Case #1232) – Architectural Review/Shoreland Overlay

Applicant wishes to remodel an existing property. Wishes to replace an angled wall that faces Lake Placid with a straight line wall and replace the existing deck with a covered/screened in porch. The applicant also wishes to replace all windows and doors to give a symmetrical design to the structure. The structure will be painted a dark grey with a combination of board & batten and cedar shingles. The applicant wishes to also remodel the existing boathouse to match the new look of the home. This will create a lower roofline on the boathouse and a rooftop deck.

Todd Kemp is present as the applicant.

Mr. Thompson asks Mr. Kemp to go over his application.

Mr. Kemp explains the scope of his project to the Board.

Mr. Bissell states that the property needs the update.

Mr. Kemp states that it is a great property. It just needs help.

Mr. Thompson asks if there will be any footprint changes.

Mr. Kemp stats that they will be adding 76sqft on each side to square off the building.

Mr. Bissell asks if the deck will be screened in or not.

Mr. Kemp states that it will be.

Mr. Thompson asks if the colors in the renditions are accurate. Stating that sometimes they do not come out on paper correctly.

Mr. Kemp states that he is proposing to use a dark bronze metal roof, semi-transparent grey for the cedar shingles, darker grey around the windows and the windows will be cardinal red. Any stone will be in a grey scale.

Mr. Thompson asks if Mr. Kemp can provide color samples.

Mr. Rafferty asks if it will be the same colors as Mr. Kemp's last project.

Mr. Kemp states that the previous project was a dark brown and this project will be dark grey.

There is a Board discussion on the red for the windows.

Mr. Aliferis asks if the second floor of the boathouse will be living area.

Mr. Kemp states that it is for storage only.

Mr. Thompson states that color samples would be needed and a Notice to Neighbors needs to be done.

Mr. Thompson asks Mr. Wright and Ms. Whitney if the boathouse footprint is within the setbacks.

Ms. Whitney states that it is all going to be within the existing footprint.

Mr. Rafferty asks what downward chandelier lighting is.

Mr. Kemp states that the lighting will have a shade on it and most of the lights are wall sconces that are downward facing.

Ms. Yerkovich wishes to confirm what color samples are being requested.

Mr. Thompson states a roof color, the cardinal red color to be used, and some paint samples for the siding.

Mr. Bissell states that it will be an improvement.

Mr. Genito asks what the deck posts will be.

Mr. Kemp states they will most likely be 8x8 cedar posts with a retractable screening inlaid into them.

Mr. Genito asks if they will be natural or stained.

Mr. Kemp states they will be stained the semi-transparent grey.

Ms. Whitney confirms everything meets the setback requirements.

Mr. Thompson states a Notice to Neighbors needs to be scheduled and that no site visit is necessary as the project is proposing no changes to the existing footprint. Also states, as a reminder, to bring the color samples to the next meeting.

Mr. Kemps requests a March 1<sup>st</sup> meeting for the Notice to Neighbors.

End of Discussion on Case #1232.

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These minutes were reviewed by the Review Board on March 1<sup>st</sup>, 2023. Ms. Yerkovich moved to approve the minutes as written. Mr. Bissell seconded the motion. All members present voted in favor. The motion was approved 5-0.

  
Rick Thompson, Chairman  
Review Board

|                 |                    |
|-----------------|--------------------|
| <b>RECEIVED</b> |                    |
| Date:           | 3/17/23            |
| Town Clerk:     | Fallen Gint Sudley |
| Date:           | 3/20/23            |
| Village Clerk:  | Amrita G. Gya      |

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Claire Doering

### MEMBERS ABSENT

### ALSO PRESENT

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

### Board Business

Mr. Thompson motions to approve the minutes of January 4<sup>th</sup>, 2023, as presented.  
Mr. Aliferis seconds the motion.  
All members vote in favor. The motion is approved 7-0.

Ms. Whitney reminds the Board of an email sent out earlier in the day by Mr. Wright about local government day that will be in person this year.

Mr. Thompson reminds the Board that they have a training requirement of 4hrs per year and suggests they sign up for this training.

Mr. Thompson motions to adjourn the meeting.  
Mr. Bissell seconds the motion.  
All members vote in favor. The motion is approved 7-0.

Meeting adjourns at 5:53pm.

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These minutes were reviewed by the Review Board on March 1<sup>st</sup>, 2023. Ms. Yerkovich moved to approve the minutes as written. Mr. Bissell seconded the motion. All members present voted in favor. The motion was approved 5-0.

  
Rick Thompson, Chairman  
Review Board

**RECEIVED**  
Date: 3/17/23  
Town Clerk: Paula Dudley  
Date: 5/20/23  
Village Clerk: Christa Q. City