

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  
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MIKE ORTICELLE  
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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 June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

Mr. Thompson opens the meeting at 5:30pm

#### Cambria Lake Placid (Case #967) – Site Visit Recap/Modification to Prior Approval

Bhavik Jariwala is present as the applicant via Go To Meetings.

Mr. Tompson notes the updated site plans that were prepared for the Board prior to the meeting.

Mr. Jariwala comments that the updated plans show a 10% grade that will make the trail more compliant with the ADA requirements for trails.

Mr. Jariwala further comments that the updated trail will minimize the tree cutting and follows a more natural through the trees.

There is a Board discussion on the updated plans versus the previously provided plans.

Mr. Thompson recaps the site visit stating that the Board looked at the proposed stairs and notes they are approximately in the same location as the existing stairs. States that the stairs join the path at the top of the hill and that the Board confirmed none of the changes will affect Paradox Bay.

Mr. Bissell continues the recap by stating that the applicant is proposing to have three firepits, one wood and two gas. States that he suggests all three firepits should be gas.

Mr. Genito continues to recap the site visit by stating that the slope to lake is steep and that the applicant will have to allow natural growth which will help prevent geese from coming onto the property.

Ms. Yerkovich states that Saranac Lake has enacted "No Mow" areas around the water to help with the geese issue.

Mr. Bissell states that the North Elba/Village of Lake Placid Land Use Code (LUC) has a provision written in it that states that a 10 foot buffer from the water must be untouched.

Mr. Rafferty wishes to confirm that the lakefront property and buildings are not part of the current proposal.

Mr. Thompson states that they will be left alone.

Mr. Jariwala states that an existing dead tree will be removed.

Mr. Thompson proposes that if the application is approved the Board can condition the approval to require gas firepits and the waterline be able to return to a natural state.

Mr. Jariwala states that the wood firepit is an existing firepit and that they would like to keep it in use if possible.

Ms. Yerkovich asks how the newly enacted NYS Law around no gas will impact this application.

Mr. Bissell states that it has no barring.

Mr. Jariwala states that they have already converted 95% of the interior of the building to electric.

Mr. Thompson states that he does not agree with restricting the firepits to gas only and suggests that the Board can vote on a resolution to restrict the firepits.

Mr. Bissell proposes a resolution to condition approval that all firepits shall be gas.

Mr. Bissell votes in favor of the resolution.

Mr. Thompson votes against the resolution.

Mr. Rafferty votes against the resolution.

Mr. Genito votes against the resolution.

Ms. Yerkovich votes against the resolution.

Ms. Doering voted against the resolution.

The Resolution is Denied, 5-1 vote.

Ms. Doering states that she would be nervous about trusting the public to build fires.

Mr. Smith states that this application is a Type II for SEQR.

Mr. Thompson states that the LUC states there must be a 10 foot natural barrier to the water.

Ms. Yerkovich states that this application would be a change to the current vegetation of the area and offers a resolution to condition approval requiring a 10ft natural barrier to the water.

The Board votes unanimously in favor of the resolution.

The Resolution is approved, 6-0 vote.

Mr. Rafferty motions to approve the application subject to the following conditions:

- a. Architectural and site design plans are approved as conditioned. 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. Entire waterfront must be allowed to return to a natural state, with a minimum natural area of 10ft, except approved area for access to the existing dock.
- c. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- 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.

Ms. Doering seconds the motion.


Mr. Bissell votes against the motion.

All other members present vote in favor. The motion is approved 5-1.

Case #967 is closed.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.

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

<b>RECEIVED</b>	
Date:	6/26/23
Town Clerk:	Town Clerk Dowdler
Date:	7/13/23
Village Clerk:	Christa P. Eys

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
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523-2141  
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ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### Anderson, Tom/Lake Placid Lanes (Cas #1189) – Notice to Neighbors/Modification to Prior Approval

Tom Anderson and Rob Kaine are present as the applicants.

Mr. Smith Recuses from the case.

Mr. Thompson states that a Notice to neighbors was sent out.

8 – notices were sent.

6 – notices were returned.

1 – written comment was received.

Mr. Anderson states there are no changes to the application.

Ms. Yerkovich asks if everything will be inside the building by 9pm.

Mr. Kaine states that they will have the food truck open until 9pm and will have all customers indoors by 9:30pm.

Mr. Thompson asks if there will be any stove hood on the trailer.

Mr. Kaine states that there is currently a fan above the open section where the grill will be.

Ms. Yerkovich asks what the noise level of the fan is and if there will be any outdoor seating.

Mr. Bissell states that there is a previously approved patio on the other side of the parking lot 50ft away from the food trailer and that there is a noise ordinance for 9:30pm.

Mr. Genito wishes to confirm that they will have mostly indoor seating.

Mr. Anderson states that at this time they are not applying for an extended liquor license to allow alcohol outdoors.

Mr. Genito 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. 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.

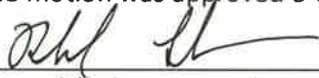
Mr. Rafferty seconds the motion.

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

Case #1189 is closed.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	6/26/23
Town Clerk:	Janet Bondley
Date:	7/3/23
Village Clerk:	Archie Q. [Signature]

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
JASON LEON  
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ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### ALSO PRESENT

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

### Saunders, Phil (Case #1240) – Shoreland Overlay

Sean Torrance is present as a representative of the applicant.

Mr. Thompson asks Mr. Torrance to recap the application.

Mr. Torrance recaps the application stating that the application needed a variance and went to the Zoning Board of Appeals (ZBA). The ZBA granted the variance, and they are proposing to match the architectural look of the existing home.

Mr. Thompson asks the Board about a site visit.

Mr. Wright states that as part of the ZBA process they conduct a site visit and a Public Hearing.

Ms. Yerkovich asks what the ZBA approved.

Mr. Torrance states that the proposed garage is within the front yard setback.

Mr. Thompson states that the proposed garage is still behind the frontline of the existing structure and asks if the top of the existing wall will be the floor level of the new garage.

Mr. Torrance states that the grade will be a few feet above that existing wall.

Ms. Yerkovich asks if there will be a slope up to the garage.

Mr. Torrance states that there will still be a slight downward slope to the garage, but it will be much closer to road level.

Mr. Thompson states that the Board has Architectural Review over this application.

Mr. Bissell states that the plans appear to match the existing house and asks if there will be any detail in the gable that is shown as just white.

Mr. Torrance states that there might be and that it would be easy to put details in that location.

Mr. Thompson states that the ZBA approved with a site visit and a Public Hearing.

Mr. Smith states that the Board can conduct a site visit but does not feel it is necessary.

Mr. Thompson states that it will be an improvement to what is currently there.

Mr. Bissell motions to approve the application with adding Tudor detail in the gable.

Ms. Yerkovich seconds the motion.


Mr. Thompson abstains.

All other members present vote in favor. The motion is approved, 5-0.

Case #1240 is closed.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	6/26/23
Town Clerk:	Annaliese Dudley
Date:	7/3/23
Village Clerk:	Annaliese Dudley

DEREK DOTY  
SUPERVISOR

LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162

RICHARD CUMMINGS  
EMILY KILBURN POLITI  
JASON LEON  
RICK PRESTON  
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523-9081

CATHERINE EDMAN  
BUDGET OFFICER  
523-9517

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TOWN COURT OFFICE  
523-2141

MARK SCHACHNER  
ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### Etherington, Catherine (Case #1248) – Site Visit Recap/Shoreland Overlay

Jim Morgan is present as the applicant. Ben Etherington is present as the applicant via Go. To Meetings.

Mr. Thompson asks if there are any changes to the application.

Mr. Morgan states that there are no changes.

Mr. Bissell conducts a site visit recap stating that they wish to tear down the existing structure and build a new structure what will sit a bit further back from the water. There will be no cutting of trees between the new structure and the existing boathouse other than to create a safer path to the water.

Mr. Morgan states that they will be making the path down the hill safer.

Mr. Etherington states that currently the path uses old wood logs as curbing and that they may change the path to a natural stone where needed and that they may not need as many steps as are present.

Mr. Thompson states that the only trees noted to be removed are a small cedar by the existing deck and anything needed for the foundation behind the existing structure.



Mr. Smith states that this application is a Type II for SEQR.

Notice to Neighbors scheduled for 6/21/23.

End of Discussion on Case #1248.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

**RECEIVED**

Date: 6/26/23  
Town Clerk: James Curt Dudley  
Date: 7/5/23  
Village Clerk: Anita G. Esq

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
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## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### ALSO PRESENT

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

### Hamayun "Joey" Faizy, LLC (Case #1249) – Conditional Use

Joey Faizy is present as the applicant.

Applicant wishes to convert a vacant building on Main Street, that previously was occupied by "GAP", into an arcade.

Mr. Faizy introduces himself to the Board and goes over his application stating that he has noticed the building sitting vacant for a few years and believes that an arcade is a great place for families.

Mr. Thompson states that he is proposing to purchase the building and that there is shoreline access on the property.

Mr. Faizy states that his purchase is contingent on the approval of his application and that there are no shoreline plans at this time. Stating that it is beautiful lake frontage and that maybe in the future windows will be installed on the building.

Mr. Faizy further states that he wishes to collaborate with the other businesses.

Ms. Yerkovich asks what will be visible through the windows that front onto Main Street.

Mr. Faizy states that he will use the right side of the first floor for a virtual reality game that won't have a lot of lights. States that he wishes to create an upscale business.

Ms. Yerkovich asks about what lights will be on after hours.

Mr. Faizy states that the games will be off and that a simple light outside may be left on to not leave the building completely dark. Further stating that he wishes to create a year-round business and in the off season lots of stores are closed early on Main Street. Continues to say that he wishes to put a staff desk on the main floor and most games will be either on the lower or upper floors.

There is a discussion on the lakeside of the building.

Notice to Neighbors scheduled for 6/21/23. Site Visit scheduled for 6/13/23 at 4pm.

End of Discussion on Case #1249.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.

  
Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	6/26/23
Town Clerk:	Tammie Cantwell
Date:	7/13/23
Village Clerk:	Amrita R. Singh

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
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## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### Cook, David & Karen (Case #1250) – Shoreland Overlay

David Cook is present as the applicant via Go To Meeting.  
Matt Millan is present as a representative of the applicant via Go To Meetings.

The applicants wish to build a new single family structure with a small, detached garage on a currently vacant lot on Mill Pond Drive.

Mr. Millan recaps the application stating that the APA limits the footprint of the property to a 1500 square foot structure and a 200 square foot accessory structure. Stating that the provided plans show the structure that looks like a traditional camp and is accessed through a shared driveway.

Mr. Millan further states that the property has a long shoreline and that they are only proposing to clear trees for the footprint of the structures and any dead standing trees. There are utility easements and access easements on the property.

Mr. Thompson asks if the 50ft dotted line shown on the plans is the setback to the wetlands.

Mr. Millan states that that is correct.

Mr. Thompson states that they are proposing to build right on the setback line.

There is a Board discussion on the setbacks depicted on the site plans.

Mr. Millan states that there are a lot of different setbacks that needed to be depicted on the plans.

Mr. Smith asks what the APA's jurisdiction was originally.

Mr. Millan states that he believes it was over the original subdivision and that the APA permit from 2007 is still valid.

Mr. Thompson requests that the proposed structures, trees to be removed, and setbacks be staked out.

Mr. Millan states that they will be staked out.

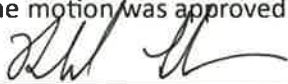
Mr. Smith states that this is a Type II for SEQR with APA Jurisdiction.

Site Visit is scheduled for 6/13/23 at 4:45pm. Notice to Neighbors is scheduled for 6/21/23.

End of Discussion for Case #1250.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	6/26/23
Town Clerk:	Jennifer D. Dwyer
Date:	7/3/23
Village Clerk:	Christa G. Esposito

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
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523-2162

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## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### Forsyth, James (Case #1251) – Conditional Use/Viewshed Overlay

Jim Forsyth is present as the applicant. Skip Outcalt is present as a representative of the applicant.

The applicant wishes to allow vendors who normally set up at "the tracks" parking lot further down the road, to use his property for this current season. The traditional area the vendors use is closed for the season by New York State for construction purposes.

Mr. Outcalt recaps the application stating that the vendors will be selling three days a week with no signage. Also stating that there are at least eight parking spaces available for use.

Ms. Yerkovich asks how people will know they are there with no signage.

Mr. Forsyth states that these vendors typically have repeat customers and use word of mouth.

Mr. Thompson states that travelling from Saranac Lake to Lake Placid the vendors are noticeable and that the existing retail space has been previously approved by this Board.

Mr. Orticelle states that there are currently discussions about the retail space being used for other purposes. Stating that these vendors have traditionally been on State land that does not require a permit but on private property it does and asks if that will have an effect on DOH approval.

Mr. Outcalt states that he will have to check with the Department of Health and will let the Building department know.

Mr. Rafferty states that heading westbound out of Lake Placid, you won't see the venders until you are right at the property and asks if it will be safe to turn into the property.

Mr. Outcalt states that it is an easy right turn if you know they are there. If you don't, you will have to turn back.

There is a Board discussion on the proposed location.

Mr. Smith states that this is a Type II for SEQR.

Mr. Rafferty motions to approve the application as presented. Subject to the following conditions:

- a. Any date extensions or use in future years must be submitted in writing for further review and approval by the Review Board.
- b. 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.
- 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.

Mr. Bissell seconds the motion.

Mr. Genito abstains.

All other members present vote in favor. The motion is approved, 5-0.

Case #1251 is closed.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	<u>6/26/23</u>
Town Clerk:	<u>Yvonne Cantalupo</u>
Date:	<u>7/13/23</u>
Village Clerk:	<u>Amrik A. Singh</u>

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162

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EMILY KILBURN POLITI  
JASON LEON  
RICK PRESTON  
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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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MIKE ORTICELLE  
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523-9518

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 June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### Convy, Curran (Case #1252) – Conditional Use/Sign Review

Curran Convy is present as the applicant.  
Laura Walker is present as a representative of the applicant.

The applicant wishes to open a burger, fries, and pie restaurant on Main Street. The applicant is asking to install a new larger exhaust vent and a new sign for the property.

Mr. Convy recaps his application stating that he will have no inside seating and that all food will be served to go.

Ms. Yerkovich asks about the noise levels of the vent fan.

Mr. Thompson states that the decibel rating will be needed.

Ms. Yerkovich asks what the hours of operation will be.

Mr. Convy states that the hours will be from 11am -8pm.

Mr. Thompson states that it will appear the same as every other restaurant vent on Main Street.

Mr. Genito states that the smoke levels will be the same as the deck behind the building.

Ms. Yerkovich states that it is a low building.



After a brief discussion on the exhaust size change, the change of use from restaurant to restaurant and the question of Board jurisdiction. The exhaust application is deemed to be Non-Jurisdictional.

Mr. Thompson moves on to the signage application.

Mr. Bissell asks if there are any design dimensions to the sign.

Ms. Walker states that there are none proposed.

Mr. Bissel states that he would suggest that some be added.

Ms. Walker states that she can raise the "Noonmark" portion of the sign.

Mr. Thompson states that he would suggest raising the frame as well.

Mr. Thompson motions to approve the application with raised dimensions. Subject to the following conditions:

- a. Sign design plans are approved as conditioned. 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. Dimensions to be added – Raise "Noonmark" and Raise the white frame/boarder
- c. The applicant must submit and receive separate approval for an exterior lighting plan.

Mr. Bissell seconds the motion.

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

Case #1252 is closed.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	6/26/23
Town Clerk:	Juanita D. Egan
Date:	7/13/23
Village Clerk:	Juanita D. Egan

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  
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ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### MEMBERS ABSENT

Peter Aliferis

### Lake Placid Marina Corp (Case #1253) – Zoning Reclassification

Rick and Katrina Kroes are present as the applicants.

The applicants are applying to convert the 3+ acres of land owned by the Lake Placid marina Corporation into a Planned Development District.

Mr. Kroes goes over his application and outlines how the proposed development meets the Land Use Code requirements.

Ms. Yerkovich states that the conceptual plan shows existing parking on the waterfront.

Mr. Kroes states that ideally they will move the parking and create green space by the waterfront. Stating that they wish to move the existing boat gas pump to a more easily accessible location as well.

Mr. Thompson asks how many current parking spots there are on the property.

Mr. Kroes states that he will have to check but believes there are 140 parking spots.

Mr. Orticelle states that the Review Board reviews the concept and sends the application to the Town and Village Boards for final approval.

Mr. Bissell asks how many parking spaces are being proposed.

Mr. Kroes states that he will have to calculate that.

Mr. Rafferty asks if they plan on planting many trees.

Mr. Kroes states that they plan on leaving the existing trees and want to create nice features. Stating that there is a large stand of white pines nearby they wish to leave.

Mr. Genito asks how large the condos will be.

Mr. Kroes states that they will be mostly 3 bedrooms maybe a mix of smaller condos as well.

Mr. Rafferty states that looking at the proposed setbacks, one corner of the proposed building is by state land.

Mr. Kroes states that the existing building sits 10 feet from the property line and that they wish to use that existing location for the main condo building.

Site Visit scheduled for 6/14/23 at 4:30pm.

End of Discussion on Case #1253.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.



Rick Thompson, Chairman  
Review Board

**RECEIVED**

Date:	6/26/23
Town Clerk:	Theresa C. Dwyer
Date:	7/3/23
Village Clerk:	Christa A. Egan

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
JASON LEON  
RICK PRESTON  
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## Review Board Meeting Minutes June 7<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### ALSO PRESENT

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

### Board Business

Mr. Thompson motions to approve the minutes of 5/17/23 as presented.  
Ms. Yerkovich seconds the motion.  
All members present vote in favor. The motion is approved, 6-0.

Mr. Thompson moves to an issue that was presented to himself and the Building Department by Ms. Yerkovich via email about the approved lighting at the "EMS" building.

Ms. Yerkovich states that the new lighting does not tilt like the Board had requested and that the lights seem to be brighter than approved. Also stating that the lights do not turn off.

Mr. Orticelle states that the Building Department has the spec sheet for the lights, and they are under the approved levels. Also stating that the property owners are aware of an electrical issue with the building that will not allow them to turn the new lighting off during the day. They are currently working with Building Department and are working to get that repaired.

### MEMBERS ABSENT

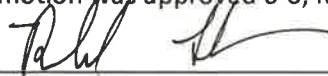
Peter Aliferis

There is a Board discussion jurisdiction at the Review Board and committee levels.

Meeting adjourns at 7:30pm.

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These minutes were reviewed by the Review Board on June 21<sup>st</sup>, 2023. Mr. Rafferty moved to approve the minutes as written, with spelling corrections. Mr. Genito seconded the motion. All members voted in favor. The motion was approved 6-0, Mr. Aliferis abstains.

  
Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	6/26/23
Town Clerk:	James (not Dudley)
Date:	7/13/23
Village Clerk:	Amber A. Egg