

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
523-2591
MIKE ORTICELLE
DARCI WHITNEY
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 June 21st, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

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

Etherington, Catherine (Case #1248) – Notice to Neighbors/Shoreland Overlay

Ben and Kate Etherington are present as the applicants via Go To Meetings.
Jim Morgan is present as a representative of the applicants via Go To Meetings.

Mr. Rafferty recaps the application and asks if there are any changes to the application.

Mr. Morgan states that there are no changes to the application.

Mr. Rafferty notes that a Notice to Neighbors was sent out.

7 – notices were sent
4 – notices were returned.
No written comments were received.

Mr. Rafferty opens the meeting for neighbor comment at 5:31pm and asks if there are any neighbors present that wish to comment.

William Faulkner, a representative of a neighboring property owner, wishes to comment.

MEMBERS ABSENT

Mr. Faulkner states that it has been noticed that lots of construction equipment are using the private road and the road has been trashed by all the new construction. States that they want someone to help repair the road and that there have been efforts in the past from property owners to raise funds to maintain the road.

Mr. Rafferty states that request should go to the homeowners who use the road.

Mr. Faulkner states that the Board needs to hold people accountable for the road destruction.

Mr. Bissell asks Mr. Smith what the Board's jurisdiction would be in this situation.

Mr. Smith states that this would be a matter for a homeowner's association and that construction is a fact of life everywhere.

Mr. Faulkner states that the Board needs to take a position on this matter.

Mr. Smith states that the property owners on the roadway need to deal with this situation and the Board has no jurisdiction over a private road.

Mr. Thompson states that he also lives on a private road and has had to deal with the same issues and suggests forming a Homeowner's Association for road maintenance. Further stating that he agrees with Mr. Smith on this issue and the Review Board has no jurisdiction in this matter.

Mr. Faulkner states that the Review Board has jurisdiction over the project and as part of that could stipulate road repairs. Also stating that he recommends the town looks at this issue going forward, and that the town is turning a blind eye to a major issue.

Mr. Morgan wishes to reply to Mr. Faulkner by stating that he sees this issue often when doing projects and states that he will do everything he can to mitigate issues to the road from this project, but the road has preexisting issues that neither the Etherington's nor himself should be held accountable for repairing.

Mr. Rafferty asks if there are any other neighbors who wish to comment.

Emily Frank, a neighboring property owner, wishes to comment.

Ms. Frank states that the town has an interest in the road due to the fire department needing access to the properties on the road and that a fire would be a threat to the town and area as a whole.

Mr. Rafferty states that this is not the correct forum for this discussion.

Mr. Rafferty closes the Notice to Neighbors at 5:42pm.

Mr. Genito asks if the colors were decided yet from the provided color samples.

Ms. Etherington states that they have not picked a specific shade yet.

Mr. Morgan states that they will pick from the range provided and come back to the Board for final approval.

Mr. Smith states that the Board has the right to act on this project and retain jurisdiction over the color choice to be made at a later date.

Mr. Bissell wishes to add a condition restricting the tree removal between the structure and the lake.

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

Ms. Doering motions to approve the application. Subject to the following conditions:

- a. This approval does not address colors to be chosen at a later date. Any color choices must be reviewed and approved by the Review Board prior to application on the property.
- b. The Review Board will retain continuing jurisdiction over the tree removal aspect of the project, until one year after the project is completed. Any tree removal between the dwelling structure and the lake must be reviewed and approved by the Review Board prior to removal.
- c. 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.
- d. 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.
- e. 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.
- f. The premises shall not be used for access to any other parcel of land fronting on Lake Placid, except to a single parcel which is or is to be improved only by a one-family residence and accessory structures thereto.
- g. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- h. 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.
- i. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- j. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Ms. Yerkovich seconds the motion.

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

Case #1248 is closed.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written with minor grammatical corrections. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	7/17/23
Town Clerk:	Lauren G. Dudley
Date:	8/10/23
Village Clerk:	Arnette G. Goff

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MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

Hamayun "Joey" Faizy, LLC (Case #1249) – Notice to Neighbors/Site Visit Recap/Cond. Use

Mr. Rafferty recaps the application and asks if there are any changes to the application.

Mr. Faizy states there are no changes.

Ms. Doering conducts a site visit recap stating that the Board looked at the main floor and noted the large windows and questioned the placement of games/lighting. Noting that most games will not be very visible, and the Virtual Reality will have no flashing lights. Further stating that the only change would be to paint the ceilings black.

Mr. Faizy states that they have decided not to paint the ceilings at this time.

Mr. Genito states that a large number of lights will be removed as well.

Ms. Doering continues the site visit recap by stating that they also looked at the back of the property on Mirror Lake and noted the dock is unusable and will need to be replaced. Stating that the yard needs to be cleaned up and the hope of removing the trees is to open windows looking at the lake in the future.

Mr. Thompson states that the Boards concern was on the lighting spilling out into the street and suggests that the doors remain closed during business hours to cut down on noise pollution.

Mr. Faizy states that they have no intention to remove the existing trees behind the building at this time.

Mr. Bissell states that the a 10ft natural vegetation along the shoreline must be maintained and that the trees will need to stay in place to help mask the building.

Mr. Rafferty notes that a Notice to Neighbors was sent out.

13 – notices were sent

9 – notices were returned

No written comments were received.

Mr. Rafferty opens the meeting for neighbor comments at 5:45pm and asks if there are any neighbors present who wish to comment.

The owner of the neighboring business, Adirondack Popcorn Co., wishes to comment. This neighbor does not state their name for the record and will be labelled as "APC" for these minutes.

APC states that she is excited about someone taking over the vacant building and is concerned about adult supervision in the building. Stating that she does not wish to be the closest adult to the arcade.

Mr. Faizy wishes to respond to the comment and states that he will have plenty of staff and plans on being an owner/operator of the business.

Mr. Rafferty asks if any other neighbors wish to comment.

A second neighbor, who also does not state their name for the record and will be labelled as "SN" for these minutes, wishes to comment.

SN states that the application says the arcade will be closed at 8pm and wishes to confirm the hours of operation.

Mr. Faizy states that on Fridays and Saturdays he will probably stay open later until 10-11pm.

SN states that she has a concern about the noise levels.

Mr. Genito states that the application shows hours of 9am-8pm and that the Board is stipulating that one set of doors be closed at all times.

SN states that her issue is with youngsters hanging around causing lots of noise outside and wishes to know what age restrictions there will be.

Mr. Faizy states that anyone 13 and under will have to be accompanied by an adult.

Two other neighbors ask about the possibility of liquor upstairs and if there will be machines used for gambling on the property.

Mr. Faizy states that a liquor license is not part of this application at this time and no gambling will be done on the property.

With no further comments Mr. Rafferty closes the Notice to Neighbors at 6:05pm.

Mr. Genito motions to approve the application with the added stipulations of the trees to remain and one set of doors to remain closed. Subject to the following conditions:

- a. Exterior doors must remain closed during business hours to mitigate noise levels.
- b. A 10 foot buffer from the water's edge must be allowed to return to a natural state. A walkway to the dock is allowed to be maintained.
- c. The applicant must submit and receive separate approval for a sign design plan.
- d. 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.
- e. 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.
- f. The existing trees at the waterfront side of the property must remain intact. Any changes to these trees must be submitted to and approved by the Review Board.
- g. 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.
- h. 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 states that the Board will keep jurisdiction over the lighting and that a 10ft buffer must be maintained along the water.

Mr. Bissell seconds the motion.

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

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

Case #1250 is closed.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

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Town Clerk:	James A. Dudley
Date:	8/10/2023
Village Clerk:	Mike Q. Esq.

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Review Board Meeting Minutes June 21st, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

Cook, David & Karen (Case #1250) – Notice to Neighbors/Site Visit Recap/Shoreland Overlay

David and Karen Cook are present as the applicants via Go To Meetings.
Matt Millan is present as a representative of the applicant via Go To Meetings.

Ms. Yerkovich recaps the site visit by stating that the property is set back from the road, the property lines, house, and garage were all staked out. Also stating that the application notes size limitations on the proposed structure and that there may be plans to clear land but maintain the wetlands.

Mr. Bissell states that when clearing a natural vegetation of 10ft from shore must be maintained.

Ms. Yerkovich states that the contractor was present to help the Board visualize the proposed structure.

Mr. Genito states that the building was marked out.

Mr. Rafferty notes that a Notice to Neighbors was sent out.

13 – notices were sent.
6 – notices were returned .
1 – written comment was received.

Ms. Yerkovich states that the written comment is about a legal issue.

Mr. Rafferty states that the Board has no jurisdiction over the right of way access.

Mr. Smith states that the Board does not deal with right of way actions.

Mr. Rafferty opens the meeting to neighbor comments at 6:14pm.

Eric Harper, owner of the adjoining property, wishes to comment.

Mr. Harper states that the water overlay provided in the notice does not show a perspective from across the pond. Would like to know if they are proposing to remove all vegetation on the lot and that the property map's tabular summary only gives the distance from the wetlands to the garage but not the house.

Mr. Millan responds to the neighbor's comment by stating that there is no intent to clear down to the waterline and they will only clear pricklers and trees in the way of construction. Also stating that there are large white pines on the waterline that will not be touched and will block the view of the house from the water.

Mr. Millan continues by saying that the Adirondack Park Agency (APA) permit restricts tree clearing.

Mr. Harper states that they believe they should have been provided a perspective from across the pond.

Mr. Millan states that there is a provided site photo from across the water.

Mr. Harper states that access to the shared driveway during construction may be an issue and there will need to be a plan.

Mr. Millan states that they will not be blocking the shared driveway during construction.

Madeleine Killeen, neighbor directly across the lake and current property owner who is selling to Mr. and Mrs. Cook, wishes to comment.

Ms. Killeen states that there are large trees that sit in the right of way and some neighbors have put up fences in the right of way.

Another neighbor who did not receive a notice and does not identify themselves states that there is a size limit in the neighborhood for building size.

Mr. Rafferty states that the proposed project is within the setbacks and height restrictions.

Mr. Millan states that the APA has stipulated a maximum footprint for the structures.

Ann Morford, a neighboring property owner, wishes to comment and states that she got a notice but her neighbor who she believes is closer to the proposed property did not get noticed. Also stating that she does not know how they will build on such a small lot.

Ms. Doering states that if the project was not buildable they wouldn't be here for approval.

Mr. Thompson states that he would suggest everyone look at the proposed house plans and note that they are proposing an approximately 1,400sqft structure not a 6,000sqft structure.

Mr. Smith states that the Land Use Code states there is a maximum width in this zoning district that needs to be considered.

Mr. Rafferty asks if this proposed project falls within the maximum width guidelines.

Mr. Smith states that he believes it does.

Rachel Morford, a neighboring property owner, wishes to comment and states that the APA permit is from 2007 and believes that the river has changed. She wishes to state that it is possible that the property may not be useable anymore.

Mr. Millan states that the APA confirmed that the permit is valid and current, and the land survey being used for this project was completed in December of 2022.

Mr. Millan also states that they noticed all neighbors that were provided to them in a list by David Wright from the Building Department.

With no further comments. Mr. Rafferty closed the Notice to Neighbors at 6:35pm.

Mr. Bissell states that the Board can request photos from across Mill Pond to better understand what it will look like.

Mr. Smith suggests that the Board can ask for the study proving the width rule requirement compliance.

There is a brief discussion on the proper way to evaluate the width requirement.

Mr. Millan states that he can create digital renditions overlaid onto photos of 3 points of view.

Mr. Smith suggests that the Chairman should indicate that they will reopen neighbor comment at the next meeting.

Mr. Rafferty states for the record that the Board will reopen neighbor comment at the next meeting after the new information is received.

Mr. Genito states that there will be no new notices sent out.

End Discussion on Case #1251.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.



RECEIVED	
Date:	7/17/2023
Town Clerk:	Jane Curt Shelton
Date:	8/10/2023
Village Clerk:	Aruta Q. Esq.

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Review Board Meeting Minutes June 21st, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

Lake Placid Marian Corporation (Case #1253) – Site Visit Recap/Zoning Reclassification

Rich and Katrina Kroes are present as the applicants.

Mr. Rafferty states that the Board conducted a site visit to the property.

Mr. Smith reminds the Board that this is currently not a project review but a legislative review and suggests that all comments should be addressing if it is appropriate to create a Planned Development District (PDD) in this location.

Mr. Bissell states that he feels the PDD can work in that location and will need project specifics once it's approved.

Mr. Thompson asks if the question posed at the site visit about a previous PDD in that location is determined yet or not.

Mr. Orticelle states that he is unaware of anything being determined at this time.

Ms. Yerkovich asks if the required Public Hearing being joint with the Town and Village Boards is for a reason or just for convenience.

Mr. Orticelle explains the PDD process for the Board stating that after the public hearing the Review Board sends a recommendation to approve or not to the Town and Village Boards who make the final decision.

Mr. Rafferty recaps the site visit stating that they saw the locations of the proposed buildings.

Mr. Kroes states that there is an existing road going through the property and that he has provided proposed setback drawings.

Mr. Bissell states that in situations like this the Board might take neighboring structure setbacks to average a setback requirement.

Mr. Smith states that the Board is not required to set a uniform setback for the project and can set each property line setback individually. Further stating that the Review Board determines the setbacks for the PDD.

Mr. Orticelle states that if the Board determines to recommend this PDD to the Town and Village Boards, Mr. Smith will draft a recommendation that the Chairman will sign before it is presented to the Town and Village Boards.

The Joint Public Hearing is set for July 19th, 2023, at 5:30pm.

End Discussion on Case #1253.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.



RECEIVED	
Date:	<u>7/17/2023</u>
Town Clerk:	<u>James Cant Dowdley</u>
Date:	<u>8/10/2023</u>
Village Clerk:	<u>Christa A. Egan</u>

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Review Board Meeting Minutes June 21st, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

MEMBERS ABSENT

Hatley (Case #1255) – Sign Review

Amy Hajrulla is present as the applicant.

The applicant wishes to add a secondary sign over a side door of their existing store front.

Mr. Rafferty recaps the application and states that the sign fits the size requirements for secondary signs.

Ms. Yerkovich asks if it is a separate storefront or just a second entrance.

Mr. Rafferty states that it is the same store, just a second entrance and an accessory sign.

Mr. Genito states that the sign has some dimension to it.

Mr. Rafferty motions to approve the 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 the motion.
All members vote in favor. The motion is approved 7-0.

Case #1255 is closed.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.



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Date:	8/10/2023
Village Clerk:	Gheta A. Eddy

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Claire Doering

MEMBERS ABSENT

ALSO PRESENT

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

Downtown Diner (Case #1256) – Arch Review

Jessica Hoffman is present as a representative of the applicant.

The applicant wishes to replace an existing, leaking, flat rubber roof with a new shed style pitched roof. The applicants are proposing to keep the new roof and additional needed structure height in character and color as the existing structure.

Ms. Hoffman goes over her application and states that the existing roof leaks and they wish to replace it with a new shed style roof line.

Ms. Yerkovich asks if they will have two new roof lines.

Ms. Hoffman states that the other pitched roof is existing, and they want to replace the flat rubber roof.

Mr. Smith states that the Board is well within their right to approve this project in one meeting.

Mr. Rafferty asks if this will change the water runoff.

Ms. Hoffman states that it will change the water runoff and it will drain to the back of the property. Also stating that she is suggesting to the owner to put in a gutter that will drain into the grass in the back of the property.

Mr. Bissell states that the stormwater needs to stay on site and suggests conditioning the approval to require stormwater management being provide to the Building Department prior to permits being granted.

Mr. Genito asks if the colors will match.

Ms. Hoffman states that they will be the same as existing.

Mr. Bissell motions to approve with the condition of a stormwater management plan being provided to the Building Department. Subject to the following conditions:

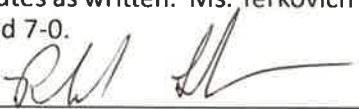
- a. Architectural and site design plans are approved as submitted. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.
- b. A stormwater management plan must be submitted to the Building Department prior to any Building Permits being issued.
- 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. 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.
- e. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- f. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Rafferty seconds the motion.

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

Case #1256 is closed.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.



RECEIVED	
Date:	7/17/2023
Town Clerk:	Yannick D. D'Amico
Date:	8/10/2023
Village Clerk:	Michelle R. Esig

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
523-2591
MIKE ORTICELLE
DARCI WHITNEY
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 June 21st, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

Love, Howard (Case #1257) – Shoreland Overlay

Pat Ledger is present as a representative of the applicant.

Michael Reynolds is present as a representative of the applicant via Go To Meetings.

The applicants wish to rebuild an existing nonconforming boathouse. They are proposing to use the existing pylons and same footprint with a new boathouse and deck with a guide boat storage area.

Mr. Ledger explains the application stating that they wish to reconstruct the existing boathouse that is in desperate need of repair. They will be building a new boathouse in the same footprint that will be 81sqft smaller than the existing and it will have a three slip boathouse, dock, and guide boat storage area.

Mr. Bissell asks how the Land Use Code can allow this when it is existing nonconforming.

Mr. Orticelle states that it will be the same foundation and same footprint.

There is a brief discussion on previous approvals with similar situations.

Ms. Yerkovich states that visually the proposed boathouse looks different than the existing one with different colors that do not blend in as well.

Mr. Bissell states that the Board has jurisdiction over color and does not need to approve the proposed white trim.

Mr. Reynolds states that this is a traditional color scheme that was chosen.

Mr. Bissell states that you can see a similar boathouse across the water.

A Notice to Neighbors is scheduled for 7/5/23.

A Site Visit is scheduled for 6/27/23 at 4:30pm.

End Discussion on Case #1257.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.



RECEIVED	
Date:	<u>7/17/2023</u>
Town Clerk:	<u>Yanna Pitt-Dudley</u>
Date:	<u>8/12/2023</u>
Village Clerk:	<u>Amata Q. O'Connell</u>

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

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ATTORNEY FOR THE TOWN

Review Board Meeting Minutes June 21st, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

Board Business

Approval of Minutes for 6/7/23

There are a few grammatical errors corrected.

Mr. Rafferty motions to approve the minutes with the grammatical errors corrected.

Mr. Genito seconds the motion.

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

The meeting adjourns at 7:30pm.

These minutes were reviewed by the Review Board on July 5th, 2023. Mr. Thompson moved to approve the minutes as written with minor grammatical corrections. Ms. Yerkovich seconded the motion. All members voted in favor. The motion was approved 7-0.


Rick Thompson, Chairman Review Board

MEMBERS ABSENT

RECEIVED

Date: 7/17/2023
Town Clerk: Laurie C. Dudley
Date: 8/10/2023
Village Clerk: Anita C. Coy