

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 August 2nd, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

MEMBERS ABSENT

Grand Adirondack Hotel (Case #1044 – Modification to Prior Approval of Master Sign Plan)

Applicants wish to add directional signage to assist vehicles in entering the property and wish to add new lettering to the existing marquee in the front of the building's main entrance to assist patrons on the sidewalk. Sign modifications equal a total of 26.7sqft of new signage.

Garrick Smith is present as the applicant.

Mr. G. Smith recaps his application stating that they wish to direct vehicle traffic to a one-way flow and want to add signage that can be better seen when walking by the building.

Mr. G. Smith further states that they wish to add a sign on the other side of the property in the future. Stating that this sign would be attached to the side of the adjoining building that is a neighboring property.

Mr. T. Smith states that the Land Use Code has restrictions that would need to be reviewed.

Mr. Thompson wishes to confirm that the retracted sign on the application is what they are talking about.

Mr. G. Smith states that is correct.

Mr. Thompson states that his understanding is that the free standing sign was removed by the state.

Mr. G. Smith states that the sign was removed but he is unsure if it was by the state.

Ms. Yerkovich states that the proposed signs would be helpful, and the property would benefit from additional signs.

Mr. T. Smith states that the Land Use Code states that off premise signs are prohibited except as prescribed by the code and that the Grand Adirondack Hotel is not a business adjacent to the highway.

Mr. Bissell states that the properties appear like they are the same building, and that sign will not come across as being off premises.

Mr. T. Smith states that the Board can proceed with that sign if they perceive it as on site.

Mr. G. Smith states that it creates confusion as it is now and will help prevent issues in the future.

Mr. Orticelle states that this sign is not currently being reviewed and suggests submitting an application before coming back for review.

Mr. Thompson states that they are reviewing the directional entrance sign and the additional lettering on the marquee.

Mr. Rafferty states that this will alleviate problems on Main Street.

Mr. Thompson states that it is a needed sign, but his concern is that the proposed sign appears cheap.

Mr. G. Smith states that the sign will be dimensional, and the colors will be muted.

Mr. Thompson states that this will solve the immediate issue with a temporary sign, and they should come back with a better sign plan for permanent approval.

Ms. Doering suggests adding lighting to the sign.

Mr. Genito asks if the sign will be double sided.

Mr. G. Smith states that it will be double sided.

Mr. Thompson motions to approve the application as presented with the condition they will come back to the Board with a permanent sign in the future. 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. Rafferty seconds the motion.

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

Case #1044 is closed.

These minutes were reviewed by the Review Board on August 16th, 2023. Rick Thompson moved to approve the minutes as written. Bob Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	8/17/23
Town Clerk:	Yvonne Gant Bradley
Date:	8/25/23
Village Clerk:	Gracie R. 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
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 August 2nd, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

MEMBERS ABSENT

Adirondack Field (Case #1262) – Sign Review

Applicant wishes to install new signage to a tenant space of the Grand Adirondack Hotel. Proposed signs equal a total of 8sqft of new signage.

Dan Kelleher is present as the applicant.

Mr. Kelleher goes over his application expressing the need to delineate his business from the Hotel. Stating that potential patrons do not enter his store believing it is just a part of the hotel.

Mr. Thompson asks if the proposed sign will be attached to the wall or awning.

Mr. Kelleher states that it would be attached to the awning.

Mr. Rafferty wishes to confirm the new sign is not a new awning.

Mr. Thompson states that he is allowed to have an awning sign but not hanging.

Ms. Yerkovich states that he would be allowed to have a sign on the door.

Mr. Kelleher states that there is currently a temporary sign on the door, and no one looks at it.

Mr. Genito suggests replacing the awning sign.

Mr. Kelleher states that the property owners are against the idea of him replacing the existing awning.

Mr. Aliferis asks how this will differ from the recently approved marque additions to the hotel itself.

Mr. Rafferty states that the proposed looks like it is part of the awning.

Mr. Kelleher states that it will be attached to the awning with wood.

Mr. Bissell asks if it will attach back to the wall or if it will hang under the awning.

Mr. Kelleher states that it will be attached to the existing brackets and will not be able to blow in the wind.

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 #1262 is closed.

These minutes were reviewed by the Review Board on August 16th, 2023. Rick Thompson moved to approve the minutes as written. Bob Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	8/17/23
Town Clerk:	Yanni Cutler
Date:	8/25/23
Village Clerk:	Amata A. Esq.

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 August 2nd, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

Cambi, Joseph & Tara (Case #1239) – Arch Review/Shoreland Overlay

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

Mr. Thompson goes over the previous meeting request about colors, discusses the presented colors and asks what color the main body of the building will be.

Mr. Reynolds states that they will use the presented Cabot stain everywhere.

Mr. Thompson asks if they are confident in the color translation on the paper without a color chip and asks for a color chip.

Mr. Reynolds states that he can provide a chip if needed.

Mr. Thompson states that the Board had previously requested a full mockup of colors and materials.

Mr. Reynolds states that he can provide that if it is needed and asks if this would require another meeting.

Mr. Thompson states to send the materials to the Building Department and at that time the application can be put onto the agenda.

End of Discussion on Case #1239.

These minutes were reviewed by the Review Board on August 16th, 2023. Rick Thompson moved to approve the minutes as written. Bob Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

RECEIVED

Date: 8/17/23
Town Clerk: Pam (mt) Dudley
Date: 8/25/23
Village Clerk: Mike Q. [Signature]

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 August 2nd, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

MEMBERS ABSENT

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

Rich and Katrina Kroes are present as the applicants.

Mr. Kroes wishes to read a written statement that he submitted to the Board.

****The written statement made by Mr. Kroes may be found in the Case File in the Building Department.****

Mr. Kroes finishes by asking the Board to recommend the Zoning change to the Town and Village Boards.

Mr. Thompson asks if any members of the Board have any further questions for Mr. Kroes.

Mr. Aliferis asks when the provided photos were taken.

Mr. Kroes states the first photo was taken in late 1987 and the second photo was taken last week.

Mr. Thompson states that the Board has no knowledge of a previous Planned Development District (PDD) on the property.

Mr. Orticelle agrees and states that the Building Department has an incomplete Case File for the original PDD application in 1985.

Mr. Thompson states that the Board is open to discussion and that he likes what he has heard about the setback lines.

Mr. Bissell suggests a 50ft setback from Mirror Lake Drive.

Mr. Thompson reads the setback requirements for Town Residential and South Lake Residential Zoning Districts for the Board.

Mr. Bissell states that in a residential area it is important to have a potential building that size be set back from the road.

There is a brief discussion on the visual impact to Mirror Lake Drive.

Ms. Yerkovich states that it is important to point out that rezoning is not required to improve the vegetation along the water line of the property.

Mr. Bissell agrees with Ms. Yerkovich and points out that the current PDD application grants the Board the opportunity to address the vegetation issue.

Mr. Rafferty states that with the current zoning the proposed density would not allow the conceptual project to be built.

Mr. Smith reminds the Board that there is currently no project application being presented and that they are reviewing a legislative recommendation. Reminding the Board to ask themselves if it is appropriate to modify the Land Use Code (LUC) for this situation.

Mr. Smith further wishes to address issues brought to the attention of the Board from public comments. Stating that there is nothing written in the LUC about whether a PDD application can span both municipalities. Also stating that a SEQR (State Environmental Quality Review Act) determination is unneeded at this time and will be a future consideration if a building project is proposed.

Mr. Smith finishes by stating that he is not expressing any opinion in favor or opposed to the approval of this application.

Mr. Bissell states that the conceptual plan appears to only work with a 10ft setback.

Mr. Thompson states that the Board has a responsibility to make it clear to the Town/Village Boards that a 10ft setback cannot work.

Mr. Smith states that the Review Board determines the setbacks in the next phase of the application.

Mr. Orticelle states that he disagrees with Mr. Smith on when to decide on setbacks. Stating that if the PDD is approved by the Town/Village Boards the setbacks are approved at that time.

Mr. Orticelle suggests to the Board that they make a determination for setbacks at this time.

Mr. Smith states that the LUC does not say that but that is a logical conclusion.

Mr. Orticelle states that the Review Board's recommendation should give the Town/Village Boards appropriate guidance.

There is a long discussion on existing setbacks versus new setbacks involving existing buildings and trees along the property line.

Ms. Doering states that she is in favor of rejuvenating the property.

Ms. Yerkovich states that she is also in favor of rejuvenating the property but states that she does not believe that the applicant's proposed zoning changes are appropriate and that the current Zoning District requirements are best for the area.

Mr. Bissell states that the choice is either multiple condos or a few single-family or two-family homes. Also stating that the Board has a chance at this time to get the area cleaned up.

Mr. Thompson states that they have an opportunity to get the parking moved further from the lake.

Mr. Bissell states that there is a possibility that there may not be enough space for the required parking for each use.

Mr. Thompson suggests a 50ft setback on Mirror Lake Drive, a 20ft setback along the State Boat launch side and that there should be improved runoff and parking.

Mr. Smith states that lakeside, and the Harbor Condo's side need setback determinations.

Ms. Yerkovich states that she feels there should be a recommendation on height as well. Stating that the current LUC Zoning Districts have a 30ft height restriction.

Mr. Orticelle states that the height for a PDD is set by the LUC not the Review Board.

Mr. Kroes provides a survey map of the property for the Board to use for review.

There is a lengthy conversation about setbacks and what to recommend.

Mr. Smith suggests that the Board take a straw poll on if they wish for him to draft a recommendation for or against approval of the application.

The Board wishes, in a 5-2 vote, for Mr. Smith to draft a recommendation for approval of the PDD application with a 75ft setback from the centerline of Mirror Lake Drive, a 50 ft setback from the shoreline of Lake Placid, and a 20ft setback from the property lines on all other sided of the PDD.

End of Discussion on Case #1253.

These minutes were reviewed by the Review Board on August 16th, 2023. Rick Thompson moved to approve the minutes as written. Bob Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	8/17/23
Town Clerk:	Janeant Dudley
Date:	8/25/23
Village Clerk:	Linda G. Eng

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 August 2nd, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

Board Business

Approval of Minutes for 7/19/23

Mr. Thompson motions to approve the minutes as presented.

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

Meeting adjourns at 7:19pm.

These minutes were reviewed by the Review Board on August 16th, 2023. Rick Thompson moved to approve the minutes as written. Bob Rafferty seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	8/17/23
Town Clerk:	Laurie C. Dudley
Date:	8/25/23
Village Clerk:	Christina A. Coy