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SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
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EMILY KILBURN POLITI
JASON LEON
RICK PRESTON
TOWN COUNCIL

KENNETH PORTER
SUPT. OF HIGHWAYS
523-9081

CATHERINE EDMAN
BUDGET OFFICER
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MARK SCHACHNER
ATTORNEY FOR THE TOWN

Review Board Meeting Minutes August 16th, 2023

MEMBERS PRESENT

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

ALSO PRESENT

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

MEMBERS ABSENT

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

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

Rich and Katrina Kroes are present as the applicants.

Mr. Thompson asks if there are any changes.

Mr. Kroes states that he has submitted setback measurements for the existing Harbor Condominium Building III and Mirror Lake Drive versus the proposed setbacks.

Mr. Thompson states that the Board requested Mr. Smith to prepare a draft recommendation to support approval of the Planned Development District proposal (PDD).

Mr. Thompson reads the draft recommendation for the record and recaps the historic use of the property.

Ms. Yerkovich states that she is worried about the height because the Land Use Code (LUC/Code) dictates a 45 foot height. Also states that the Review Board loses control of height if the PDD is created.

Mr. Rafferty states that there are many other standards that are limiting the project as well if a PDD is not created.

Mr. Thompson states that the Board will get future review over any proposed projects if the PDD is created.

There is a Board discussion about the existing Harbor Condominium's Building Height.

Mr. Bissell asks how many parking spaces are required for the existing marina business.

The "Off-Street Parking Requirements" can be found in Section 5.3.1 Parking Requirements, Table 1 Off-Street Parking Requirements, on page 79 of the Land Use Code.

Mr. Smith states that existing uses are allowed to continue.

Mr. Bissell asks if the new district's creation will require pavement to be removed and if it will have to meet today's code requiring no parking at the edge of the water.

Mr. Smith states that the Board would have authority to require improvements at the lake.

Mr. Bissell states that creation of the PDD would allow for correction of "problem" conditions.

Mr. Thompson provides a parking space calculation based on the conceptual multi-family and marina uses.

174 parking spaces would be required to meet the current LUC parking requirements.

Mr. Aliferis states that he is concerned about losing 25 parking spaces currently used for the boat tours on Lake Placid.

Mr. Thompson states that the boat tours is not part of what is being considered at this meeting.

Mr. Rafferty states that the PDD would allow for improvements to the property.

Ms. Yerkovich asks if the language of "if a PDD is created, nothing is grandfathered" should be added to the recommendation.

Mr. Smith states that additional research would be needed on that and that should not be an "on-the-fly" decision.

There is a Board discussion about pre-existing non-conformities.

Mr. Kroes states that they wish to meet today's code as much as possible.

Ms. Doering states that she feels like the Board is jumping forward with future possibilities and suggests that the Board returns focus on the legislative rezoning process.

Mr. Smith states that the Board wishes to have a memorandum of understanding about a PDD. Further stating that he will consult with Town Counsel Mark Schachner.

Mr. Genito states that he would like language about "clean slate" for the new PDD.

Mr. Thompson states that the PDD allows for needed redevelopment of the property and that the Review Board will have oversight in the next phase of the project.

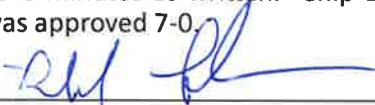
Mr. Smith states that for SEQR a recommendation is not action and no SEQR determination is needed.

Mr. Rafferty motions to approve the PDD recommendation as written.

Mr. Bissell seconds the motion.
The Board votes in favor, 6-1.
Ms. Yerkovich votes against the motion.

Case #1253 is closed.

These minutes were reviewed by the Review Board on September 6th, 2023. Rick Thompson moved to approve the minutes as written. Chip Bissell seconded the motion. All members voted in favor. The motion was approved 7-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/3/23
Town Clerk:	Janeen Ant 10/3/23
Date:	10/5/23
Village Clerk:	Amata A. Esq

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Mike Orticelle, Code Enforcement Officer
Darci Whitney, Code Enforcement Officer

Board Business

Approval of Minutes for 8/2/23

Mr. Thompson motions to approve the minutes with minor spelling corrections.

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

Meeting adjourns at 6:30pm.

These minutes were reviewed by the Review Board on September 6th, 2023. Rick Thompson moved to approve the minutes as written. Chip Bissell seconded the motion. All members voted in favor. The motion was approved 7-0.

A handwritten signature in blue ink, appearing to be "Rick Thompson", written over a horizontal line.

Rick Thompson, Chairman
Review Board

RECEIVED

Date: 10/3/23
Town Clerk: Laurie C. Dudley
Date: 10/5/23
Village Clerk: Anita G. Egan