

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

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EUGENE MARTIN
PARK DIST. MGR
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MIKE ORTICELLE
DARCI WHITNEY
CODE ENFORCEMENT OFFICIALS
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TODD ANTHONY
ASSESSOR
TEL: 523-1975
FAX: 523-9821
TOWN COURT OFFICE
523-2141
MARK SCHACHNER
ATTORNEY FOR THE TOWN

Review Board Meeting Minutes September 6th, 2023

MEMBERS PRESENT

Rick Thompson
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

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

St. Agnes Church (Case #1267) – Arch Review

Applicants wish to install a new peaked roof with a new cross on top as the new roofline for the existing tower on the front of the St. Agnes Parish Church Building.

Jim Abdellah is present as a representative of the applicant.
Father John is present as a representative of the church and as the applicant.

Mr. Thompson asks the applicant and his representative to outline their application.

Mr. Abdellah outlines the application stating that they will use asphalt shingles to match the recently redone roof of the main church building.

Mr. Abdellah also states that they are aware a permit will be required from the APA, and they are in the process of getting the permit now.

Ms. Yerkovich asks if there ever was a peaked roof on the tower in the past or if it was always a flat roof.

Mr. Abdellah states that there was not.

Fr. John states that there was plans for it, but it was never completed.

Mr. Thompson also states that it was part of the original plans but was never completed.

Mr. Thompson continues by stating that the Board needs to wait for further input from the APA, that the Board needs a Notice to Neighbors, and asks why they wish to install this at this time.

Mr. Abdellah states that it will shed water better than the current roof.

Mr. Bissell states that it appears to complete the design and asks if the APA would want a Notice to Neighbors.

Mr. Abdellah states that they have not yet had to do a Notice to Neighbors for the APA.

Mr. Thompson asks what the total height will be.

Mr. Abdellah states that 88ft from grade to the top of the cross.

Mr. Rafferty states that a steeple is not considered part of a building's height in the Land Use Code.

Mr. Thompson states that a Notice to Neighbors should be scheduled and they need to see where the APA stands for this project.

There is a brief discussion on the need for a Notice to Neighbors vs the APA's required notice.

A Notice to Neighbors scheduled for 9/20/23 meeting.

End Discussion on Case #1267.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>10/10/23</u>
Town Clerk:	<u>Adrienne Relyea</u>
Date:	<u>10/24/23</u>
Village Clerk:	<u>Shirley A. Giff</u>

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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
David Wright, Code and Zoning Coordinator

MEMBERS ABSENT

O'Brien, Thomas & Joan (Case #1269) – Sketch Plan Review/Viewshed Overlay

Applicants wish to build a new single family dwelling on Amanda Drive. Applicants are proposing a 5,000sqft home.

Jim Abdellah is present as a representative of the applicant.

Mr. Abdellah goes over the application by stating it will be 5,000sf structure and that there is an existing APA permit for the property. Also states that they are currently requesting an amendment to the APA permit to change the approved building location which would allow them to bring the building further into the property and at a slightly lower elevation.

Mr. Thompson states that it appears to be a relatively steep property and asks how bad the grade is.

Mr. Abdellah states that they are able to regrade to a generally flat 3:1 grade behind and in front of the building. Also states that they will have to regrade into the site and part of the existing driveway.

Mr. Bissell asks how much of the property was previously cleared.

Mr. Abdellah states that there is not much fully cleared and that they are proposing to pull the house down the slope more.

Mr. Thompson asks about a cutting plan.

Mr. Abdellah states that a cutting plan will be coordinated with the APA permit amendment.

Mr. Thompson asks if this will be visible from the roadway.

Mr. Abdellah states that it will not be visible.

There is a brief discussion on the State land that abuts the property.

Mr. Aliferis asks if the yellow area on the provided plans is where the walkway and patio will be.
Mr. Abdellah states that is correct.

Mr. Thompson asks what material the driveway will be.

Mr. Abdellah states that it will be a gravel drive, but he does not know what material the walkway will be.

Mr. Genito asks what the colors and siding materials will be.

Mr. Abdellah states that they can have them for the next meeting.

A Site Visit is scheduled for 9/12/23 at 4:30pm.

A Notice to Neighbors is scheduled for 9/20/23 meeting.

End of Discussion on Case #1269.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/10/23
Town Clerk:	Adrienne Relyea
Date:	10/14/23
Village Clerk:	Amata G. Egg

DEREK DOTY
SUPERVISOR
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JASON LEON
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523-2141

MARK SCHACHNER
ATTORNEY FOR THE TOWN

Review Board Meeting Minutes September 6th, 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
David Wright, Code and Zoning Coordinator

MEMBERS ABSENT

Shanahan, Jeffery & Tara (Case #1239) – Sketch Plan Review/Shoreland Overlay

Applicant wishes to add a second story living space above the existing garage.

Jessica Hoffman is present as a representative of the applicant.

Ms. Hoffman outlines the application stating that they want to add a second story to the existing garage and that the addition conforms to the Land Use Code's 18ft height requirements for accessory structures. Also states they wish to add a deck on the rear/lakeside to use as egress for the space.

Mr. Thompson asks if it can be viewed from the lake.

Ms. Hoffman states that it cannot be seen from the lake.

Ms. Yerkovich asks if there will be any clearing for the project.

Ms. Hoffman states that there will be no clearing.

A Site Visit is scheduled for 9/12/23 at 5pm.
A Notice to Neighbors is scheduled for 9/20/23 meeting.

End of Discussion on Case #1239.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Rick Thompson, Chairman
Review Board

RECEIVED

Date:

10/10/23

Town Clerk:

Adrienne Kelly

Date:

10/24/23

Village Clerk:

Wanda G. Egg

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Review Board Meeting Minutes September 6th, 2023

MEMBERS PRESENT

Rick Thompson
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

Liseno, Robert & Eileen (Case #1266) – Conditional Use

Applicant wishes to install a new solar array in the side yard of their property. Per Local Law #2 of 2022, Solar Energy System's not installed on the structure for a residential location are conditional uses in all zoning districts and require Review Board approval.

Brock Jennings is present, via Go To Meetings, as a representative of the applicant.

Mr. Jennings goes over the application stating that the array is a 20ftx20ft structure that turns on an axis to maximize sun exposure. Further stating that they will be installing this approximately 200ft from the applicants home in their adjoining horse pasture.

Ms. Yerkovich asks if any neighbor would see the array.

Mr. Jennings states that the proposed location is surrounded by trees and that they measured this to be the best location for the array.

Mr. Thompson asks how tall the existing trees around the location are.

Mr. Jennings states that they are about 60ft tall.

There is a brief discussion on the reflectivity of other solar arrays around the area.

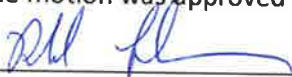
Ms. Doering states that she feels this is a smart decision.

Mr. Orticelle reminds the Board that the only reason this application requires their review is that it is on the ground and not being installed on the structure.

A Site Visit is scheduled for 9/13/23 at 5pm – Site Visit is later changed to 4:30pm.
A Notice to Neighbors is scheduled for 9/20/23 meeting.

End of Discussion on Case #1266.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/10/23
Town Clerk:	Adrienne Kelly
Date:	10/14/23
Village Clerk:	Christa R. Esch

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Review Board Meeting Minutes September 6th, 2023

MEMBERS PRESENT

Rick Thompson
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

Hollrock, Brad (Case #1268) – Sketch Plan Review/Viewshed Overlay

Applicant wishes to build a new single family home on his property on Wolf Pond in Ray Brook.

Mr. Hollrock states that he wishes to install a new modular home on his newly subdivided property. The structure will be a single story with a walk out basement and will be setback from the pond to meet the required 50ft setbacks.

Mr. Rafferty asks if it will be visible from Route 86.

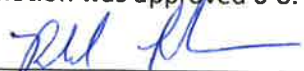
Mr. Hollrock states that he does not believe it will be visible.

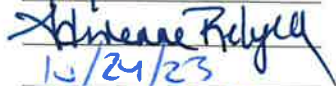
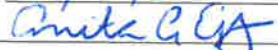
Mr. Thompson states that it will be visible from the pond but not Route 86.

A Site Visit is scheduled for 9/13/23 at 5:45pm – later changed to 5:pm.
A Notice to Neighbors is scheduled for 9/20/23 meeting.

End of Discussion on Case #1268.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/10/23
Town Clerk:	
Date:	10/24/23
Village Clerk:	

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ATTORNEY FOR THE TOWN

Review Board Meeting Minutes September 6th, 2023

MEMBERS PRESENT

Rick Thompson
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

Deep Woods Detail, LLC (Case #1270) – Conditional Use

Applicant seeks approval for a home occupation of a vehicle wash and detail business.

Matt Norfolk is present as the applicant.

Mr. Norfolk goes over the application and explains that his son is the one who will be doing the detailing of vehicles. States that this will be a good weather, seasonal operation and that there will be no changes to the property.

Ms. Yerkovich states that it appears that they have already been doing business.

Mr. Norfolk states that there have not been any neighbor issues.

Mr. Aliferis asks if they will be doing only one vehicle at a time.

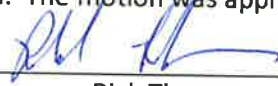
Mr. Norfolk states that they will be doing only one at a time and that his son drives his personal car to the client's home, picks up the client's car, cleans it and brings it back.

There is a brief discussion on Home Occupations.

A Notice to Neighbors is scheduled for 9/20/23 meeting.

End of Discussion on Case #1270.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/10/23
Town Clerk:	Shirley Kelly
Date:	10/24/23
Village Clerk:	Christa G. G.

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Review Board Meeting Minutes September 6th, 2023

MEMBERS PRESENT

Rick Thompson
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

Khanna, Jaideep (Case #1271) – Sketch Plan Review/Shoreland Overlay

Applicant wishes to build a new boathouse on their property to replace an existing dock. The applicant is proposing a new single story, one slip boathouse with a deck space on the upper story.

Bill Kaufman is present, via Go To Meetings, as a representative of the applicant.

Mr. Kaufman states that the property is in a pre-existing Planned Development District, the boathouse will extend out 32ft from the shoreline and will have a small dock on the north side of the boathouse. Further states that they will have a flat roof deck on top and will be designed to match the existing house and the colors will match the existing house.

Mr. Aliferis asks if this will replace the existing dock.

Mr. Kaufman states that the existing dock is a floating dock and will be removed but the existing steps down to the dock will most likely remain.

Mr. Thompson asks if there will be a bridge to the boathouse from the higher slope.

Mr. Kaufman states that there is no bridge proposed at this time.

There is a brief discussion on the location of the proposed boathouse.

Ms. Yerkovich states that the Board is looking for a view of the proposed boathouse from the lake.

Mr. Thompson asks if the steel box structure on the top will have solid glass walls and if there is a step down.

Mr. Kaufman states that is correct and it will be used as a meditation space.

Mr. Rafferty states that this is a unique design and that it conflicts with the neighboring properties.

Mr. Bissell states that this does not appear to fit in with the neighborhood.
There is a Board discussion on the proposed design of the boathouse.

Ms. Yerkovich states that the proposed lighting does not comply with the Dark Sky Initiative.

Mr. Thompson agrees and states that the fixtures need to be Dark Sky Compliant.

Mr. Kaufman states that this is a more modern camp than is normally seen and that there are APA restrictions in place as well. Further states that there is a precedent with an existing modern camp to the east of this property and that this part of the lake is more relaxed than other parts.

Ms. Doering states that the house looks different from the boathouse and that the structures should match.

Mr. Bissell states that the proposed boathouse does not match what was approved for the house.

Ms. Doering also states that she feels it is a beautiful boathouse.

The Board agrees they have issues with the current design and suggest softening the design.


Mr. Kaufman states that it is possible to soften the design and maybe he could add a facade to the mediation space.

There is a brief discussion on possible ways to redesign the boathouse.

Mr. Thompson states that the Board is looking for a redesign and wish to see new drawings.

End of Discussion on Case #1271.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/10/23
Town Clerk:	Adrienne Belyea
Date:	10/24/23
Village Clerk:	Aruta G. Gaj

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Review Board Meeting Minutes September 6th, 2023

MEMBERS PRESENT

Rick Thompson
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

Board Business

Approval of Minutes for 8/16/23

Mr. Thompson motions to approve the minutes for 8/16/23 as presented.

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

Meeting adjourns at 6:45pm.

These minutes were reviewed by the Review Board on September 20th, 2023. Rick Thompson moved to approve the minutes as written. Laura Yerkovich seconded the motion. All members present voted in favor. The motion was approved 6-0.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	10/10/23
Town Clerk:	Christine Pelyea
Date:	10/24/23
Village Clerk:	Andre Giff