

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 September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

Shanahan, Jeffery & Tara (Case #1239) – Site Visit Recap/Notice to Neighbors/Shoreland Overlay  
Jessica Hoffman is present as a representative of the applicant.

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

Ms. Hoffman states that there are no changes.

Mr. Thompson asks the Board members for a site visit recap.

Ms. Doering recaps the site visit stating that the proposed height of the garage addition was shown, the addition is in line with the house and is not out of place in character. Further stating that the proposed colors are the same as the existing home.

Ms. Yerkovich states that the dormers over the garage door side of the building makes the building appear taller.

Ms. Hoffman states that they decided to add those to add dimension to the building.

Mr. Aliferis states that the Board saw a trench to the new sauna location.

Ms. Hoffman states that the sauna was approved, and they already have a building permit for it.

Ms. Yerkovich states that there is a concern about planting along the lake and that there should be a 10ft buffer area of no cutting. Further stating that it appears that there was a lot more vegetation along the water in the past.

There is a Board discussion on the buffer area.

Ms. Yerkovich reminds the applicant that fertilizer is prohibited by the lake.

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

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

3 – notices were sent.

3 – notices were returned.

1 – written comment was received.

Mr. Thompson opens the Notice to Neighbors at 5:44pm.

With no members of the public that wish to comment, Mr. Thompson closes the Notice to Neighbors at 5:45pm.

Mr. Aliferis 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.
- c. 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.
- d. 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.
- e. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- f. 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.
- g. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- h. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

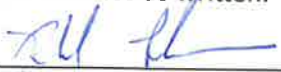
Ms. Doering seconds the motion.

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

Case #1239 is closed.

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These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.



Rick Thompson, Chairman  
Review Board

**RECEIVED**

Date:

11/6/23

Town Clerk:

James Ant / Dudd / cy

Date:

11/17/23

Village Clerk:

Amelia A. Ely

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
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ASSESSOR  
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FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes September 20<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Chip Bissell

### 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

### Hamayun Joey Faizy, LLC/Faizy's Fun House (Case #1249) – Sign Review

Applicant wishes to install a new principal sign on the property. The sign is proposed to be 32sqft with red lettering and existing downward facing lighting.

Joey Faizy is present as the applicant.

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

Mr. Faizy states that there are no changes to the signage application.

Mr. Thompson asks if there are any comments from the Board members.

Ms. Doering states that the red color works well with the existing black on the building.

Ms. Doering further states that there is an issue with the window coverings.

Mr. Faizy states that the window coverings have been removed as per Mr. Orticelle request.

Ms. Yerkovich states that the Board had previously discussed not having any light being visible from the sidewalk outside the building.

Mr. Faizy states that he put the least number of lighted games as possible by the windows.

Ms. Yerkovich states that there currently is a light on after hours.

Mr. Faizy states that they are currently trying to figure out the electrical for the building to make sure everything is off after hours. Further stating that he will take care of the lights that have been left on.

Mr. Thompson states that he would look favorably on a tint being put onto the windows.

Mr. Faizy states that they have already installed a slight tinting onto the windows.

Mr. Genito asks if the proposed sign will have raised letters.

Mr. Faizy states that they will be, and they are proposing to use the existing location and existing lighting.

Mr. Thompson motions to approve the signage 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 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.

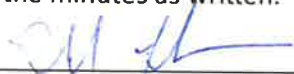
Mr. Genito seconds the motion.

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

Case #1249 is closed.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

  
Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	11/6/23
Town Clerk:	Patricia Cantor
Date:	11/17/23
Village Clerk:	Michael A. Esposito

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
JASON LEON  
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### Review Board Meeting Minutes September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

#### Liseno, Robert & Eileen (Case #1266) – Site Visit Recap/Notice to Neighbors/Conditional Use

Bob Liseno is present as the applicant.

Broc Jennings is present via GoTo Meetings as a representative of the applicant.

Mr. Rafferty recaps the site visit stating that the proposed location was staked out, the applicant had a pole showing the height of the array and that the area is a heavily wooded area.

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. 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. 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.

- c. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- d. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

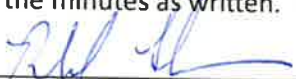
Ms. Yerkovich seconds the motion.

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

Case #1266 is closed.

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These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.



Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	11/6/23
Town Clerk:	Pamela D. Dudley
Date:	11/17/23
Village Clerk:	Greta G. Ely

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

### Review Board Meeting Minutes September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

#### St. Agnes Church (Case #1267) – Notice to Neighbors/Arch Review

Jim Abdallah is present as a representative of the applicant.

Mr. Thompson asks if there are any changes to the application and if the APA has approved their permit request.

Mr. Abdallah states that there are no changes, and the APA has not yet made a determination.

Mr. Aliferis states that the maximum height for this zoning district is 35ft and asks if the APA overrules in this case.

Mr. Thompson states that the Land Use Code exempts spires from the height restrictions if they take up less than 10% of the overall roof area.

Mr. Thompson states that the Board can conditionally approve the application pending APA approval and motions to approve the application. Subject to the pending APA approval and the following conditions:

- a. The Review Board conditionally approves this application pending approval permit from the Adirondack Park Agency (APA).
- 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. 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.

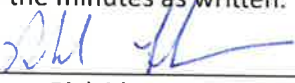
Mr. Rafferty seconds the motion.


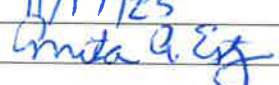
All members present vote in favor. The motion is approved 6-0.

Case #1267 is closed.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

  
Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	11/6/23
Town Clerk:	
Date:	11/17/23
Village Clerk:	

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SUPERVISOR  
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### Review Board Meeting Minutes September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### ALSO PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### Hollrock, Brad (Case #1267) – Site Visit Recap/Notice to Neighbor/Shoreland Overlay

Brad Hollrock is present as the applicant.

Mr. Genito recaps the site visit stating that the foundation and deck were staked out, an existing tree line buffer exists by the pond and that it is a very sandy lot.

Mr. Thompson states that the existing vegetation will need to be maintained with a 10ft buffer from the pond.

Mr. Thompson notes that a Notice to Neighbors was sent.

6 – notices were sent.

0 – notices were returned.

No written comments

No members of the public wish to comment.

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

Mr. Thompson 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.
- c. 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.
- d. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- e. 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.
- f. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- g. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

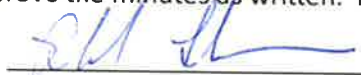
Mr. Rafferty seconds the motion.

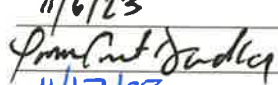
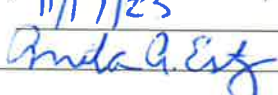
All members present vote in favor. The motion is approved 6-0.

Case #1267 is closed.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

  
Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	11/6/23
Town Clerk:	
Date:	11/17/23
Village Clerk:	

DEREK DOTY  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162  
RICHARD CUMMINGS  
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MARK SCHACHNER  
ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes September 20<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Chip Bissell

### ALSO PRESENT

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

O'Brien, Thomas & Joan (Case #1269) – Site Visit Recap/Notice to Neighbors/Viewshed Overlay  
Jim Abdallah is present as a representative of the applicant.

Mr. Thompson reminds the Board of what applies to Viewshed Overlay.

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

Mr. Abdallah states there are no changes and mentions that he has provided color elevations for the Board.

Mr. Genito recaps the site visit by stating that there is a steep gravel drive and that the proposed changes were staked out. Further stating that the foundation was staked out and that the proposed location is much flatter and is a better location than the current APA approved location. Finishes his recap by stating that the dwelling will not be visible due to the elevation of the property.

Mr. Aliferis states that there is currently no view right now.

There is a discussion on the potential view.

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

6 – notices were sent.

6 – notices were returned.

No written comments

No members of the public wish to comment.

Mr. Smith states that this is a Type II for SEQR due to APA jurisdiction.

Mr. Abdallah states that the APA amendment is being reviewed now.

Mr. Aliferis asks how much land is planned to be cleared and states that the impression from the site visit was not much of a view exists without a lot of clearing being done.

Mr. Abdallah states that there is a clearing limit shown on the plans and the APA permit limits what is allowed to be cleared.

Mr. Rafferty states that a limited amount of clearing is being proposed.

Mr. Genito states that there is not going to be a swath of cleared trees and that the property will look over the tops of many trees.

Ms. Yerkovich 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.
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- f. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- g. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Genito seconds the motion.

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

Case #1269 is closed.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

  
Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	11/6/23
Town Clerk:	Juan Carlos Sanchez
Date:	11/17/23
Village Clerk:	Michael J. Goff

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SUPERVISOR  
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TOWN CLERK/ TAX COLLECTOR  
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523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes September 20<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Chip Bissell

### ALSO PRESENT

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

### Deep Woods Detail, LLC (Case #1270) – Notice to Neighbors/Conditional Use

Matt and Rowen Norfolk are present as the applicants.

Mr. Thompson notes that a Notice to Neighbors was sent.

7 – notices were sent.

5 – notices were returned.

No written comments.

No members of the public wish to comment.

Mr. Thompson states that as a Home Occupation there is No SEQR required.

Mr. Smith confirms Mr. Thompson's statement.

Mr. Aliferis 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 stormwater management plan aspects of the project, until one year after improvements have been completed.
- 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.
- d. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.

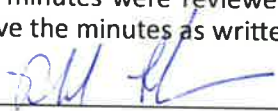
Ms. Yerkovich seconds the motion.

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

Case #1270 is closed.

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These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

  
Rick Thompson, Chairman  
Review Board

<b>RECEIVED</b>	
Date:	<u>11/16/23</u>
Town Clerk:	<u>Pamela Judd</u>
Date:	<u>11/17/23</u>
Village Clerk:	<u>Pamela Judd</u>



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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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 September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

#### Khanna, Jaideep (Case #1271) – Shoreland Overlay

Bill Kaufman is present via GoTo Meetings as a representative of the applicant.

Mr. Kaufman states that they have done a few changes based on the Board's recommendations. Stating they have adjusted the light fixtures to be Dark Sky Compliant, a 4ft wide ramp about 8ft long was added to access the new boathouse.

Mr. Kaufman further states that the Board had previously requested a more Adirondack roofline on the house and they did a redesign of the boathouse to match more in line with the main house.

Mr. Thompson wishes to confirm that the previously proposed glass meditation space now has siding on it instead of the glass walls.

Mr. Kaufman states that the roof is solid and that the glass is still there on the upper portion of the walls above the new gable roof look.

Ms. Doering states that this appears to be an improvement for the design of the boathouse.

Mr. Aliferis states that this is a more appealing design and does not appear out of place.

There is a Board discussion on setbacks and location of the boathouse.

Mr. Kaufman states that he believes that there is no setbacks in this Planned Development District (PDD) and the setback is at the Boards discretion.

Mr. Orticelle states that setbacks are set when a PDD is approve and that the proposal complies with setback requirements.

Mr. Thompson states that the Board has received a written comment from a neighboring property owner and that the comment is in the case file.

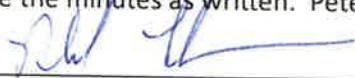
A site visit is scheduled for 9/26/23 at 4:30pm.

A Notice to Neighbors is scheduled for the next meeting on 10/4/23.

End discussion on Case #1271.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.



Rick Thompson, Chairman  
Review Board

**RECEIVED**

Date:

11/6/23

Town Clerk:

Pamela Dwyer

Date:

11/17/23

Village Clerk:

Quinta R. Ely

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

### Review Board Meeting Minutes September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

#### Vegliante, Paul (Case #1272) – Conditional Use

The applicant wishes to install a new solar array on a new land easement granted by the neighboring property owner. The new array will be approximately 40ft long, 13ft wide, and 3-4ft tall.

Chris Snodgrass is present via GoTo Meetings as a representative of the applicant.

Mr. Snodgrass goes over the application stating that they have obtained permission with the easement to build in the best location and that the new array will be built on a steep slope and won't be visible by any neighbors.

Mr. Thompson asks what the dimensions of the array will be.

Mr. Snodgrass states that they array will be 40ft 2in long, 13ft 7in wide, and 3ft 7in high at the tallest point.

Mr. Rafferty asks if it will be visible from any neighboring properties.

Mr. Snodgrass states that it is very unlikely that any neighbors will see it.

Mr. Genito states that the proposed location faces Route 86.

A site visit is scheduled for 9/26/23 at 5pm.

A Notice to Neighbors is scheduled for the next meeting on 10/4/23.

End discussion on Case #1272.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

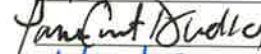
  
Rick Thompson, Chairman  
Review Board

**RECEIVED**

Date:

11/6/23

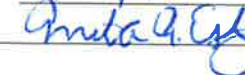
Town Clerk:



Date:

11/17/23

Village Clerk:



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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BUDGET OFFICER  
523-9517

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TOWN COURT OFFICE  
523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

## Review Board Meeting Minutes September 20<sup>th</sup>, 2023

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Chip Bissell

### ALSO PRESENT

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

### Reilly, Dan & Zendran, Rachel (Case #1273) – Conditional Use

The applicants wish to open a new "self-serve" bar above the newly opened Faizy's Fun House in the former Gap building on Main Street.

Dan Reilly and Rachel Zendran are present as the applicants.

Ms. Zendran goes over the application stating that they wish to open a new bar above the arcade as an adults only area. Stating that they are young entrepreneurs and that they frequently visit Lake Placid.

Mr. Reilly states that currently the second floor of the building is vacant space and that they wish to add on to the success of the arcade.

Ms. Zendran continues by stating that they wish to do a self-server style similar to what "Dave & Buster's" has in their businesses.

Mr. Reilly states that it will be a 21 and up area and access to the area will be with a card.

Mr. Aliferis asks how customers will pay.

Mr. Reilly states that they will have a prepay system with a card on file and they will be charged by the pour. Stating they will primarily have draft beer and wine and it will be mostly drinks served from a keg. Further stating that they plan on having staff monitoring the bar.

Mr. Aliferis asks if there is a plan for customers who may have had too much.

Mr. Reilly states that they can set a limit to how many times a card can be used before it needs staff approval. Stating that they plan on serving mostly local products and that a traditional bar is difficult for to keep track of large numbers of customers.

Mr. Rafferty states that this does not appear to have much in building changes.

Ms. Zendran states that they will be adding bathrooms where the existing changing rooms are but there will not be any major changes to the building.

Mr. Rafferty asks how they plan to keep children from wandering up from the arcade.

Mr. Reilly states that they will use stamps or wristbands.

Mr. Oricelle asks if they have gotten a liquor license.

Mr. Reilly states that they have not yet applied for a liquor license.

There is a brief discussion on the potential issues obtaining a liquor license for this location.

Mr. Thompson asks if the hours will be similar to the arcades.

There is a brief discussion on operating hours for both the bar and arcade.

Mr. Aliferis asks if the company they wish to use, called "Pour my Beer", is generally linked to arcades or if they are generally stand-alone locations.

Mr. Reilly states that they looked at multiple locations and that there is nothing like this up here. Stating that companies like "Disney" are in the process of converting to this style in their locations. Further stating that they are currently primarily smaller bars.

There is a discussion on the need for a Notice to Neighbors and the conditional use approval.

Mr. Smith states that a Notice to Neighbors is less meaningful in this location.

There is a second discussion on a Notice to Neighbors.

Mr. Smith states that a straw poll is a good idea.


The Board straw poll is in favor of the application and suggests to the applicants that they need to obtain a liquor license.

A Public Hearing is scheduled for 10/18/23 – Note on 10/4/23 the applicants wish to push the Public Hearing to 11/1/23 as they are unavailable for 10/18/23.

End discussion on Case #1273.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

  
Rick Thompson, Chairman  
Review Board

RECEIVED	
Date:	11/6/23
Town Clerk:	Yanni Cinti/Dondler
Date:	11/17/23
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  
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TOWN COURT OFFICE  
523-2141  
MARK SCHACHNER  
ATTORNEY FOR THE TOWN

### Review Board Meeting Minutes September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

#### Rosner, David & Mea (Case #1274) – Sketch Plan Review/Conditional Use/Historic Overlay

Applicants wish to convert a vacant restaurant location on Main Street into housing for J-1 students.

David and Mea Rosner are present as the applicants.

Mr. Rosner goes over their application stating they wish to change the old “Fireside Restaurant” to a workforce housing location.

There is a brief discussion of the requirements on living space.

Mr. Thompson asks if this project would create harm to Main Street without modifications to the building. Further stating that south of the Townhall is more residential in nature.

Ms. Yerkovich states that there is a question on which conditional use this would fall under.

Mr. Orticelle states that it would best fit a Hotel/Motel.

Ms. Rosner states that the building will be used for J-1 housing. Further stating there is never enough housing and that this will provide a good space.

Ms. Rosner further states that this will be the sole purpose and the students are here to work in the hotels and stores.



There is a discussion on use from restaurant to residential use.

Mr. Rosner states that there will be no changes to the building.

Ms. Yerkovich states that the Town and Village wanted commercial space on the street level.

Mr. Thompson states that there are other locations with commercial space below existing STR's.

There is a brief discussion on possible ways to minimize the appearance of residential use.

Mr. Thompson suggests using the atrium area for commercial business use.

Mr. Smith states that this is a Type II for SEQR for reuse of prior space.

Ms. Rosner states that she can use the atrium area for her business and can move from their current location.

Mr. Thompson states that the Board would need to see a new floor plan showing the commercial space.

End of Discussion on Case #1274.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

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

<b>RECEIVED</b>	
Date:	11/6/23
Town Clerk:	Pamela Bradley
Date:	11/17/23
Village Clerk:	Ante G. Gaj

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

### Review Board Meeting Minutes September 20<sup>th</sup>, 2023

#### MEMBERS PRESENT

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

#### MEMBERS ABSENT

Chip Bissell

#### ALSO PRESENT

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

#### Board Business

##### Aamodt (Snow Hill Farm) Subdivision

Mr. Orticelle states that the Building Department has received updated language about road maintenance for a minor subdivision that has already been approved by the county.

Mr. Smith states that the updated language outlines the maintenance obligations placed on the two lots. Stating that it is appropriate easement language, and it defines who will take care of the roadway.

#### Minutes 9/6/23

Mr. Thompson motions to approve the minutes of 9/6/23 as written.  
M.s Yerkovich seconds the motion.  
All members present vote in favor. The motion is approved 6-0.

Meeting adjourns at 7:27pm.

---

These minutes were reviewed by the Review Board on October 18<sup>th</sup>, 2023. Rick Thompson moved to approve the minutes as written. Peter Aliferis seconded the motion. The motion was approved 6-0.

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

RECEIVED	
Date:	11/6/23
Town Clerk:	Joanne Ginty
Date:	11/17/23
Village Clerk:	Mark A. Egg