

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
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 November 15th, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Rick Thompson

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.

Irvin, Jack (Case #1282) – Site Visit Recap/Notice to Neighbors/Shoreland Overlay
Jack Irvin is present as the applicant.

Mr. Rafferty asks the Board for a site visit recap.

Mr. Aliferis recaps the site visit stating that the proposed building was well marked, there will need to be some tree clearing on the site, and that the building location is well off of the lake.

Mr. Rafferty notes a Notice to Neighbors was sent.

10 – Notices were sent.
4 – Notices were returned.
No written comments received.

Mr. Rafferty opens the Notice to Neighbors at 5:32pm.

No members of the public wish to comment.

Mr. Rafferty closes the Notice to Neighbors at 5:33pm.

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. 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.

Mr. Bissell seconds the motion.

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

Case #1282 is closed.

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



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>12/20/23</u>
Town Clerk:	<u>Juanita P. D. Kelly</u>
Date:	<u>12/20/23</u>
Village Clerk:	<u>Juanita P. D. Kelly</u>

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David Genito
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Laura Yerkovich
Claire Doering

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

MEMBERS ABSENT

Rick Thompson

Hollisters Trading Post (Case #1278) – Sign Review

Applicant wishes to install a new wall sign and window signs for a new store in the previous “Beglins Jewler’s” location. The applicant wishes to install a wall sign measuring 27sqft and 3 window signs measuring a total of 11sqft.

Andrea and William Hollister are present as the applicants.

Mr. Rafferty asks the applicant to go over their application.

Ms. Hollister states that the principal sign will be flat on the wall because their previously requested sign that projected out of the wall was too large. Further stating that the window signs are transparent window clings, and they will have one on each window and the door.

Mr. Rafferty asks if there will be any lighting.

Ms. Hollister states that there will be no lighting at this time. The existing lighting doesn’t work for this sign, and they will move the lights to be downward facing in the future.

Mr. Rafferty asks if the window signs are varying sizes.

Ms. Hollister states that they are sized to fit the windows.

Mr. Genito asks if the wall sign will have any raised elements.

Ms. Hollister states that the letters are raised.

Mr. Aliferis asks where this sign will be placed on the building.

Ms. Hollister states that it will be right above the awning.

Mr. Genito 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. Aliferis seconds the motion.

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

Case #1278 is closed.

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



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>12/20/23</u>
Town Clerk:	<u>Yvonne (with) Dudley</u>
Date:	<u>12/20/23</u>
Village Clerk:	<u>Yvonne G. Ely</u>

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Review Board Meeting Minutes November 15th, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Rick Thompson

ALSO PRESENT

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

ADK Cascade Welcome Center (Case #1285) – Site Plan Review/Viewshed Overlay

Applicant wishes to install approximately 500-1000 solar lights on their trails. The proposed lights are downward facing and will be motion sensor lights that will be on for approximately 15 seconds at a time. The lights are the same style as what has previously been approved for "Scotts Cobble Ski Center".

Tom Manitta is present as a representative of the applicant.

Ms. Yerkovich states that these proposed lights are mounted to trees and the Scotts Cobble lights are on the ground.

Mr. Genito states that these are mounted the same in both locations.

Mr. Manitta goes over his application stating that they wish to add trail lighting and that they are the exact same lights as what is at Scotts Cobble. Further stating that this would allow them to offer night skiing and they would be installed in a non-permanent way so that in the summer they can be removed and stored. The lights will be motion sensor and on for 15 seconds at a time. The property has approximately 6 miles of trails and they wish to put lights on most of the trails.

Mr. Rafferty states that looking at the map the only area visible would be the Cascade loop and that it appears they are not proposing any lights on the east side trails.

Mr. Manitta states that they wish to stay away from their neighbors and those trails are more wet on that side.

Mr. Aliferis asks how many lights they wish to install.

Mr. Manitta states 500-1000 lights.

Mr. Aliferis asks what the total area will be that the lights are on.

Mr. Manitta states they wish to install them on about 3-4 miles of trails.

Ms. Yerkovich states that this is a bit of a downhill property.

Mr. Orticelle asks what their hours of operation will be.

Mr. Manitta states that they will be open from 9am-7pm Thursday – Saturday.

Ms. Yerkovich asks if there will be any skiing allowed when they are closed.

Mr. Manitta states that there will not be because there will be no staff present.

Mr. Genito asks how long the lights will last.

Mr. Manitta states they should last all evening on one charge and states that they looked into hardwired lights, but these seemed easier to maintain.

Mr. Rafferty asks if they anticipate installing lights on the entire area in the first year.

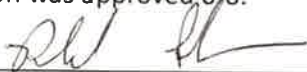
Mr. Manitta states that they do.

Mr. Rafferty states that a site visit does not seem necessary as all of the Board members are familiar with the property.

A Notice to Neighbors is scheduled for the next meeting.

End of Discussion on Case #1285.

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



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>12/20/23</u>
Town Clerk:	<u>James [unclear]</u>
Date:	<u>12/20/23</u>
Village Clerk:	<u>[unclear]</u>

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

Board Business

Etherington, Catherine (Case #1248 – Siding Colors Approval

Mr. Orticelle states that the applicants have presented colors for the previously approved building and that if the Board approves we will let them know they can move forward.

The Board agrees the proposed colors look good.

Minutes of 11/1/23 meeting

Ms. Yerkovich motions to approve the minutes as written.

Mr. Rafferty seconds the motion.
All members present vote in favor. The motion is approved 6-0.

Meeting adjourns at 5:58pm.

MEMBERS ABSENT

Rick Thompson

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



Rick Thompson, Chairman
Review Board

RECEIVED

Date: 12/20/23

Town Clerk: Laura M. Conroy

Date: 12/24/23

Village Clerk: Linda G. Ely