

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 December 6th, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Laura Yerkovich

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.

ADK Cascade Welcome Center (Case #1285) – Notice to Neighbors/Viewshed Overlay

Tom Manitta is present as a representative of the applicant.

Mr. Thompson recaps the application and asks the applicant if there are any changes.

Mr. Manitta states that there are no changes to the application.

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

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

19 – Notices were sent.

18 – Notices were returned.

No written comments received.

Mr. Thompson opens the Notice to Neighbors at 5:31pm.

No members of the public wish to comment.

Mr. Thompson closes the Notice to Neighbors at 5:32pm.

Mr. Thompson states that his only concern is making sure the lights face away from the highway and notes that concern was addressed at the last meeting.

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.

Mr. Bissell seconds the motion.

The motion is approved 5-0. Mr. Thompson abstains. Ms. Yerkovich is absent from the meeting.

Case #1285 is closed.

These minutes were reviewed by the Review Board on January 17th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 6-0. Michael Ballard abstains.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	2/7/24
Town Clerk:	Jane M. Dudley
Date:	2/8/24
Village Clerk:	Armeta R. Egan

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162

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MEMBERS PRESENT

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

MEMBERS ABSENT

Laura Yerkovich

ALSO PRESENT

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

Lake Placid Home Rentals, LLC (Case #1286) – Master Sign Plan Modification

The applicant wishes to modify an existing Master Sign Plan to allow tenants to install new signage of any approvable colors. Further requesting if the tenant does not have color preferences to use the existing cream and maroon color scheme.

Laura Walker is present as a representative of the applicant.

Mr. Thompson notes that this application is to modify an existing Master Sign Plan. Stating that the current plan requires all signs to have matching colors and the amendment would allow the tenants to choose their colors for each individual sign.

Ms. Walker explains that Adirondack Awards, a tenant for this building, has new owners who wish to install new signage. The Building Department stated that the current Master Sign Plan requires the signs to match in color with the existing signs and suggested seeking a modification of the Master Sign Plan to allow any approvable colors to be used on the signs. Further stating that there are no proposed changes to sign sizes just to allow colors.

There is a brief discussion on the existing businesses on this property.

Mr. Thompson motions to approve the Modification 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. Aliferis seconds the motion.

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

Case #1286 is closed.

These minutes were reviewed by the Review Board on January 17th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 6-0. Michael Ballard abstains.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	2/7/24
Town Clerk:	Tammie Dondley
Date:	2/8/24
Village Clerk:	Amata A. Esty

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
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Review Board Meeting Minutes December 6th, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Laura Yerkovich

ALSO PRESENT

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

Adirondack Awards (Case #1287) – Signage Application

Applicant wishes to install new tenant signage on the Lake Placid Home Rentals, LLC property. Applicant wishes to install blue and white signage that did not meet the Master Sign Plan for this property. Case #1286 approved a modification to the Master Sign Plan to allow colors to be used on tenant signs for this property.

Laura Walker is present as a representative of the applicant.

Ms. Walker states that they wish to replace existing signs with new branding that is white and blue. Principal sign will be on existing posts in front of the tenant space and will replace the existing on the sign standard by the roadway.

Mr. Thompson asks if these will be flat or dimensional signs.

Ms. Walker states that they will be flat signs.

Mr. Bissell 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 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.

Ms. Doering seconds the motions.
All members present vote in favor. The motion is approved 6-0.

Case #1287 is closed.

These minutes were reviewed by the Review Board on January 17th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 6-0. Michael Ballard abstains.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	2/7/24
Town Clerk:	Jeanette S. S. S. S.
Date:	2/8/24
Village Clerk:	Amie G. E.

DEREK DOTY
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2182
RICHARD CUMMINGS
EMILY KILBURN POLITI
JASON LEON
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Review Board Meeting Minutes December 6th, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Laura Yerkovich

ALSO PRESENT

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

Board Business

Minutes for 11/15/23

Mr. Thompson motions to approve the minutes as presented.
Mr. Genito seconds the motion.
All members present vote in favor. The motion is approved 6-0.

Mr. Smith wishes to confirm that Mr. Aliferis is stepping down at the end of the year

Mr. Aliferis states that he is, and he is willing to remain until the position is filled.

Mr. Orticelle states that we have posted the opening in the paper and have received applications.

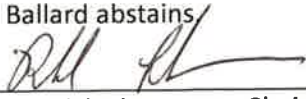
Mr. Orticelle thanks Mr. Aliferis for his service on the Board.

Mr. Thompson states that Mr. Aliferis' participation is greatly appreciated.

There is a brief discussion on member terms.

Meeting adjourns at 5:48pm.

These minutes were reviewed by the Review Board on January 17th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 6-0. Michael Ballard abstains.



Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	1/17/24
Town Clerk:	Juan Carlos Andley
Date:	2/8/24
Village Clerk:	Greta R. Eng