

**THESE MINUTES ARE A DRAFT OF THE MEETING  
HELD ON MARCH 20<sup>TH</sup>, 2024**

# Review Board Meeting Minutes March 20, 2024

## **MEMBERS PRESENT**

Rick Thompson  
Chip Bissell  
Bob Rafferty  
Michael Ballard  
Laura Yerkovich  
Claire Doering

## **MEMBERS ABSENT**

David Genito

## **ALSO PRESENT**

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
David Wright, Code and Zoning Coordinator

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

### **Phinney Design Group (Case #1300) – Updated Sign Application**

Applicants have submitted new signage application that conforms to the Review Board's suggestions of a true "Halo" lit sign.

Ben Miller is present as a representative of the applicant.

Rick Bult is present via Zoom as a representative of the signage company.

Mr. Miller states that they have resubmitted based on the suggestions from the Board.

Mr. Bult states that this is a traditional backlit Halo sign, and the white light will glow around the letters and logo at night.

Mr. Thompson asks what material the backer board is made of and what color it will be.

Mr. Bult states that it is an aluminum panel, and it will be painted white.

Mr. Thompson asks if it will be glossy or matte paint.

Mr. Bult states that it will be matte paint.

Ms. Yerkovich asks if the sides of the letters are enclosed.

Mr. Bult states that they are enclosed and painted the same color as the letters. The background being white is best to defuse the light.

Ms. Yerkovich notes that there are windows in the building behind the proposed sign and wishes to confirm that this won't affect the windows.

Mr. Bult states that the windows will not be affected because the letters are 1 ½ inches from the backer board and the light will not shine over the board.

Mr. Thompson asks what lumen levels and color temperatures will be for this sign.

Mr. Bult states that they are proposing 5000kalven color temperature that falls in the bright white category. Further stating that they will have .8 watts per module of light with 4 watts equaling 80 lumens, every 4-5 inches of lettering begins a new module of light, and that .8 watts per module is similar to Christmas tree lights.

Ms. Yerkovich 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 motion.

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

Case #1300 is closed.

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## MEMBERS PRESENT

Rick Thompson  
Chip Bissell  
Bob Rafferty  
Michael Ballard  
Laura Yerkovich  
Claire Doering

## MEMBERS ABSENT

David Genito

## ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
David Wright, Code and Zoning Coordinator

### **Borzilleri, Greg (Case #1304) – Notice to Neighbors/Conditional Use**

Judy Borzilleri is present as a representative of the applicant.

Mr. Thompson states that the Board has previously gone over parking concerns and access to the “Rail Trail”.

Mr. Ballard states that he was absent from the previous meeting and would like to know the outcome of the discussion on parking and crossing the road on the trail.

Ms. Borzilleri states that on the Saranac Lake side the State is going to paint a crosswalk and they are hoping the same will be done on this side.

Mr. Ballard asks if they will be sending customers towards the Ray Brook direction to not have to cross the roadway.

Ms. Borzilleri states that anticipate most people going toward Ray Brook.

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

6 – Notices were sent.

4 – Notices were returned.

No written comments were received.

Mr. Thompson opens the Notice to Neighbors at 5:49pm.

With no members of the public wishing to comment, the Notice to Neighbors is closed at 5:50pm.

Mr. Smith states that this is Type II for SQER as an open space application.

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. 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.
- e. **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 #1304 is closed.

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# Review Board Meeting Minutes March 20, 2024

## MEMBERS PRESENT

Rick Thompson  
Chip Bissell  
Bob Rafferty  
Michael Ballard  
Laura Yerkovich  
Claire Doering

## MEMBERS ABSENT

David Genito

## ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
David Wright, Code and Zoning Coordinator

### RL Weber, LLC (Case #1305) – Notice to Neighbors/Architectural Review

Misty Minnie is present via Zoom as a representative of the applicant.

Mr. Thompson recaps the site visit by stating that there are two existing stands of trees between this project and the roadway. There is a potential right-of-way setback issue that the Building Department will confirm any construction does not impede the right-of-way.

Ms. Minnie states that the right-of-way is never used and both properties are owned by Mr. Weber. The only proposed light on the building will be a downward facing, motion-controlled light over the man door of the building.

Mr. Bissell suggests submitting the fixture specifications to the Building Department for the file.

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

8 – Notices were sent.

6 – Notices were returned.

No written comments were received.

Mr. Thompson opens the Notice to Neighbors at 5:51pm.

With no members of the public wishing to comment, the Notice to Neighbors is closed at 5:52pm.

Ms. Doering 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. 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.
- e. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Smith states that this is a Type II for SEQR as an accessory structure.

Ms. Yerkovich seconds the motion.

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

Case #1305 is closed.

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# Review Board Meeting Minutes March 20, 2024

## MEMBERS PRESENT

Rick Thompson  
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## MEMBERS ABSENT

David Genito

## ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
David Wright, Code and Zoning Coordinator

### **Mountainside Gourmet Café (Case #1306/1307) – Conditional Use/Sign Review**

Applicant wishes to open a new coffee and quiche shop on Main Street. The applicant is also proposing new signage for this location.

Nicholas Speach is present as the applicant.

Mr. Speach states that he wishes to renovate a space that is currently set up as a salon area and will install a new kitchen area with a hood system. They will have a convection oven, all electric appliances and will offer gourmet quiche, soup and coffee with everything being homemade.

Ms. Yerkovich asks if the applicant has experience in this business.

Mr. Speach states that he has a seasonal location in Alexandria Bay and wishes to open a year-round location.

Mr. Thompson asks where the hood exhaust will be located.

Mr. Speach states that it will exhaust into the hotel's courtyard in an indented cavity and will not be seen from the roadway.

Mr. Thompson schedules a site visit for Tuesday, April 9<sup>th</sup>, 2024, at 4:30pm.  
A Notice to Neighbors is scheduled for the April 17<sup>th</sup>, 2024, meeting.

End of Discussion on Case #1306/1307.

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# Review Board Meeting Minutes March 20, 2024

## MEMBERS PRESENT

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David Genito

## ALSO PRESENT

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
David Wright, Code and Zoning Coordinator

### **Prison City Beverages, LLC (Case #1308) – Conditional Use**

Applicants wish to open a new beer tap room on Main Street. The proposed location is approximately 790 sqft and will serve New York State grown products.

Dawn Schulz is present via Zoom as the applicant.

Ms. Schulz states that the proposed location is a small vacant storefront of approximately 790 sqft and they are an existing business that wishes to open a new Adirondack's Outpost in Lake Placid. Further stating that what they are proposing is similar to the "Racket River Brewing" location in the "Alpine Mall".

There is a brief discussion on the proposed location.

Ms. Schulz states that they have a Farm Brewery permit that allows them to have up to 5 locations and this exempts them from the 200ft requirement from a church.

There is a brief discussion on what a Farm Brewery permit allows.

Ms. Schulz states that they must meet a specific percentage of their ingredients being from New York grown produce. Further stating that they are only allowed to sell New York made products in their remote locations.

Mr. Thompson schedules a site visit for Tuesday, April 9<sup>th</sup>, 2024, at 5pm.  
A Notice to Neighbors is scheduled for April 17<sup>th</sup>, 2024, meeting.

End of Discussion on Case #1308.

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## **MEMBERS PRESENT**

Rick Thompson  
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Bob Rafferty  
Michael Ballard  
Laura Yerkovich  
Claire Doering

## **MEMBERS ABSENT**

David Genito

## **ALSO PRESENT**

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
David Wright, Code and Zoning Coordinator

## **Board Business**

### **Minutes of 3/20/24 meeting**

Mr. Thompson motions to approve the minutes as presented.  
Ms. Yerkovich seconds the motion.

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

Mr. Thompson wishes to continue the discussion on LED lighting. Stating that the Board has previously put an informal color temperature restriction to not exceed 3000kalven. Halo signs present questions on the color temperature and lumen ratings and that most signs range from 80-300 lumens based on how far away the sign is designed to be viewable.

Ms. Yerkovich presents a demonstration on the different degrees Kalven for lights. Stating that the Dark Sky Committee leans towards 2700kalven and that the new streetlights are around that level.

Meeting adjourns at 6:30pm.

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