



**Review Board  
Meeting Minutes  
February 21, 2024**

**MEMBERS PRESENT**

Rick Thompson  
Bob Rafferty  
Chip Bissell  
David Genito  
Michael Ballard  
Claire Doering

**MEMBERS ABSENT**

Laura Yerkovich

**ALSO PRESENT**

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

**Sarandev, George (Case #1225) – Application Updates/Shoreland Overlay**

Applicant has submitted an updated site plan, driveway design, Fire Department, and Electric Department Approvals for the proposed project originally proposed in late summer/fall of 2022.

Ryan Fisher is present as a representative of the applicant.

Tim Smith recuses.

Mr. Thompson asks about the grading of the driveway and notes the updated driveway plan. Stating that he recalls Board concerns about the previous grading of the driveway.

Mr. Fisher states that the location didn't change but they have proposed the desired grading and added a turnaround spot at the Fire Department's request. Further stating that the curves in the driveway have been widened at the request of the modular company to get the trailers into the property with the structures on them.

Mr. Thompson asks if the septic's were relocated for the changes.

Mr. Fisher states that they were not.

Mr. Thompson asks for an explanation on what the circle areas on the site plans are for.

Mr. Fisher states that they are designed for stormwater retention.

Mr. Thompson asks if there is any APA involvement for this project.

Mr. Fisher states that they have issued a determination for the dock and have required a wooden walkway over some wetlands to connect the pathway to the water and the dock.

There is a brief Board discussion on the dock plan and placement of the dock.

Mr. Fisher states that they widened the radius of the driveway to get the modular homes into the property.

Mr. Rafferty states that getting the modular homes into their locations was a concern at the site visit.

Mr. Thompson states that access to the dock was an issue as the pathway was very steep.

Mr. Fisher states that they have changed the plan to have steps in the steep section of the pathway.

Mr. Rafferty asks if a variance was granted from the APA for the boardwalk.

Mr. Fisher states that they reduced the area to not require a variance.

Mr. Thompson confirms that a Notice to Neighbors has previously been completed.

Mr. Wright states that it was completed the last time this application was presented in 2022.

Mr. Thompson states that this would be a Type II for SEQR.

Mr. Thompson confirms that neither of the new Board members wish to conduct another site visit of the property prior to any approvals happening.

Neither Mr. Ballard nor Ms. Doering feel another site visit is necessary.

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 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 by a 6-0 vote.

Case #1225 is closed.

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These minutes were reviewed by the Review Board on March 6<sup>th</sup>, 2024. 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

<b>RECEIVED</b>	
Date:	3/21/24
Town Clerk:	Janeen O'Donoghue
Date:	4/11/24
Village Clerk:	Amelia A. Esposito



**Review Board  
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February 21, 2024**

**MEMBERS PRESENT**

Rick Thompson  
Bob Rafferty  
Chip Bissell  
David Genito  
Michael Ballard  
Claire Doering

**MEMBERS ABSENT**

Laura Yerkovich

**ALSO PRESENT**

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

**Kostoss, Holly (Case #1295) – Notice to Neighbors/Conditional Use**

Holly Kostoss is present as the applicant.

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

Ms. Kostoss states that there are none.

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

9 – Notices were sent.

0 – Notices were returned.

No written comments.

Mr. Thompson opens the Notice to Neighbors at 5:39pm.

With no members of the public wishing to speak, Mr. Thompson closes the Notice to Neighbors at 5:40pm.

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. 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.

- b. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- c. **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 by a 6-0 vote.

Case #1295 is closed.

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These minutes were reviewed by the Review Board on March 6<sup>th</sup>, 2024. 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

<b>RECEIVED</b>	
Date:	<u>3/21/24</u>
Town Clerk:	<u>James J. Sandberg</u>
Date:	<u>4/1/24</u>
Village Clerk:	<u>Amrita Q. Esty</u>



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Meeting Minutes  
February 21, 2024**

**MEMBERS PRESENT**

Rick Thompson  
Bob Rafferty  
Chip Bissell  
David Genito  
Michael Ballard  
Claire Doering

**MEMBERS ABSENT**

Laura Yerkovich

**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.

**Experience Outdoors (Case #1291 & 1298) – Notice to Neighbors/Modification to Prior Approval/Sign Review**

Bill Walton is present as the applicant.  
Marc Doering is present remotely via Zoom as the applicant.

Claire Doering recuses herself.

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

Mr. Walton states that there are no changes.

Mr. Thompson asks about the signage application.

Mr. Walton states that the existing sign is 4 individual slabs of wood that are rotting out and they wish to turn the sign into one solid unit.

Mr. Thompson asks if it will be a different material.

Mr. Doering states that the new sign will be marine grade plywood with painted on PVC paint and vinyl print with raised letters.

Mr. Genito asks what they will be using for lighting.

Mr. Walton states that they will be using the existing downlighting.

Mr. Smith states that both of these actions are a Type II for SEQR, and the APA has jurisdiction over this property.

Mr. Walton states that their APA amendment application has been deemed complete and they are waiting for a decision to be made by the APA.

Mr. Thompson notes that the proposed project is well within the property setbacks.

Mr. Walton states that it is approximately 350ft from the setback lines.

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

10 – Notices were sent.

1 – Notice was returned.

1 – Written comment. (Note a second written comment was received on February 23<sup>rd</sup>)

Mr. Thompson opens the Notice to Neighbors at 5:36pm and acknowledges the written comment that was received prior to the meeting.

With no members of the public wishing to comment, Mr. Thompson closes the Notice to Neighbors at 5:37pm.

There is a brief Board discussion on the Notice to Neighbors process.

Mr. Thompson motions to approve both the net park application contingent on APA approval and the signage application. Subject to the following conditions:

#### Net Park Application Approval:

- 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.

#### Signage Application Approval:

- 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. Rafferty seconds the motion.  
All members present vote in favor.  
The motions is approved by a 5-0 vote.  
Case #1291 & 1298 are closed.

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These minutes were reviewed by the Review Board on March 6<sup>th</sup>, 2024. 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

<b>RECEIVED</b>	
Date:	<u>3/21/24</u>
Town Clerk:	<u>James G. Dudley</u>
Date:	<u>4/11/24</u>
Village Clerk:	<u>Armita Q. Ely</u>





**Review Board  
Meeting Minutes  
February 21, 2024**

**MEMBERS PRESENT**

Rick Thompson  
Bob Rafferty  
Chip Bissell  
David Genito  
Michael Ballard  
Claire Doering

**MEMBERS ABSENT**

Laura Yerkovich

**ALSO PRESENT**

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

**Homestead Development Corp. (Case #1299) – Sketch Plan Review/Conditional Use**

Applicants wish to begin phase 2 of their affordable housing plan. Applicants wish to subdivide two parcels on Algonquin Drive and construct 22 single family residents. 6 ranch style homes, 10 2 bedroom capes, and 6 2 bedroom capes with a finished attic space. All homes will have a full basement.

Steve Sama is present as the applicant.

Chip Bissell recuses.

Mr. Thompson states that this application is for a site plan review only at this time and that the property is roughly behind Stewart's and Super Shoes.

Mr. Sama states that they wish to subdivide the property and construct 22 single family homes to sell at cost to works within the town of North Elba. Further stating that the designs are very similar to the Fawn Valley homes but no townhomes are proposed for this project.

Mr. Thompson asks if the project has been presented to the APA or not.

Mr. Sama states that they have not yet presented to the APA.

Mr. Thompson states that there are not any lot lines on the existing site plan.

Mr. Sama agrees and states that they have not yet mapped those.

Mr. Thompson asks if there is more or less room than phase 1 for each lot.

Mr. Sama states that there is more room around the homes for this phase.

Mr. Sama outlines that all of the homes will be one floor with a full basement. The first 6 will be ranch style, then 10 2 bedroom capes, and the last 6 will be 2 bedroom capes with a finished attic space. Mr. Thompson asks if each property will have an unfinished basement.

Mr. Sama states that that is correct.

Mr. Thompson asks about an HOA.

Mr. Sama states that they will not have an HOA for this project.

Mr. Smith asks if there will be any restrictions on transferring property ownership and sales.

Mr. Sama states that they will cap the resale price at 2% increase per year, there will be no rentals allowed, and all sales will be approved by them.

There is a lengthy Board discussion on Deed restrictions and right to enforce them.

Mr. Thompson states that the Board will need the APA jurisdictional determination, grading plan, stormwater plan, and an updated site plan.


Mr. Smith states that this is a major subdivision, and the Board will have to follow subdivision regulations as well.

Mr. Thompson states that the Board appears generally in favor of the project, and they look forward to going forward with the process when they have more to present.

End of Discussion on Case #1299.

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These minutes were reviewed by the Review Board on March 6<sup>th</sup>, 2024. 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

<b>RECEIVED</b>	
Date:	<u>3/21/24</u>
Town Clerk:	<u>Jimmy Cant</u>
Date:	<u>4/11/24</u>
Village Clerk:	<u>Amata A. Ely</u>



**Review Board  
Meeting Minutes  
February 21, 2024**

**MEMBERS PRESENT**

Rick Thompson  
Bob Rafferty  
Chip Bissell  
David Genito  
Michael Ballard  
Claire Doering

**MEMBERS ABSENT**

Laura Yerkovich

**ALSO PRESENT**

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

**Board Business**

**Minutes of 2/7/24**

Mr. Bissell states that Bissell is misspelled once in the minutes.

Mr. Thompson motions to approve the minutes as corrected.  
Mr. Genito seconds the motion.

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

Meeting adjourns at 6:20pm.

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These minutes were reviewed by the Review Board on March 6<sup>th</sup>, 2024. 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: 3/21/24  
Town Clerk: James Cant Buckley  
Date: 4/1/24  
Village Clerk: Andrew R. Esposito