



**Review Board
Meeting Minutes
March 6, 2024**

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Michael Ballard
Laura Yerkovich – Remote
Claire Doering - Remote

ALSO PRESENT

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

MEMBERS ABSENT

Bob Rafferty

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

Mountain Park (Case #1293) – Updated Master Sign Plan

Laura Walker is present as a representative of the applicant.

Ms. Walker states that they determined what businesses were in the building and the total number of offices available. Stating that the businesses on the updated monument sign are all current tenants with one blank space and that the “Mahoney Alarms” sign will be relocated to an approved signage slot.

Mr. Thompson states that the Board had previously asked for this application to come back with corrected tenants and removal of old signage.

Mr. Bissell asks about the tenant space that states Family Medicine.

Ms. Walker states that the provider in that office does not wish to have their name on the sign.

Mr. Thompson states that this requested change was initiated by a request to approve the “Edward Jones” signs with corporate colors.

There is a brief discussion on the “Edward Jones” temporary approval.

Ms. Yerkovich states that in the Adirondacks she has noticed that brown backgrounds with yellow lettering is a thing.

Mr. Ballard states that as part of the Master Sign Plan update, the removal of the large Urgent Care sign is required.

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TOWN CLERK | TAX COLLECTOR
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EMILY KILBURN POLITI
JASON LEON
RICHARD PRESTON
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Ms. Walker suggests the to Board that removal of that large sign should be put in writing in the approval that she can present to the property owner.

Mr. Thompson motions to approve the updated Master Sign Plan with the condition that the Urgent Care sign be removed. 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. Ballard seconds the motion.

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

Note Case #1294 "Edward Jones" changes from a temporary approval to a permanent approval with this updated Master Sign Plan.

Case #1293 is closed.

These minutes were reviewed by the Review Board on March 20th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 5-0. Bob Rafferty abstains.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	4/16/24
Town Clerk:	Juanita Dondley
Date:	4/12/24
Village Clerk:	Wanda C. J.



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March 6, 2024**

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Claire Doering - Remote

ALSO PRESENT

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

MEMBERS ABSENT

Bob Rafferty

Phinney Design Group (Case # 1300) – Sign Review

Applicant seeks approval for a new tenant space signage at 2413 Main Street. The proposed sign is 9sqft and is a polycarb/acrylic face cabinet with lit push through letters, mounted over the existing storefront roof.

Ben Miller is present as a representative of the applicant.

Mr. Thompson asks the applicant to go over the application.

Mr. Miller states that they are proposing a sign for a new office for Phinney Design Group, which is a design and architectural management company based in Saratoga Springs, NY.

Mr. Thompson states that they are proposing white, green, and grey and asks how the sign will be lit.

Mr. Miller states that the sign will be Halo lit with push through letters and that the cabinet letters pop out with light behind the letters.

Mr. Bissell states that this is an internally lit sign with the lights being inside the cabinet. Further stating that he checked the sign companies' website and that the proposed sign has clear acrylic on the sides of the letters to appear as a Halo light. Further stating that this sign is illegal as outlined in the Land Use Code, the applicant may have actual Halo letters, which would be letters off pushed off the sign with light behind them and that the sign company makes true Halo signs as well.

There is a brief discussion on Halo signs.

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Ms. Yerkovich asks what hours the lights will be on for this sign.

Mr. Miller states that he believes they will be on at all times.

Mr. Thompson states that the Land Use Code section 6.4.4(D) states that lights should be off from 11pm – daylight.

Ms. Yerkovich states that the lights at the arcade are off as requested by the Board during those times and in the spirit of coherence this should be kept the same.

Ms. Doering states that the applicant needs to return with an updated sign design.

Mr. Bissell states that the design of the sign is nice, but it just needs a new construction.

Mr. Thompson agrees that a Halo sign is an appealing look.

End of discussion on Case #1300.

These minutes were reviewed by the Review Board on March 20th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 5-0. Bob Rafferty abstains.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>4/16/24</u>
Town Clerk:	<u>Pamela Galt Doolley</u>
Date:	<u>4/12/24</u>
Village Clerk:	<u>Gracia Esq</u>



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March 6, 2024**

MEMBERS PRESENT

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Chip Bissell
David Genito
Michael Ballard
Laura Yerkovich – Remote
Claire Doering - Remote

ALSO PRESENT

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

MEMBERS ABSENT

Bob Rafferty

Engel & Volkers (Case #1302) – Sign Review

Applicants seek approval for a new sign at 2297 Saranac Avenue, the newly approved location for Engel & Volkers Lake Placid Real Estate. The proposed sign is 9.6 sqft and is a true Halo Lit sign with pure white 7500k LEDs.

Colleen and John Holmes are present as the applicants.

Ms. Holmes states that they have circled back to the Board for signage approval and that they are proposing a Halo lit sign that has the same look as their current sign across the road.

Mr. Thompson notes that the application states the lighting will be 7500 degrees Kelvin.

Mr. Holmes states that they were told by the sign company that this is the standard light levels on all of their Halo lit signs.

Mr. Thompson states that the Board has previously restricted signs to 3000 or less.

Mr. Genito states that they should be able to be dimmed down as needed.

Ms. Holmes states that their only reference on this is the company stating this is the standard lighting level.

Ms. Yerkovich states that “Stewart’s” traditionally has higher lighting levels and they agreed to lowering their lights to 2700.

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Mr. Holmes states that their concern was that the building would be dark with just the Halo light sign.

There is a brief discussion on too much light washing out signs.

Mr. Bissell motions to approve the application with the condition that the Halo lights are on a rheostat and are approved by the Building Department. 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. Final installed lighting levels must be approved by the Building Department and Code Officials.
- c. 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 #1302 is closed.

These minutes were reviewed by the Review Board on March 20th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 5-0. Bob Rafferty abstains.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	<u>4/16/24</u>
Town Clerk:	<u>Jenny Cantor</u>
Date:	<u>4/12/24</u>
Village Clerk:	<u>Annika Egan</u>



Review Board Meeting Minutes March 6, 2024

MEMBERS PRESENT

Rick Thompson
Chip Bissell
David Genito
Michael Ballard
Laura Yerkovich – Remote
Claire Doering - Remote

ALSO PRESENT

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

Board Business

Minutes of 2/21/24

Mr. Thompson motions to approve the minutes as written.

Mr. Genito seconds the motion.

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

Mr. Orticelle states that this is his final meeting with the Review Board and thanks the Board members for their time.

Mr. Thompson states that the Board recognizes Mr. Orticelle’s commitment and time with the Town as a Code Enforcement Official and wishes him luck on his retirement.

The meeting adjourns at 6:02 pm.

These minutes were reviewed by the Review Board on March 20th, 2024. Rick Thompson moved to approve the minutes as written. David Genito seconded the motion. The motion was approved 5-0. Bob Rafferty abstains.


Rick Thompson, Chairman
Review Board

RECEIVED	
Date:	4/16/24
Town Clerk:	Laurie C. Dudley
Date:	4/12/2024
Village Clerk:	Christie [Signature]

MEMBERS ABSENT

Bob Rafferty

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