

**DRAFT Review Board  
Meeting Minutes  
May 15<sup>th</sup>, 2024**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Rick Thompson

**ALSO PRESENT**

Tim Smith, Board Attorney  
Darci Whitney, Code Enforcement Officer  
Barry Sears, Codes & Zoning Coordinator

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

**Old Business**

**Tummons, Ryan (Case # 1316) Site Visit Recap/ Conditional Use**

Ryan Tummons is present as the applicant, and Larry Peryea is present as the landowner.

Mr. Rafferty asks if there have been any changes to the application.

Mr. Tummons states there have been no changes.

Mr. Rafferty asks about the notice to neighbors' mailings.

Mr. Sears states 14 sent and 10 returned.

Ms. Doering does a site visit recap.

Mr. Rafferty opens the floor to public comments.

Maria Hackett Read out loud her emailed comments. She states that the map they are using is insufficient for her. She has lived next door for 37 years and it is a quiet area, and a 40' x40' garage is too close to the adjacent property. She feels it will bring property values down, and perhaps a different space would be a better choice.

Mr. Reily stands and states that he is here in support of the Hackett family.

Mr. Genito states that this application is only for conditional use and not for any buildings.

Mr. Tummons asks to respond. He states that Ray Brook is a commercial area, and he will be sure to make the property nice, as he is a landscaper. He then states that he will be grading the gravel driveway and parking in a way that the storm water will stay on property. He then states that Commercial Real Estate is hard to find.

Mr. Peryea states that he has stored equipment on the property just like Mr. Tummons for years, and that the survey markers are accurate. He Used the markers from the Hackett's last survey. He then states that he cannot put it anywhere else as his other properties are under contract, and the cant use the building on the property as his brother's estate is not settled.

Mr. Smith asks if the applicant has an APA NJ letter. He states that as the property is in medium intensity it will require APA signoff. If the APA takes Jurisdiction, then it becomes Type II and SEQR is in effect.

Mr. Rafferty states that if it is non jurisdictional then we can move forward.

Mr. Genito states that the APA can get back to people relatively fast.

Mr. Rafferty states that the applicant should fill out an APA JIF and see what happens.

Ms. Hackett addresses Mr. Peryea about not telling her about this project ahead of time.

End discussion.

### **New Business**

#### **Generations Tap & Grill (Case #1318) Sign Review**

Adam Wakulenko. is representing the Holderied's.

Mr. Wakulenko explains the signage.

Mr. Rafferty asks for an explanation of reverse halo lit.

Mr. Wakulenko explains the workings of Reverse Halo Lit, and then states that it is a very soft light used for contrast.

Ms. Yerkovich asks how many Lumens the sign will be.

Mr. Wakulenko states about 2000 and having it with a wood background will lessen it.

Ms. Yerkovich asks what the temperature in K. is.

Mr. Wakulenko states he is not sure, but it will be a cool light. It will be very understated, as it is reflected on a dark wood background.

Mr. Bissell states that everyone should look at the Lake House sign.

Mr. Rafferty states that that sign looks good.

Ms. Yerkovich motions to approve.

Ms. Doering Seconds the motion.

The group approves the motion. 6-0.

End discussion.

#### **Borzileri, Greg (Case #1319) – Sign Review**

No one was here to represent the applicant.

There is a group discussion about if an application can be reviewed without a representative, and then they discuss the sign application. There was some questions about some of the items in the application, so the case was tabled until the next meeting.

No resolution.

End discussion.

### **Agha & Safar (Case #1322) Shoreland Overlay**

Skip Outcalt and Mr. Agha (Remote) representing the applicant.

Mr. Outcalt Explains the application to the board. The dock will be reduced to meet the 50 ft max usage. He then shows pictures of the colors they would like to use, and states that red trim has been used on the lake before. The APA will be doing a site visit on July 9<sup>th</sup> and the arm corp. of engineers is good.

Mr. Rafferty asks about vegetation removal.

Mr. Outcalt states that 2 trees that lean out over the water will have to be removed, and maybe a little limbing.

Mr. Agha thanks the board for making sure the application complies with any requirements.

The group asks about the blue doors on the boathouse.

Mr. Outcalt states that tri-colored boathouses are fairly common on the lake.

Mr. Rafferty states that this will require a site visit.

Mr. Outcalt states that he can boats ready if given enough notice.

The group decides on Tues 5-21 at 4:30 pm for the site visit, and Mr. Outcalt will have the plot staked out.

Ms. Whitney states that there should also be a notice to Neighbors.

Site visit scheduled for 5/21/24 at 4:30pm

End discussion.

### **Board Business**

Approval of Minutes 5/01/2024

Mr. Genito motions to approve.

Mr. Doering seconds the motion.

The motion passes 5-0.

Mr. Smith states that he should have spoken about APA approval for Case #1316 last week.

There is a group discussion about where the APA comes into play.

Ms. Whitney states that the applicant was aware of this and did not take her advice.

Ms. Whitney talks about the Lake Placid Art Alliance, and the new installation they have proposed on the wall of Locker Room 5.

The group discussion ends with everyone in approval.

The meeting ends at 6:29pm.