

**DRAFT Review Board
Meeting Minutes
June 5th, 2024**

MEMBERS PRESENT

Rick Thompson
Michael Ballard -Remote
Bob Rafferty
Chip Bissell
Claire Doering

MEMBERS ABSENT

Laura Yerkovich
David Genito

ALSO PRESENT

Tim Smith, Board Attorney
David Wright, Code Enforcement Officer
Barry Sears, Codes & Zoning Coordinator

Mr. Thompson opens the meeting at 5:31 pm.

Old Business

LP Food Pantry and Thrift Store (Case # 1317) Public Hearing/ Conditional Use

Steve Sama is present as the applicant and presents some building material with sample colors. He states no changes to the application.

Mr. Ballard asks if there is a drainage plan.

Mr. Sama explains the stormwater and drainage plan.

At 5:37pm the public hearing is open.

There are no public comments.

At 5:39pm the public hearing is closed.

Ms. Doering motions to approve the application.

Mr. Thompson seconds the motion.

Mr. Smith sates that this is a type II for SEQR

The motion passes 5-0

End discussion.

Agha & Safar (Case #1322) Site Visit Recap/ Notice to Neighbors/ Shoreland Overlay

Skip Outcalt representing the applicant. States no changes to the application.

Notice to Neighbors – 6 letters sent, and 6 receipts returned.

No comments received.

Mr. Raferty does the site visit recap. He states that only a few trees need to be removed and it is not close to the neighbors.

Mr. Thompson motions to approve the application.

Mr. Bissell seconds the motion.

The motion is approved 5-0

End discussion.

Borzileri, Greg (Case #1319) – Sign Review

No one was here to represent the applicant. It was tabled.

End discussion.

New Business

Cinderella's (Case #1321) Sign Review

No one was here to represent the applicant. It was tabled.

End discussion.

Cornell (Case #1323) – Conditional Use

No one was here to represent the applicant. It was tabled.

End discussion.

Prunty CBK 22 (Case #1324) Shoreland Overlay

Kevin Prunty is representing the applicant. He explains the application. They plan to do an addition to the home, with added bedrooms, deck, and a screened in hot tub room. The addition is no closer to the property line than the structure is now.

Mr. Thompson states that this PPD has no internal setbacks, and it is not a STR. He then states that the plat does not show the neighbors' homes in relation to the applicant.

Mr. Prunty explains where the neighboring homes are located.

Mr. Thompson asks for clarification on where the addition is going using the existing building pictures provided.

Mr. Rafferty asks about notice to neighbors being the next step.

Mr. Smith states that it is discretionary.

Mr. Thompson states that notice to neighbors is needed, but no site visit.

End discussion.

Whiteface Resort Holdings LLC (Case #1325/ 457) Modification to Prior Approval

Mark Sperling is present to represent the applicant and explain the application.

Mr. Thomson states that this is a single-family home being changed to a Duplex and asks Mr. Smith if this will change anything having to do with the density requirement.

Mr. Smith states that it is well within the boundaries of the PPD and is only a minor change to the approval.

Mr. Thompson states that this is up by the tennis courts.

Mr. Thompson asks if everyone understands what is being asked for.

Mr. Smith states that it is type II SEQR.

Mr. Thompson motions to approve.

Mr. Bissell seconds the motion.

The motion passes 5-0.

End discussion.

Cook, Stephen and Shannon (Case #1326) Sketch Plan Review /Shoreland Overlay

Michael Coon and Kevin Cook are present to represent the application.

Mr. Coon explains the application. He states that the electricity will be run though the new home and then to the existing camp. He states that the kitchen will be removed from the existing camp to turn it into an accessory structure.

Mr. Rafferty asks about vegetation removal.

Mr. Coon states that there will be some removal. Mostly small trees. He then states that the camp is 14ft. high, and that makes it under 18ft max. Lastly, he spoke about the removal of the stormwater plan, and the removal of the pipe on the neighbor's land.

Mr. Thompson asks if the runoff pipe is draining directly into the lake.

Mr. Bissell questions that natural runoff is draining into the lake.

Mr. Coon states that it is not water from the property.
Mr. Thompson states that a site visit is necessary and notice to neighbors. The group has decided on Tuesday the 11th at 4:30pm for the site visit.
Ms. Doering states that the site will need to be staked out.
Mr. Thompson states that as long as the kitchen comes out he doesn't see a problem with it.
There is a group discussion on what constitutes a guest cottage.

End discussion.

Verizon Wireless (Case #1327) Sketch Plan Review /Conditional Use

Jared Lusk and Cassandra P. are present to represent the application.

Mr. Lusk explains the application. He states that APA JIF is in process and that it is a simple plan with 2 buildings and a tower.

Mr. Thomson asks about the height of the water tower that currently holds the cell tower.

Mr. Lusk does not know that information. He then states that there is one in south meadows that is very well hidden.

Mr. Smith asks about APA notice of incompleteness.

Mr. Lusk states that he has not received it yet, but then retracts that and sends us the notice of incompleteness.

Mr. Smith states that SEQR does not apply.

Mr. Thompson states that height is going to be a problem with this project. Reads code 5.5.10.

Mr. Wright states that 5.5.10 is for residential satellite dishes.

There is a group discussion about if the board thinks this is a conditional use.

Mr. Thompson states that it could turn into a ZBA case.

Mr. Ballard asks for information about the south meadow site.

Mr. Wright states that we can investigate it.

Mr. Thompson asks if it will be a monopine or a monopole.

Mr. Lusk states that is up to the APA. The monopine is not as noticeable with other trees around.

Mr. Rafferty asks about the timing of the removal of the old tower.

Mr. Lusk states that they would like to have the new one up before demolition of old. He then states that it is his understanding of the code that there is no height restriction.

Mr. Thompson asks if there are other cell towers in North Elba we can base our determination on.

He then states that in the future we will need to schedule a site visit. He then states that the next meeting is on June 20th. He then asks for the information on the old tower to compare the new one. He wonders why they can't just build in the same spot that the old one is.

End discussion.

Borzileri, Greg (Case #1319) – Sign Review

Greg Borzileri was here to represent the applicant.

Mr. Thompsen states that this is just for the main sign, and he will have to apply again for additional signage.

Mr. Borzileri asks if the sign must be permanent.

Mr. Wright states that the banner sign is too big.

Mr. Borzileri states that the sign will come down in the fall.

Mr. Thompsen states that the main sign is with the size limitations.

Mr. Rafferty states that the sign looks fine.

Mr. Ballard states that it is just one sign.

Mr. Rafferty motions to approve the sign.

Ms. Doering seconds the motion.

The motion is approved 4-0.

Mr. Thompson states that if you want to add lighting, you will need to come before the board again.

End discussion.

Board Business

Approval of Minutes 5/15/2024

Mr. Rafferty motions to approve.

Mr. Ballard seconds the motion.

The motion passes 4-0.

Mr. Wright reminds the board that there is a meeting scheduled for July 3rd. If there is not a quorum then we should reschedule.

Mr. Ballard asks about the Edward Jones sign and any updates on the old signs that need to be removed. Should we send something to the property owner about removal of the old sign.

Mr. Thompson states that it is in the code to remove old signs.

Mr. Smith states that in this case it is hard see you we have leverage over, but we could craft a letter.

The group agrees.

The meeting ends at 7:03pm.