

DRAFT Review Board Meeting Minutes June 20th, 2024

MEMBERS PRESENT

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

MEMBERS ABSENT

Bob Rafferty

ALSO PRESENT

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

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

Old Business

Prunty- CBK 22 (Case # 1324) – Notice to Neighbors/ Shoreland Overlay

Peter and Kevin Prunty present to represent.

Notice to Neighbors- 23 sent and 19 returned.

Mr. Thompson asks if there were comments on the project from the Neighbors?

Mr. Sears states there were no comments.

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

Mr. Prunty states there are no changes.

Mr. Genito asks if this is in Overlook?

Mr. Thompson states that it is.

With no more questions from the board, Mr. Thompson asks about a motion.

Ms. Doering motions to approve the application.

Mr. Bissell seconds the motion.

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

The motion passes 6-0.

End discussion.

Cook, Stephen & Shannon (Case #1326) – Site visit Recap/ Notice to Neighbors/ Shoreland Overlay

Steven Cook and Michael Coon are present to the application.

Notice to Neighbors –5 letters sent, and 3 receipts returned.

Several comments received by the neighboring properties.

Mr. Bissell does the site visit recap. He states that an existing camp “little brook” is an original lake camp. The project will build a new full time home there and redirect a small stream. It will improve septic and stormwater retention. There is an existing pipe that runs from the stream into the lake through a neighbor’s property that is a concern.

Mr. Thompson asks if the septic is going to be engineered.

Mr. Coon explains the septic with the pump station. It is 320 ft from the shoreline.

Ms. Yerkovich states that there was water running through where the foundation is going to go.

Mr. Coon states that the ditch line runs along the atv trail, and then it fans out several different ways. It all collects into the ditch below the proposed foundation, and then into the pipe that runs to the lake. It is a better plan for the surrounding properties as well.

Mr. Thompson states that keeping the water on the applicant’s property is important.

Mr. Bissell states that the fact that it is a stream, he is not sure of the legality of redirecting it.

Mr. Coon states that no DEC or APA database classifies this as a stream. It is his understanding that that DEC only governs classified streams.

Mr. Bissell states that he is not sure about the pipe dumping directly into the lake.

Mr. Smith states he would like to research it.

Mr. Thompson questions the pipe going right into the lake. He thinks it may need to have some type of dry well or stream bed. He then asks if it runs year-round.

Mr. Coon states that it is mostly snow run off, and that the stormwater from the buildings will be handled by rain gardens around the house.

Mr. Cook states that before the pipe, it drained onto the neighbor’s property and would saturate the soil.

Mr. Bissell states that there is a history of it being piped into the lake then.

Mr. Thompson states that he would like to research the pipe.

Ms. Doering states that the stream was just trickling.

Mr. Genito asks if they treat the stream for black flies. If so, it could be on the black fly map.

Mr. Cook states that the snow runoff destroys the access path every year, and they rebuild it each spring.

Mr. Thompson states that this will need a lot of code enforcement oversight. He then asks about the structure.

Mr. Bissell states that it was part of a Historic camp on the lake ,“Little Brook”. And the color of the new home sticks out.

Mr. Thomspson states that one of the Neighboring camps are painted blue.

Mr. Bissell agrees that the camp in question did not exactly bring the existing structure back.

Mr. Coon states that they are using natural stone on the bottom, and log posts to tie it into the Adirondack theme.

Ms. Yerkovich states that the color does stand out from the surrounding camps.

Mr. Bissell states that he thinks the architecture is good, but the color needs to be darker.

Mr. Cook states that the color might be open for discussion.

He then speaks about some of the points on Mr. Brooks letter regarding the dock and STR.

Mr. Thompson states that those items are not relevant to the Review Board.

Mr. Thompson states that he would like to see some other color options for the home that are a little darker. He then asks Mr. Smith to investigate the runoff pipe, and Mr. Coon to give us more info on the septic.

Mr. Smith states that Mr. Brooks wanted to be present today to present his letter but could not.

Mr. Thompson states that he is holding public comments until we have more information.

Mr. Cook asks if the Board would like a written reply to the letter.

Mr. Smith states that you can rebut any item in the letter, and we will add it to the record.

The application is tabled.

End discussion.

New Business

Cinderella's (Case #1321) Sign Review

Adam Wakulenko and Tammy (Owner) are present to represent the applicant.

Mr. Wakulenko explains the application.

Mr. Thompson asks the board if there are any questions.

Ms. Doering asks about lighting.

Tammy states that there are existing lights that are pointing down.

Mr. Thompson states that this application is just for the sign, with no lighting changes.

Mr. Thompson motions to approve the application.

Mr. Genito seconds the motion.

Mr. Thompson states that any changes to the lighting will need approval in the future.

The motion passes 6-0.

End discussion.

Cornell (Case #1323) – Conditional Use

Peter from Apex Solar is present to represent the application.

He explains the application.

Mr. Thompson asks about the location of the array.

Peter states that it is 300ft to the southwest of the house.

Mr. Thompson states that it is on Satellite sheet 3. He then asks if they were before the board before with a barn build.

Ms. Whitney states that they did have a previous application for a barn.

Mr. Thompson asks if the panels will be visible from the road.

Peter states that it might be barely visible from the road. It is a very secluded area.

Mr. Thompson states that a site visit is not necessary, but a notice to neighbors will be needed for the next meeting.

Mr. Smith states that it is type II for SEQR.

End discussion.

Heritage Indian Grill (Case #1329) Sign Review

Mark Adler is representing the applicant. He explains the application.

Mr. Genito asks if the sign is 3x8 or 4x8.

Mr. Ballard asks if the sign can be consistent with the Laundromat.

Ms. Whitney states that there is no uniformity in the plaza and holding them to it would be inconsistent. She then states that the sign is smaller than the max allowed to make space for the neighboring rental space.

Mr. Ballard asks if the sign would be centered on the door, and then moved when the space next door is filled.

Mr. Adler states that the sign will not be moved if the space is filled.

Mr. Genito states that the sign will have to be to the right of the double doors, and more centered on the space to make room for the other space.

Mr. Adler states that he is sure they will have the sign more in the middle of space.

Mr. Thompson states that the sign design is good, and the size if 4'x8', and the sign will need to be centered on the space, not the doors.

Mr. Thompson motions to approve the application.

Ms. Doering seconds the motion.

The motion passes 6-0

End discussion.

Board Business

Approval of Minutes 6/5/2024

Mr. Thompson motions to approve.

Mr. Ballard seconds the motion.

The motion passes 6-0.

Ms. Yerkovich asks the board if they have seen the mural going up on the Locker Room 5 building. There is a group discussion about the project.

The meeting ends at 6:31pm.

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