

JAY RAND
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
JACK FAVRO
DEREK DOTY
RICHARD CUMMINGS
EMILY KILBURN POLITI
TOWN COUNCIL
KENNETH PORTER
SUPT. OF HIGHWAYS
523-9081
CATHERINE EDMAN
BUDGET OFFICER
523-9517

TOWN OF NORTH ELBA

2693 MAIN STREET
LAKE PLACID, NEW YORK 12946
phone: (518) 523-9516 fax: (518) 523-9569
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EUGENE MARTIN
PARK DIST. MGR.
523-2591
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DARCI LAFAVE
CODE ENFORCEMENT OFFICIALS
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TODD ANTHONY
ASSESSOR
TEL: 523-1975
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TOWN COURT OFFICE
523-2141
RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES June 17, 2020

MEMBERS PRESENT

Bill Hurley
Chip Bissell
John Rosenthal
Bill Walton
Jackie Kelly
Bob Rafferty
Rick Thompson

MEMBERS ABSENT

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator

Mr. Hurley opens the meeting at 5:30 PM.

All Board members, except Mr. Walton (absent), present via GoToMeeting teleconferencing.

Wilcox, Vince/Adk Street Eats (Case #1086)

Mr. Wilcox present.

Site visit conducted on 9 June, 2020. All board members, except Mr. Hurley, present.

Mr. Walton: recaps the site visit. Board members viewed the property and proposed location of the food serving trailer. The trailer will have one customer serving window. Customer parking spaces were viewed and board members noted there was no need for customers to back out onto NYS Rt 86 when exiting the premises.

Mr. Wilcox: no changes have been made to the proposal since the last meeting on 3 June.

Mr. Hurley makes a motion to approve the project, 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. 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 State Department of Health, and/or Army Corps of Engineers.
- c. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Rafferty seconds the motion.

All members vote in favor. The motion passes 7-0.

Case #1086 closed.

These minutes were reviewed by the Board on 7/1/2020. Mr. Hurley made a motion to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion passed 7-0.

William R. Hurley, Chairman
Review Board

RECEIVED

Date: 7/7/2020
Town Clerk: [Signature]
Date: 7/8/2020
Village Clerk: [Signature]

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Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator

Jubin, Jennifer (Case #1087)

Ms. Jubin present.

Mr. Hurley: confirms the lot location is on Mountain Lane, beyond the intersection with Grouse Creek. Addresses house elevations, building height, materials, and colors.

Ms. Jubin: the lot is fairly level east to west but slopes down from north to south. Materials are board and batten siding and a metal roof. Siding will be stained a natural color and the roof will be dark gray. There is one old maple tree that may require removal but no other lot clearing is expected. There is an existing septic system and well designed for a 3-bedroom house.

Mr. Hurley: reads APA letter stating no permit is required (APA Jurisdictional Determination J2020-0208, dtd April 21, 2020). Asks the Board how they wish to proceed.

Mr. Bissell: can you see the house from NYS Rt 73?

Ms. Jubin: the lot is located below the on the north side and below the crest of a hill running east to west. Route 73 is south of the hill and cannot be seen.

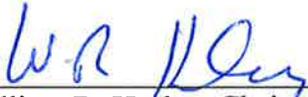
Mr. Thompson: asks about a right-of-way shown on the site map and any development standards.

Mr. Hurley: the right-of-way is a private issue and not a Board concern. The lot is part of an approved subdivision that did not specify building envelopes.

The Board agrees a site visit is not necessary but a notice to neighbors within 200' should be sent. This case will be scheduled for the next meeting if notices are sent by Friday, 19 June.

End of discussion.

These minutes were reviewed by the Board on 7/1/2020. Mr. Hurley made a motion to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion passed 7-0.



William R. Hurley, Chairman
Review Board

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Date: 7-7-2020
Town Clerk Patricia Ann... [Signature]
Date: 7/8/2020
Village Clerk Amelia A. [Signature]

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ALSO PRESENT

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Terry Tubridy, Planning & Zoning Coordinator

Regan Development (Case #1083)

Alison Yovine (MJ Engineering) and Anthony Coppola (Coppola Associates – Architect) present as applicant's representatives.

Applicants are proposing to build a 60-unit low-income housing complex on approximately five acres of land to be donated by Arthur Lussi (Lake Placid Vacation Corp.). The location is part of a parcel bounded by Wesvalley Rd on the west, the Crowne Plaza Hotel on the east, Northern Adk Housing Trust to the north, and Shipman Youth Center to the south.

Mr. Hurley: reviews the application and addresses the site map. The lot is very steep running west to east and there appears to be an approximate 9' change in grade from the front (road) to the back of the proposed building.

Ms. Yovine: the design is still in the concept phase. Construction will require cutting back on the slope but a retaining wall is not envisioned. Initial measurements put the driveway grade between 3% and 8%. Wesvalley Rd. is at an elevation of 1805'. The elevation of the center of the lot is not known at this time.

Mr. Hurley: recommends applicant meet with the Lake Placid Central School District to discuss a walking path between the site and the school. Also notes the Jack Rabbit Trail runs through the 15+-acre parcel. Wishes to keep most of the foot traffic off of Wesvalley Rd.

Mr. Thompson: expresses safety concerns for pedestrian traffic and asks if there is any plan to install sidewalks on Wesvalley Rd. and Cummings Rd. Also asks about stops along Wesvalley Rd. for public transportation. The Board should look to future requirements along that road.

Mr. Orticelle: those are good questions but doubts the Review Board can address public transportation. It is most likely an issue for the Town and Village boards.

Mr. Hurley: the concept plan does not show fire lanes in the parking lot. This is normally a requirement. Asks if the parking lot will have a second entrance/exit.

Ms. Yovine: the current design calls for only one entry/exit point for the parking lot.

Ms. Kelly: believes more parking is needed to support the number of units.

Ms. Yovine: asked to explain the overall intent of the project. The apartments are planned as work-force units. This means tenants will have to meet NYS income requirements to qualify for leases. For example, a one-bedroom apartment in Albany charges \$800/month for qualified renters. Qualification and rental rates are strictly managed by the NYS Homes Community and Renewal Division (HCR). Regan Development (Ardsley, NY) specializes in these type of projects.

Mr. Orticelle: the recent Camoin report on housing availability in North Elba/Lake Placid identifies median income levels and this data would be used to determine eligibility to rent an apartment in this proposed project.

Mr. Coppola: New York State determines low income rental rates based on 50% of an area's median income. There is a rigorous review process before tenants qualify as low income. The States' Division of Home Community Renewal (HCR) also requires building standards above those in building codes. Construction must meet LEED, NYSEERDA, and other standards.

Mr. Hurley: what is the number and sized of the one and two-bedroom apartments?

Mr. Coppola: we are currently looking at 40 one-bedroom and 20 two-bedroom apartments. Apartment and common area sizes are dictated by HCR. The exterior balcony bump outs are not functional and are intended to break up the exterior profile of the building. We design these reverses to extend a minimum of two feet. We try to change the exterior profile of taller buildings. Exterior materials include stone veneer and Hardie board-style planking. All materials and colors are chosen for durability.

Mr. Hurley: what are the depth changes on the front façade of the building? Refers to the Code requiring depth changes depending on building length. Notes the false balcony look of a project in Saranac Lake looks foolish. Bump-outs need to be deeper. Refers to Hampton Inn on Mirror Lake Dr. as an example.

Mr. Bissell: exterior colors will need to be toned down. Is the stone veneer cultured or granite?

Mr. Hurley: the public will be concerned with building height and depth changes. We will need more information on the specific site location to determine screening and landscaping. There are few residences in the area, but noise may still be a concern. Parking will need to accommodate employees as well as tenants.

Mr. Coppola: noise should be minimal as there are no porches for outside tenant use. The only employee will be an onsite building supervisor. Any other non-tenant parking will be for inspections and maintenance.

Mr. Thompson: where is the nearest building like this project?

Mr. Coppola: we built a 75-room building in Glens Falls
(<https://www.bizjournals.com/albany/news/2020/06/09/albany-glens-falls-apartments-will-open-in-2020.html>).

The Board has no further questions at this time.

Mr. Walton: further design will need to include a floorplan and a lighting plan.

Ms. Yovine: we will have that, but the design process is still in the concept phase.

End of discussion.

These minutes were reviewed by the Board on 7/1/2020. Mr. Hurley made a motion to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion passed 7-0.

William R. Hurley, Chairman
Review Board

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Date:	7/8/2020
Village Clerk	Christina Dudley

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Terry Tubridy, Planning & Zoning Coordinator

Lake Placid Vacation Corp. (Case #1082)

No representative for Lake Placid Vacation Corp. present.

Mr. Hurley: addresses further information required from the applicant per Section 7.3D of the Code. Notes the requirements of a Planned Development District are listed in Section 7.3C of the Code:

- A minimum of three acres
- Requires Conditional Use and architectural review (Review Board)
- The Board recommends setback requirements
- Building height is limited to 45 feet
- Design must consider buffering and acoustical issues for privacy

Further notes the Board should consider whether to recommend the Town grant a PDD to the entire 15+-acre lot or to recommend a PDD only for the 5-acre lot required for the Regan Development proposal.

He is not against granting a PDD for the entire lot. Recommends the Board set 25' as a side setback and use Town Residential District standards for internal setbacks.

Mr. Bissell: we may want to consider larger setbacks due to the size of Regan Development's proposed building.

Mr. Orticelle: the Board should only address whether to recommend a PDD for the entire lot or a 5-acre parcel. Setbacks and other standards can be determined by the Board after the PDD is granted.

Mr. Hurley: putting out everything at the beginning will speed up the process for development. The Town sets the standards for a PDD and the Board should include them in their recommendation.

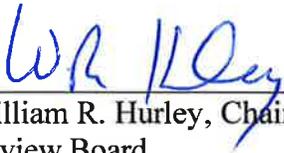
Mr. Bissell and Mr. Thompson, citing the Code (Sec 7.3), agree with Mr. Hurley.

Mr. Smith: asks about legal notice requirements for a public hearing.

Mr. Tubridy: a public hearing is scheduled for 7/1/20 and notice of the hearing is scheduled for printing in the Adirondack Daily Enterprise on 6/18/20. The Code specifically states notices to neighbors within 200' are not required for a PDD application.

End of discussion.

These minutes were reviewed by the Board on 7/1/2020. Mr. Hurley made a motion to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion passed 7-0.



William R. Hurley, Chairman
Review Board

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Date: 7-7-2020
Town Clerk Rachel Ann Dudden
Date: 7/8/2020
Village Clerk Amelia G. Esty

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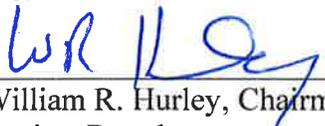
Board Business

Minutes of 6/3/2020

Mr. Hurley makes a motion to approve the minutes of 6/3/2020 as written.
Ms. Kelly seconds the motion.
All members vote in favor. The motion passes 7-0.

Meeting adjourned at 6:53 PM.

These minutes were reviewed by the Board on 7/1/2020. Mr. Hurley made a motion to approve the minutes as written. Mr. Rafferty seconded the motion. All members voted in favor. The motion passed 7-0.



William R. Hurley, Chairman
Review Board

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Date	7-7-2020
Town Clerk	Laurence Radtke
Date	7/8/2020
Village Clerk	Amie A. Kelly