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SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK / TAX COLLECTOR
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DEREK DOTY
JACK FAVRO
LARRY C. STRAIGHT
SUPT. OF HIGHWAYS
523-9081
CATHERINE EDMAN, CPA
BUDGET OFFICER
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TOWN OF NORTH ELBA

2693 MAIN STREET
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web: www.northelba.org



EUGENE MARTIN
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TODD ANTHONY
ASSESSOR
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FAX: 523-9821
TOWN COURT OFFICE
523-2141
RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES August 7, 2019

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson
Jackie Kelly

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

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

Mr. Hurley calls the meeting to order at 5:30 PM.

Walton, Bill/Experience Outdoors (Case #1036) – Sign Review

Mr. Walton recuses himself.

Marc Doring present as a partner with the applicant.

Mr. Doring reviews the sign specifications. The sign is comprised of four separate wood-carved panels using the existing freestanding sign support at the entrance to their business. Panels will decrease in height from top panel to bottom panel. A sample of the wood is presented showing the natural stain and lettering font.

Mr. Walton notes there is no lighting or electricity at the sign. However, lighting was approved for the original sign.

Mr. Thompson requests the lettering font size be proportional with the dimensions of each sign board.

Ms. Kilburn makes a motion to approve the sign, 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.

Ms. Kelly seconds the motion.

All present members vote in favor. The motion passes 6-0.

Case #1036 closed.

These minutes were reviewed by the Board on 8/21/2019. Ms. Kilburn made a motion to approve the minutes as written and to include the agenda for 8/7/19. Mr. Thompson seconded the motion. Ms. Kelly absent. All present members voted in favor. The motion passed 5-0.



William R. Hurley, Chairman
Review Board

RECEIVED

Date 9/4/19
Town Clerk James Cant Buckley
Date 9/11/19
Village Clerk Amelia R. Esty

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REVIEW BOARD MEETING MINUTES August 7, 2019

MEMBERS PRESENT

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Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson
Bill Walton
Jackie Kelly

MEMBERS ABSENT

ALSO PRESENT

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

Dalton, Thomas/T. Dalton Steal & Deals (Case #1037) – Sign Review

Tom Dalton present as applicant.

Mr. Dalton describes his proposed vinyl window lettering, font size and colors.

Ms. Kilburn asks for the total percentage of the lettering with regard to the windows. The percentage is unknown but Mr. Tubridy states the lettering totals 10.5 sqft.

Ms. Kilburn makes a motion to approve the sign, 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.

Mr. Walton seconds the motion.

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

Case #1037 closed.

These minutes were reviewed by the Board on 8/21/2019. Ms. Kilburn made a motion to approve the minutes as written and to include the agenda for 8/7/19. Mr. Thompson seconded the motion. Ms. Kelly absent. All present members voted in favor. The motion passed 6-0.

WR Hurley

William R. Hurley, Chairman
Review Board

RECEIVED

Date 9/4/19

Town Clerk *[Signature]*

Date 9/11/19

Village Clerk *[Signature]*

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REVIEW BOARD MEETING MINUTES August 7, 2019

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson
Bill Walton
Jackie Kelly

MEMBERS ABSENT

ALSO PRESENT

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

Arrieta, Emmanuel/Sol de Oro Restaurant (Case #1038) – Sign Review

Emmanuel Arrieta present as applicant.

Mr. Arrieta describes the sign as a single panel placed above the entrance to the restaurant. The sign will use vinyl lettering without any raised features or border. Incan/Peruvian artwork is planned for both sides of the entry. A banner depicting this artwork is shown to the Board. The artwork will likely include a 3/4" border.

The Board is satisfied with the colors of the artwork design.

Mr. Orticelle raises the topic of a master sign plan for the building. The Board discusses the merits of a master plan but takes no action.

The Board and Mr. Arrieta agree to remove the preexisting ENTRANCE sign.

Mr. Hurley reviews the sign. The Board discusses adding a border to the sign. Mr. Hurley feels the surrounding building features negate the need for a border. The Board concurs.

Mr. Hurley makes a motion to approve the sign, 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 existing ENTRANCE sign will be removed.

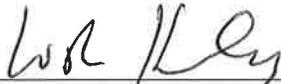
Mr. Bissell seconds the motion.

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

The Board decides the artwork does not constitute a sign or logo advertising a product or service. Based on advice from Mr. Smith, Mr. Hurley suggests no action is required for the artwork. Mr. Rosenthal states "if you can do nothing, let's do nothing." Mr. Bissell states his concern that a decision of "no action" could negate the Board's future ability to address artwork on buildings. Mr. Smith states each Board case is fact sensitive. Mr. Hurley notes the Board reviewed and approved the colors of the artwork. No further action regarding the artwork is taken. Mr. Smith also notes the Board's deliberations over the artwork constituted an advisory review.

Case #1038 closed.

These minutes were reviewed by the Board on 8/21/2019. Ms. Kilburn made a motion to approve the minutes as written and to include the agenda for 8/7/19. Mr. Thompson seconded the motion. Ms. Kelly absent. All present members voted in favor. The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date	<u>9/4/19</u>
Town Clerk	<u>Paulette Ann Jewell</u>
Date	<u>9/11/19</u>
Village Clerk	<u>Amelia A. Esty</u>

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REVIEW BOARD MEETING MINUTES August 7, 2019

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson
Bill Walton
Jackie Kelly

MEMBERS ABSENT

ALSO PRESENT

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

Thomson & Ardill (Case #1039) – Architectural Review/Shoreland Overlay

Kelly Anne Thomson and William Ardill present as applicants.

Applicants propose to build a detached 2-story garage, with an approximate 1,088 sqft. footprint, and to remodel the main entrance to the house with a 204 sqft addition.

Applicants confirm the garage's second story will be an apartment with a kitchenette. The materials and colors will match the main house. The garage will also be partially cut into the existing hillside. The east-side main entry was formerly a garage and the renovation will extend the entry out 5 ft and make it more user friendly.

Mr. Hurley notes a stormwater management plan is required to address the impact of the additional impervious surface. He further notes the runoff should be manageable with gutters discharging roof

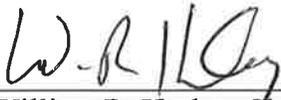
runoff onto the lawn behind the garage. The stormwater plan need only be a narrative description without engineered drawings.

Mr. Bissell notes he owns property across the street and voices concern over water runoff down the driveway and onto Mirror Lake Dr.

Mr. Hurley directs a Notice to Neighbors. The next hearing can be scheduled for August 21 if the applicants meet the August 9 deadline for notice mailing. The Board concurs.

End of discussion.

These minutes were reviewed by the Board on 8/21/2019. Ms. Kilburn made a motion to approve the minutes as written and to include the agenda for 8/7/19. Mr. Thompson seconded the motion. Ms. Kelly absent. All present members voted in favor. The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED

Date 9/4/19

Town Clerk [Signature]

Date 9/11/19

Village Clerk [Signature]

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**REVIEW BOARD
MEETING MINUTES
August 7, 2019**

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson
Bill Walton
Jackie Kelly

MEMBERS ABSENT

ALSO PRESENT

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

Fey, Christopher & Heather (Case #1040) – Architectural Review/Viewshed Overlay

Christopher Fey present as the applicant.

Applicants propose to build a house on undeveloped property in the Grouse Creek development.

Mr. Hurley notes the property is part of the Grouse Creek subdivision and is above 2,000 ft in elevation. The biggest question is if I am driving down Rte 73E am I going to be able to see this house.

Mr. Fey states you may see the black standing seam roof but the trees are tall enough (100+ ft) to block the view of the house. The house to his rear (north) is higher and has cleared a number of trees without allowing the house to be seen from the highway.

Mr. Hurley notes he is also concerned further clearing of the property will make the house visible from the highway. Suggests no cutting below the 2,200-ft level.

Mr. Hurley does not believe a notice to neighbors or site visit is necessary. Asks if a second hearing is necessary.

Ms. Kilburn recommends approving the project without a second hearing.

Ms. Kilburn makes a motion to approve the project, subject to the following conditions:

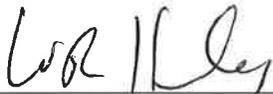
- a. Architectural and site design plans are approved as submitted. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.
- b. No trees will be cut below the 2,200-ft elevation level.
- 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.
- d. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- e. 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.
- f. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- g. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Bissell seconds the motion.

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

Case #1040 closed.

These minutes were reviewed by the Board on 8/21/2019. Ms. Kilburn made a motion to approve the minutes as written and to include the agenda for 8/7/19. Mr. Thompson seconded the motion. Ms. Kelly absent. All present members voted in favor. The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date	<u>9/5/19</u>
Town Clerk	<u>Lauren Ant Budde</u>
Date	<u>9/11/19</u>
Village Clerk	<u>Amata Gery</u>

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REVIEW BOARD MEETING MINUTES August 7, 2019

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson
Bill Walton
Jackie Kelly

MEMBERS ABSENT

ALSO PRESENT

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

Board Business

Adirondack Bank (Case #1031)

Mr. Bissell recuses himself.

The Bank is proposing to add stone veneer to the bottom panels of their business façade.

The Board confirms authorization for the proposed work has been received from High Peaks Resort (Ms. Lisa Lester) and decides no action is required. The work may proceed.

Blodgett Way LLC (Case #879 – 3 Princesses & A P Trust)

The Board approved a boathouse for the previous property owner at 73 Blodgett Way (3 Princesses & A P Trust). The property is now owned by Blodgett Way LLC.

Mr. Thompson states the caissons for the boathouse have been installed. The roof will be built to match the surrounding buildings. The roof is designed to be as low as possible with a 4.5/12 pitch.

The Board decides to make this an amendment to the original approval. Applicant must submit a request for modification and is advised to contact the APA.

Mr. Thompson asks about fencing along the sides of the property.

Mr. Orticelle states nothing can be constructed in the 50-ft buffer from the mean high-water mark other than patios (e.g., pavers). [See APA Shoreline Restrictions supplement to their Citizen's Guide, dated July 19, 2019]. Mr. Hurley notes lakefront properties on Mirror Lake Dr. have two front yards, lakeside and roadside, for setback considerations. Section 4.3.2 of the Code dictates fencing. Fencing can be placed on the property line but it is recommended to leave room for legal access to the outward facing side. There are no restrictions on fencing material.

MWH LLC/Hurley Bros. (Case #1007)

Mr. Hurley and Mr. Smith recuse themselves and exit the room.

The Board discusses retaining the services of Mr. Tom Heslop as a Board representative to review studies from MWH LLC and The Balsams at Lake Placid Homeowners Association, Inc. Mr. Heslop is a retiree whose career was in the propane fuel industry. The Board agrees to allow Ms. Kilburn to secure Mr. Heslop's services as a neutral third party to review fire and safety requirements as specified in NFPA 58 – The Liquefied Petroleum Gas Code, as well as state and local codes and engineering analyses provided by the applicant and interested parties.

Minutes of 7/17/19

Mr. Walton makes a motion to approve the minutes as written.

Ms. Kelly seconds the motion.

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

Meeting adjourned at 6:34 PM.

These minutes were reviewed by the Board on 8/21/2019. Ms. Kilburn made a motion to approve the minutes as written and to include the agenda for 8/7/19. Mr. Thompson seconded the motion. Ms. Kelly absent and Mr. Hurley abstained from voting on Board Business minutes. All other present members voted in favor. The motion to approve Board Business passed 5-0.



Emily Kilburn, Vice-Chairman
Review Board

RECEIVED	
Date	<u>9/5/19</u>
Town Clerk	<u>Jessalynn Pulley</u>
Date	<u>9/14/19</u>
Village Clerk	<u>Amelia King</u>

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Town of North Elba/Village of Lake Placid

REVIEW BOARD AGENDA

Wednesday, August 7, 2019 at 5:30 PM

NEW BUSINESS

Walton, Bill (Case #1036) – Sign Review

Dalton, Thomas/T. Dalton Steals & Deals (Case #1037) – Sign Review

Arrieta, Emmanuel/Sol de Oro Restaurant (Case #1038) – Sign Review

Thomson & Ardill (Case # 1039) – Architectural Review

Fey, Christopher & Heather (Case #1040) – Architectural Review/Viewshed Overlay

BOARD BUSINESS

Adirondack Bank – Stone Base Review

Blodgett Way LLC – Boathouse Roof Design Change Review

Approval of Minutes of 7/17/19