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TODD ANTHONY
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TOWN COURT OFFICE
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RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES July 17, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Andrew Thompson

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. Announces change in agenda schedule by placing Dual Development/Quality Inn (Case #967) last.

Berkshire Hathaway/Adirondack Premier Properties (Case #939 Rev) – Sign Review

Ms. Margie Philo present as applicant. Mr. Bill Goff present as applicant's sign designer.

This application is listed under Review Board Case #939 as a change to a previous sign application dated 8/31/2017. The application redesigns the existing sign's wording without changing the sign dimensions.

Ms. Philo and Mr. Goff confirm the new design uses the same purple coloring on the current sign.

The Board has no issues with the sign.

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.

Mr. Rosenthal seconds the motion.

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

Case closed.

These minutes were reviewed by the Board on 8/7/2019. Mr. Walton made a motion to approve the minutes as written. Ms. Kelly seconded the motion. All members, except Mr. Thompson (abstained) voted in favor. The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED

Date 8/21/19
Town Clerk Laura C. Sullivan
Date 8/23/19
Village Clerk Amelia L. Foley

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**REVIEW BOARD
MEETING MINUTES
July 17, 2019**

MEMBERS PRESENT

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

MEMBERS ABSENT

Andrew Thompson

ALSO PRESENT

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

High Peaks Resort Spa (Case #1034) – Sign Review

Mr. Bissell recuses himself.

Ms. Lori Fitzgerald present as applicant's representative.

Application is for a sign for a new business – Spa & Salon at High Peaks Resort. The design matches the existing temporary banner and will be mounted on the building front in the same space under the gable eaves.

Ms. Kilburn asks if there is a border on the sign. There is none and Mr. Hurley states the gable eaves should provide sufficient shading to negate the need for a border. The Board agrees no border is required.

Two green gooseneck lights are proposed for illumination. Ms. Fitzgerald states she is trying to match a nearby green streetlight.

Mr. Hurley makes a motion to approve the sign, subject to the following conditions:

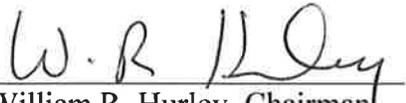
- a. Sign design plans are approved as submitted with the stipulation the light fixtures be green. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.

Mr. Rosenthal seconds the motion.

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

Case closed.

These minutes were reviewed by the Board on 8/7/2019. Mr. Walton made a motion to approve the minutes as written. Ms. Kelly seconded the motion. All members, except Mr. Thompson (abstained) voted in favor. The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED

Date 8/21/19

Town Clerk James C. Sullivan

Date 8/23/19

Village Clerk Annika A. Esty

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REVIEW BOARD MEETING MINUTES July 17, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Andrew Thompson

ALSO PRESENT

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

Sturges, Gwendolyn & Mark (Case #1035) – Sketch Plan Review/Viewshed Overlay

Mark and Gwendolyn Sturges present as applicants. Dave Williams present as applicant's representative.

Applicants are proposing to build a new residence on vacant land at 22 Theianoguen Way (located off Averyville Lane in a Rural Countryside District).

Mr. Hurley notes this application is for a new residence and is before the Board because it will be located above 2,000 ft in elevation. Confirms the property will be accessed from Theianoguen Way.

Mr. Orticelle states there has been significant tree clearing on the property. Ordered to cease cutting.

Mr. Williams reviews the design. Presents a photo rendering of the house and a site plan (S-1, dated 6/13/18 with revisions on 6/6/19 and 7/8/19). The house height is approximately 22 ft with a flat roof. Natural finishes, dark window trim and dark roof. Roof shingles will be gray or dark black. Site plan shows proposed house location, stormwater management, septic system, and landscaping. Owners will replant other trees if required.

Mr. Hurley addresses visibility from surrounding area. Mr. Williams took pictures from nearby Seymour Mountain and the Sturges lot is visible. Mr. Hurley notes the neighborhood will not see the lot.

The Board agrees there is no need for a site visit and to keep normal jurisdiction over landscaping and lighting. Stormwater management will be inspected to ensure proposed system is working properly.

Mr. Hurley makes a motion to approve the project, subject to the following conditions:

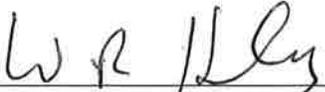
- a. Architectural and site design plans are approved as submitted. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.
- b. The Review Board will retain continuing jurisdiction over 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.
- c. The Review Board will retain continuing jurisdiction over the planting plan aspects of the project, until one year after all plantings have been completed, and during this one-year period the Review Board may prescribe additional plantings if it sees fit to mitigate visual impacts. Plantings which do not survive shall be replaced in kind, whether before or after the one-year period.
- 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. Walton seconds the motion.

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

Case closed.

These minutes were reviewed by the Board on 8/7/2019. Mr. Walton made a motion to approve the minutes as written. Ms. Kelly seconded the motion. All members, except Mr. Thompson (abstained) voted in favor. The motion passed 6-0.


William R. Hurley, Chairman
Review Board

RECEIVED	
Date	<u>8/21/18</u>
Town Clerk	<u>Janet A. Dudley</u>
Date	<u>8/23/19</u>
Village Clerk	<u>Christa C. Kelly</u>

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REVIEW BOARD MEETING MINUTES July 17, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Andrew Thompson

ALSO PRESENT

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

Dual Development/Quality Inn (Case #967) – Sketch Plan Review/Shoreland Overlay/Viewshed Overlay

Bhavik Jarawala present as applicant. Kirk Gagnier, Aaron Ovios, Ryan Williams, and Brent Kosoc present as legal, design, survey and construction representatives.

Mr. Gagnier briefly reviews the failed attempt to obtain a zoning area variance for the initial design of a 4-story hotel. Outlines the new dual design of Hilton Worldwide's Home2 Suites and Tru hotel. The major change is the removal of a 4th level and a new height limit of 35 ft. A non-jurisdictional APA letter was issued on 6/11/2019. The total square footage and impervious surface area of the new hotel is nearly the same as the current hotel. States there is a need for more rooms in Lake Placid, particularly in light of the 31st Winter Universiade scheduled for January of 2023.

Mr. Ovios describes the proposed building footprint as nearly the same square footage as the current footprint. However, the layout changes from a square to a "V," allowing for unimpeded traffic flow around the building. The tennis courts will be removed and used for parking. States a stormwater

management plan is required by APA and the Town/Village Code. This is a first meeting with the new design and new renderings and is intended to obtain preliminary input from the Board. Additional information, including landscaping and lighting plans, will be provided for Board review.

Mr. Hurley addresses the site plan and asks about exterior building and parking lighting. Asks if the grade leading uphill to the tennis courts will be changed. Mr. Ovios states the grade will not be changed and the northeast end of the building will be built into the hill.

Mr. Hurley requests a plan for dirt and demolition debris removal – size(s) of trucks, expected number of daily removal trips, route plan, traffic control, and end of day cleanup.

Mr. Hurley notes letters must be provided from the appropriate utilities ensuring adequate services will be provided.

Mr. Orticelle notes Route 86 is a state highway and coordination should be made with NYSDOT.

Mr. Hurley directs attention to page 152 of the Code and the list of 22 items required for the site plan. Notes the current site plan does include many of the items from the list.

Mr. Williams describes the architecture of the hotel. The top of the flat roof is at 34 ft. The building moves in and out and uses deep-bracketed balconies. Per the Code, 15-ft bump outs occur every 90 ft. The balconies are used to both break up the façade's appearance and meet the 15-ft requirement. Smaller bump outs occur at less than 90 ft and are less than 15 ft deep. Roof overhangs range from 2 to 6 ft.

Mr. Williams describes the patio and the balconies on the façade facing Saranac Ave. Designed for viewing the mountains from the hotel and for presenting an attractive view to the public along the road. Addresses the façade along the building facing the lake. The main entry and balconies are designed to be attractive to the public along the lake.

Mr. Hurley addresses the colored panels depicted on the renderings. Mr. Williams states it is part of the Tru design but it can be pulled back if it is considered too garish for the Board. Mr. Hurley notes it was an issue during the first design's presentation. States something would need to be done to address the look of the façade if the panels needed to be removed.

Mr. Bissell states the exterior design is a big improvement over the previous design. The Tru colors blend well with the Home2 colors; except for the checkerboard panels.

Mr. Hurley address the HVAC system and the visual impact of rooftop structures as well as venting. The room systems will be installed below the windows and the panel covers will match the window trim colors. Mr. Ovios states they are still working on the mechanical design, particularly with regards to structures on the roof. Mr. Williams notes the equipment on the roof should be minimal.

Ms. Kilburn asks about color differences between the Home2 and Tru designs. Mr. Williams states the beige and green colors are very similar but the blues are different.

Mr. Hurley discusses the need for a traffic study to determine the impact of twice the rooms on Saranac Avenue.

Mr. Jariwala notes there is no current plan for the building at street level other than eliminating guest room rental when the new hotel is completed. He also notes the goal is to provide more technical/IT amenities in the rooms and in the common area. Mr. Ovios confirms there is also no plan for the other structures on the property.

A discussion involves Peninsula Rd. Mr. Ovios states there are no plans to change the current layout.

Ms. Kilburn asks for photographic renderings depicting different views of the hotel from Saranac Avenue. Mr. Hurley specifies viewpoints coming in from Saranac Lake, by Stewart's/Algonquin Dr., and from Rite Aid.

Mr. Hurley states a public hearing will be held for this application. Information set forth in Section 8.2.3A (pp. 152 & 153) of the Code, as well as photographic street renderings, a demolition plan, a construction vehicle schedule and route plan, a traffic analysis report, and a roof mechanical plan, is required before a public hearing will be scheduled. A stormwater plan is also required but is not needed for the public hearing.

A Board site visit is to be determined.

End of discussion.

These minutes were reviewed by the Board on 8/7/2019. Mr. Walton made a motion to approve the minutes as written. Ms. Kelly seconded the motion. All members, except Mr. Thompson (abstained) voted in favor. The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date	<u>8/21/19</u>
Town Clerk	<u>Jeanne Laska Daddley</u>
Date	<u>8/23/19</u>
Village Clerk	<u>Christa C. Ely</u>

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REVIEW BOARD MEETING MINUTES July 17, 2019

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John Rosenthal
Bill Walton
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MEMBERS ABSENT

Andrew Thompson

ALSO PRESENT

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

Board Business

Minutes of 7/2/19:

Mr. Hurley makes a motion to approve the minutes with minor corrections.

Mr. Rosenthal seconds the motion.

All present members, except Mr. Walton (absent on 7/2/19), vote in favor. The motion passes 5-0.

Meeting adjourned at 6:20 PM.

These minutes were reviewed by the Board on 8/7/2019. Mr. Walton made a motion to approve the minutes as written. Ms. Kelly seconded the motion. All members, except Mr. Thompson (abstained) voted in favor. The motion passed 6-0.


William R. Hurley, Chairman
Review Board

RECEIVED	
Date	8/2/19
Town Clerk	
Date	8/23/19
Village Clerk	