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RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES October 16, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

ALSO PRESENT

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

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

Dual Development LLC/Quality Inn (Case #967) – Public Hearing

Dual Development team members present: Kirk Gagnier, Aaron Ovios, Ryan Williams, Bhavik Jariwala, Hershhal Patel, Brent Kosoc, and Charles Dumas.

Mr. Hurley: the public will be able to speak tonight. The applicant will present their project to the public but the public will address the Board when speaking. Speakers are expected to be civil in their conduct and speech. 14 notices of the public hearing were sent to neighbors within 200 ft and 11 notices were returned.

Mr. Smith: confirms the public hearing was properly noticed in the Adirondack Daily Enterprise (see Legal Notices in ADE 10/04/2019).

Mr. Gagnier (Dual Dev Attorney): recaps the project to demolish the existing Quality Inn and build a 3-story 181-bed dual-branded hotel. Also plan to continue using 10 of 19 existing rooms in the lower building (by Saranac Ave). The project meets the current Land Use Code. The developers have also submitted a request for a six-million-dollar community grant. Requests to answer questions from the public after everyone has spoken.

Aaron Ovios (RMS Civil Engineer & Site Designer): reviews the site plan. The new hotel is shaped differently but the total site footprint of 35,849 sqft is only slightly bigger than the existing footprint of 34,868 sqft. Further describes plans as follows:

- Plan to demolish the existing structure and build a new hotel.
- New L-shaped building allows traffic to flow 360 degrees around the building. Traffic will be one-way up the existing right-hand driveway where the flow transitions to two-way traffic and the driveway on the west/southwest side will be one-way down to exit the upper level.
- No proposed changes to other buildings on site.
- Converting tennis courts to parking. Only a 2% increase in impervious surfaces.
- Traffic study completed by Creighton Manning Engineering. Larger number of rooms will have a minimal impact on Saranac Ave. Looking at an additional 4 seconds of wait time for vehicle turns.
- Landscaping plan will add more screening
- A stormwater plan, in accordance with DEC regulations, will treat runoff through filtration and infiltration. There is currently no treatment of stormwater runoff.
- Exterior lighting plan will use fully shielded downlighting in accordance with "Dark Sky" guidelines.
- The sidewalk along Saranac Ave. will be extended to run across the driveways at street level. This is a safety issue for pedestrians crossing the mouth of the driveway.
- The overall impact of this project is minimal.

Ryan Williams (hbt Architects): describes the architectural plans for the building exterior:

- The goal is a design that is regionally inspired and locally appropriate. Exterior materials will consist of clapboard siding, river stone accents and wood trim.
- Colors will be muted earth tones.
- Buildings not part of this project can be repainted to match the new hotel.
- The building length required the design to meet the Code requirements for prominent shifts in the façade and/or mass of the structure.
- The building height was redesigned as three stories with a flat roof at 35 ft. in height.
- Designed roof overhangs at building bump-outs for vertical articulation matching the surrounding area.
- Presented before and after photo renderings from select land and lake viewpoints to show views of the proposed hotel. Noted the current white-colored hotel is prominent, particularly in the sun, while the proposed color scheme blends in with surroundings.
- Peninsula Way rendering shows existing trees screening the view from Saranac Ave. [Note: these trees are not on property owned by Dual Development,]

Mr. Jariwala (Dual Development & Owner of Quality Inn): the current hotel is an outdated building. There is a lot of room inventory in Lake Placid but much of it is decades old. We feel we are filling two voids in the area market – a mid-scale product appealing to tech savvy customers (Tru brand) and an all-suite product appealing to extended stay customers (Home2 brand). Hilton has many strong brands and the Tru brand is the fastest growing brand in the country. Home2 is also the fastest growing suite design. Feels this project is a private response to the public investment in this area. We want to hear everyone's input and wish to bring a good product to the community.

Ms. Kilburn: notes any renovation of the other buildings would need a separate application to the Board.

Mr. Bissell: any existing stormwater issues at the other buildings would also need to be addressed.

Mr. Hurley: generally, the buildings are part of the project and the entire site needs to be brought up to current stormwater management requirements. Asks if there are any proposed significant changes in grade and if the lower building porte cochere can be removed and replaced with green space. Also asks about the number of parking spaces. States parking numbers must also accommodate employees.

Mr. Ovios: we can look at removing the carport and planting in that area. Parking space requirements are one for one (per room) and we are three above that. The nine spaces freed at the lower building will be for employees.

Ms. Kilburn: the Board cannot address the public's concern regarding the request for six million dollars.

Mr. Hurley: knows there is public concern regarding the grant request. I normally like to hear from the public but the Board has no say or control over granting of the funds. I am going to limit any discussion on the grant as it is not in the Board's purview.

Mr. Gagnier: refers to an article in the Adirondack Daily Enterprise (ADE) regarding traffic delays. The article stated an increase in traffic wait time of 22 seconds when it should have read an additional 4 second delay from the current average wait time of 22 seconds.

Mr. Hurley: newspaper articles are not part of the record. You submitted a formal traffic study and that is the record.

Ms. Kilburn: there is nothing in our Code to consider the financial risk of any proposed project.

Mr. Hurley: notes Board receipt of a letter from the Village Water Dept confirming their capability to support the larger hotel and comment letters/emails from Christine & Peter Newcomb, Petra Weber (Wildwood Inn), Martha Spear, Linda Friedlander, Hannah Marshall, and Mary & Marty Shubert.

Public Hearing opened at 5:54 PM.

Carol Hayes (President, Peninsula Rd Association): states the association has a Right-of-Way that runs between the lower and upper buildings. Asks if that road is going to be maintained as a two-way road. Not often used but the road has been blocked by buses in the past.

Garry Douglas (President, North Country Chamber of Commerce): not here to comment on the details of the construction. Has two perspectives – 1) has worked with Bhavik in the past with projects from Queensbury to Plattsburgh. He is committed to being a good presence in the community and investing in the economic future of the North Country; and 2) the Regional Economic Development Council (REDC) has labeled this project as a high priority within the region. The REDC has identified the need for new current/future generation accommodations to sustain destination tourism within this region. Need to support growth in hosting international competitions. Other proposals such as Tupper Lake and a new facility in the Thousand Lakes region address the need for increased lodging requirements for tourists. We stand behind this project and look forward to seeing this become one of the newest quality hotel projects in the North Country.

Tom Varden (Resident): Asks if the R-O-W from/to Peninsula Way (through the hotel property to Saranac Ave) will remain and be maintained.

Mr. Ovios: the road will not change and we will maintain what is on our property.

Linda Friedlander (Resident): with regard to Tru and Home2 room rates, what do you mean by per night room pricing?

Mr. Jariwala: pricing is based on demand. Rooms will be cheaper during the low season and higher during peak seasons.

Denise Dramm (Owner, Placid Bay Inn): expressed the following concerns:

- Where is the office/check-in going to be located?
- Noise from the existing octagonal building is minimal when rented but will increase with new parking along the lake side of the lot and in the number of people in the hotel.
- More salt and sand will run into the bay when snow is pushed off the parking lot and down the hill running to the lake.
- There will also be increased noise pollution resulting from late night check-in and kids screaming and having a good time. I appreciate that, but noise should not be toward the lake side. The lake is the crown jewel of this community.
- Increased lighting, regardless of downlighting, will negatively impact the ability of customers of Wildwood Inn and Placid Bay Inn, or homeowners, to enjoy quiet outdoor evenings on the lake/bay shore. This is a 24-hr business.
- Will portions of this project be held-up and left in construction limbo, as happened with Hotel Saranac, if they do not receive the requested grant money?

- Capability of old sewer lines to handle increased room load. Lines are old and need to be tested. Last tested during the Whiteface Lodge project. Adding 100 hundred rooms is a lot of sewage.
- Stormwater management upgrades needed, particularly with regard to snow and salt removal.
- Electrical service along Saranac Ave. from Placid Bay Inn to Wildwood Inn experiences periodic outages. Outages occur more frequently in the winter. The Board should require assurance from the Village Electric Dept. that sufficient and reliable electrical service can be supplied to us in view of the increased electrical load.
- Are there any plans to convert any of the suites to vacation rentals? We do not need more vacation rentals.
- Disputes the Creighton Manning traffic analysis and states the increase of 100 rooms will negatively impact Saranac Ave. and ingress/egress in and out of the hotel property. A turn lane for the hotel is needed. Does not want another traffic light.
- The Code parking requirements are insufficient. Most visitors drive more than one vehicle.
- There is no master plan identifying intent for the entire property. The Board should know what will happen to the other buildings before approving this project.
- Restates her concern over increased light, noise and water pollution due to the increase in the number of rooms and parking spaces.

Georgia Jones (Resident): concerns as follows:

- The hotel design is inappropriate, out of character, and unattractive within our surroundings.
- It is unusual to have Tru and Home2 brands together as they need to cater to different clientele. They will each need their own lobby and other things will be duplicate as well.
- Our Code does not require a master plan but it is obvious the remaining buildings will be subject to future agenda items.
- The Board should go online and look at the Tru rooms and read customer comments before making a decision. The rooms may be OK at an airport but not for here. They are minimal at best. The current design needs to ensure it is in keeping with our surroundings to ensure further upgrade designs follow suit.
- Traffic on Saranac Ave and the surrounding area will increase as will parking congestion on Peninsula Way when the hotel hosts conventions and other events.
- What is the estimated construction time?
- Why apply for public grant money? Who are the private investors? Public grant money should go toward affordable housing. What figures support the need for more rooms and where will minimum wage employees be found when we cannot find enough employees to fill current needs?
- Requests the Board to obtain answers to these questions before making a decision.

Karen Delaney (Resident): where is the lobby for check-in/out located? Concerned about additional paved surfaces along the lake and the environmental impact of snow removal.

Mr. Ovios: describes the new location for the lobby and check-in.

Linda Friedlander: when was the traffic study conducted? There is a big difference in traffic flow during certain times of year.

Karen Armstrong (Resident): also asks when traffic study was conducted. To pull out now is very dangerous during weekends. Is there employee parking? Has a study been conducted on where employees are going to come from? What happens if you cannot staff this large facility?

Fred Ace (Resident): will the increased amount of parking spaces facing the lake allow headlights to shine into the lake?

Mr. Ovios: parking will increase but newer lighting will result in less light pollution. Additional screening is also planned.

Mr. Hurley: that is an issue we will look at.

Georgia Jones: what will have to be graded and blasted to allow traffic flow around the east side of the building? It will be very damaging to the environment and could cause future problems. It should not be allowed.

Horst Weber (Owner, Wildwood Inn): expresses concern regarding the following:

- Sewer line reliability is suspect due to age.
- Runoff during construction is an issue as previous work required me to remove sand that ran down onto my property.
- The new main entrance will be a challenge in winter. The entrance lane also needs to be two-way, particularly in winter.
- All two-way lanes should be wider [Mr. Ovios confirms two-way lanes will be 24 ft wide.]
- The current stormwater management is a year-round issue as runoff onto Wildwood Inn is constantly dealt with. How is stormwater going to be collected?
- Notes presence of granite surface on northeast side of building. Would like to see a plan to address control of shrapnel, created during blasting, before beginning construction.
- Notes noise travels on the water (lake).

Karen Delaney: states agreement with Ms. Dramm regarding increased noise with the new lobby and check-in located on top of the hill. It would be a shame to lose loons, herons and other wildlife.

Diana Friedlander (Resident): asks for confirmation of land and water location on east side of lot.

Public Hearing closed at 6:28 PM. Mr. Hurley states the public can submit written comments to the Board, via the Planning & Zoning Coordinator, as long as the case is under review.

Mr. Hurley: the applicant is now required to answer questions raised during tonight's meeting. The next hearing date for this project is up to the applicant. Generally best to not address issues one at a time.

Mr. Hurley: addresses Street View #1 (Algonquin Dr). This view shows there are no trees on hotel property to screen the hotel. Existing trees are on property owned by others. Asks if there is any plan to plant trees on the hillside in front of the hotel. Even small trees can block the view when looking uphill.

Mr. Ovios: as shown in the landscaping plan [Pg C5.0, dtd 08/29/2019], we have added substantial plantings on our property to fill holes in screening.

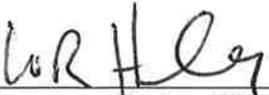
Mr. Hurley: the Board will review the landscaping plan at a future meeting. Written public comment is welcome as long as we are reviewing the case. We can close the comment period if it gets drawn out. We will need a week to draft findings of fact for Board review.

Discussion regarding utilities. Mr. Ovios identifies a letter from the Village DPW certifying there is sufficient water/sewer for the new hotel. The Village asked for upgrades in service to the road and those upgrades in the Grading Plan (Pg C3.0, dtd 08/29/2019). Mr. Hurley requests a similar letter from the Village Electric Dept. to certify sufficient service to the property.

Mr. Bissell: need to ensure sewer lines between buildings on the property are also up to date.

End of discussion.

These minutes were reviewed by the Board on 11/06/2019. Ms. Kilburn made a motion to approve the minutes as written. All present members voted in favor (Mr. Thompson absent). The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date	<u>11/20/19</u>
Town Clerk	<u>Jessie Cant Sud 114</u>
Date	<u>11/21/19</u>
Village Clerk	<u>Amelia G. Esty</u>

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REVIEW BOARD MEETING MINUTES October 16, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Emily Kilburn

ALSO PRESENT

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

Ms. Kilburn departs before this case is heard.

Napier, Elizabeth & John (Case #1045) – Architectural Review/Viewshed Overlay

Elizabeth Napier present as applicant and Bob Marvin present as her representative.

Mr. Hurley addresses questions, from previous meeting, regarding building location on site and setback boundaries. Acknowledges new information including a site survey map showing the setbacks based on the year of the 2-lot subdivision, the new proposed location of the garage, septic location, and planting plan.

Mr. Hurley proposes a front yard natural growth buffer zone extending 25 feet in from the edge of Bobsled Run Lane.

Mr. Smith states the project is Type II for SEQR and no action is required.

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. A natural plant growth and/or plantings buffer, 25 feet deep and starting at the edge of Bobsled Run Lane, shall be maintained along the front of the lot running from the east side of the existing driveway to the east side lot line. No part of this buffer zone shall be maintained as a lawn.
- d. 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.
- e. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- f. 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.
- g. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- h. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Rosenthal seconds the motion.

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

These minutes were reviewed by the Board on 11/06/2019. Ms. Kilburn made a motion to approve the minutes as written. All present members voted in favor (Mr. Thompson absent). The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date	<u>11/20/19</u>
Town Clerk	<u>James C. DiStefano</u>
Date	<u>11/21/19</u>
Village Clerk	<u>Christina L. Eddy</u>

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REVIEW BOARD MEETING MINUTES October 16, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Emily Kilburn

ALSO PRESENT

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

Klabin, Justin & Colleen (Case #1047) – Architectural Review/Viewshed Overlay

Christian Hartmann and Bob Marvin present as applicant's representatives.

Mr. Hurley: reviews the new site plan map showing actual elevations of contour lines, a new location for the proposed house and a new layout for the driveway entrance along the east-side lot line. Notes the outer edge of the rear deck is located at an elevation of approximately 1052'.

Mr. Marvin: placing the driveway on the left side of the property involved too much of a change in grade.

Mr. Hurley: we previously looked at the roof lines, does the Board have any comment?

Mr. Bissell: the HOA has approved it and I am OK with it as well.

Mr. Smith: this is Type II for SEQR and no Board action is required.

Mr. Thompson: states the 1044' elevation line makes a good "No Cut" boundary.

Mr. Marvin: describes a flat relatively clear area behind the proposed house as the former location of a local ski resort's support facilities.

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

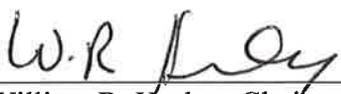
- a. Architectural and site design plans are approved as submitted. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.
- b. The Review Board will retain continuing jurisdiction over 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. A "No Cut" line is established at the 1,044-ft elevation line. Trees below this elevation shall not be cut.
- d. 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.
- e. The Review Board will retain continuing jurisdiction over the stormwater management plan aspects of the project, until one year after improvements have been completed.
- f. 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.
- g. Further, this review does not authorize any actual construction. Final plans, specifications, and construction documentation approval must be obtained through the Building Department.
- h. **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 is approved 6-0.

Case #1047 closed.

These minutes were reviewed by the Board on 11/06/2019. Ms. Kilburn made a motion to approve the minutes as written. All present members voted in favor (Mr. Thompson absent). The motion passed 6-0.


William R. Hurley, Chairman
Review Board

RECEIVED	
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Date	11/21/19
Village Clerk	Amber A. Costa

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Emily Kilburn

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Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

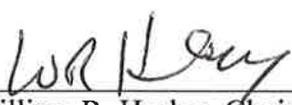
Forsyth, James/Tri Lakes Marine (Case #1043) – Architectural Review/Viewshed Overlay

Applicant not required to be present.

Board announces Notice to Neighbors hearing on November 6, 2019.

End of discussion.

These minutes were reviewed by the Board on 11/06/2019. Ms. Kilburn made a motion to approve the minutes as written. All present members voted in favor (Mr. Thompson absent). The motion passed 6-0.



William R. Hurley, Chairman
Review Board

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Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Board Business

Mr. Thompson announces he will be absent on 11/6/2019. Four members remain as a quorum for the public hearing scheduled for 11/6/2019 for RB Case #1007 – MWH LLC/Hurley Bros.

Minutes of 10/2/2019

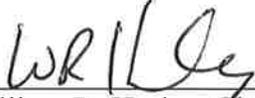
Mr. Hurley requests a vote to approve the minutes as written.
All present members vote in favor. The minutes are approved 6-0.

Board Member Terms

Mr. Thompson's term as a Board member expires at the end of this year. He announces he will not be requesting a new term but will stay on to finish any outstanding 2019 cases. Mr. Smith states he can stay until replaced.

Meeting adjourned at 6:54 PM

These minutes were reviewed by the Board on 11/06/2019. Ms. Kilburn made a motion to approve the minutes as written. All present members voted in favor (Mr. Thompson absent). The motion passed 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED

Date 11/20/19

Town Clerk Janeen Cook Sudol

Date 11/21/19

Village Clerk Christa A. Estby