

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
web: www.northelba.org



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PARK DIST. MGR.
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MIKE ORTICELLE
DARCI LAFAVE
CODE ENFORCEMENT OFFICIALS
523-9518
TODD ANTHONY
ASSESSOR
TEL: 523-1975
FAX: 523-9821
TOWN COURT OFFICE
523-2141
RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES August 19, 2020

MEMBERS PRESENT

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

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci LaFave, Code Enforcement Officer

Northwood School (Case #1098) – Sign Review

Tom Broderick is present and representing the applicant.

The applicant is seeking approval for wall and window signage at 2495 Main Street. The property is located in a Village Center Zoning District. The wall signs will both read "Northwood School" and will use individual aluminum plate lettering. The first sign will be 7.327 SF in size and will face Main Street. The second sign will be 1.831 SF in size and will face the south side of the property. The remaining signage is window vinyl. The "School Seal" is 2.25 SF in size and will be on the front door, the "Innovation Hub Northwood School" are each 2.90 SF in size and will be at the bottom of each front window, and the "Where Possible Happens." is 2.979 SF in size and will be at the bottom of the window on the south side. The total area of all proposed signage is 20.199 SF. All signage will be the same bright-white color (Pantone #11-0601 TCX). No new lighting is proposed.

Mr. Hurley: We see you submitted a new cut sheet for the lettering.

Mr. Broderick: Yes, we can't install the letters directly onto the transom glass.

Mr. Hurley: So the supports will be mounted to the building?

Mr. Broderick: Yes.

Mr. Hurley: The Board considers the Code regulations from a numerical standpoint.

The Board discusses considering this application as a master sign plan.

Ms. Kelly makes a motion to approve the application as presented, subject to the following condition:

- 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. Bissell seconds the motion.

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

Case #1098 closed.

These minutes were reviewed by the Board on 9/2/2020. Mr. Rafferty made a motion to approve the minutes as revised. Mr. Thompson seconded the motion. All present members vote in favor. Mr. Bissel absent. The motion is approved 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date:	<u>9/18/20</u>
Town Clerk	<u>Chelsea Decker</u>
Date:	<u>9/24/20</u>
Village Clerk	<u>Christa G. Coby</u>

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Bill Hurley
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Jackie Kelly
Bob Rafferty
Rick Thompson

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci LaFave, Code Enforcement Officer

Cardinale, Jill (Case #1099) – Conditional Use

Jill Cardinale is present as the applicant.

The applicant is seeking Conditional Use approval as a Bed & Breakfast for her property at 95 Greenwood Street. The property is located in a Gateway Corridor Zoning District. The applicant resides at this address and proposes to rent out five (5) bedrooms with a maximum of ten (10) guests. There are twelve (12) parking spaces available on site.

Mr. Hurley: This is your primary residence?

Ms. Cardinale: Correct.

Mr. Hurley: That makes you owner occupied.

Ms. Cardinale describes the layout of the bedrooms & bathrooms, and the parking spaces shown on the site plan.

Mr. Hurley: Bed and Breakfast is a defined term.

Ms. Cardinale: We've been renting rooms for years and have never had a complaint.

Discussion about STR law and process moving forward.

The Board schedules a Notice to Neighbors for 9/2/20.

End of discussion.

These minutes were reviewed by the Board on 9/2/2020. Mr. Rafferty made a motion to approve the minutes as revised. Mr. Thompson seconded the motion. All present members vote in favor. Mr. Bissel absent. The motion is approved 6-0.

WR Hurley

William R. Hurley, Chairman
Review Board

RECEIVED	
Date:	<i>9/18/20</i>
Town Clerk	<i>Christine Bussler</i>
Date:	<i>9/24/20</i>
Village Clerk	<i>Christine Bussler</i>

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Rick Thompson

MEMBERS ABSENT

Bill Walton

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Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci LaFave, Code Enforcement Officer

Kemp, Todd (Case #1100) – Sketch Plan Review/Shoreland Overlay

Todd Kemp is present as the applicant.

The applicant is seeking approval to construct a single-family dwelling, garage, and boathouse at 25 Point-O-View Way. The property is located in the South Lake Residential and Shoreland Overlay Zoning Districts. All three structures will use the same materials and colors – dark brown siding, dark green windows, and mixed brown asphalt architectural shingles.

Mr. Hurley: What exists on the property now?

Mr. Kemp: A one-room cabin with a bathroom and a small shed/sleeping cabin. The lot has not had much use for the last 20 years or so. We would also like to keep the cabin.

Mr. Hurley: Are there any limits as to how many accessory structures?

Mr. Smith: I don't believe there are any limits in the current Code.

Mr. Hurley: Do you have the building staked out?

Mr. Kemp: We do.

Mr. Hurley: How about the garage?

Mr. Kemp: Not yet, but it can be.

Mr. Hurley: Ok.

Board reviews drawings and confirms dimensions of all proposed structures.

Mr. Orticelle: Mr. Jacobs sent me a letter about this application and I will get you all a copy of it.

The Board schedules a Site Visit for Monday, August 24th @ 4:30pm. Meet at Peninsula or at the site.

End of discussion.

These minutes were reviewed by the Board on 9/2/2020. Mr. Rafferty made a motion to approve the minutes as revised. Mr. Thompson seconded the motion. All present members vote in favor. Mr. Bissel absent. The motion is approved 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date:	9/18/20
Town Clerk	Cheryl Deesler
Date:	9/24/20
Village Clerk	Amber A. Egan

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Rick Thompson

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci LaFave, Code Enforcement Officer

Rhoades, James/JCR Trust B (Case #1102) – Sketch Plan Review/Shoreland Overlay

James Rhoades is present as the applicant. Paul Shurtleff is also present as the applicant's architect.

The applicant is seeking approval to construct a single-family dwelling at 14 White Birch Way. The property is located in the South Lake Residential and Shoreland Overlay Zoning Districts. The exterior will be finished in wood-toned materials and muted green trim.

Mr. Hurley: This is also off the Peninsula Road.

Mr. Shurtleff: Mr. Rhoades subdivided the property, retained control of the boathouse, and sold a portion of it to Mr. Jaquette. This will be a small cottage with factory-built panels which will be assembled on site very quickly. I brought along photos of the site. You can see that we are proposing to build in a fairly open area of the site.

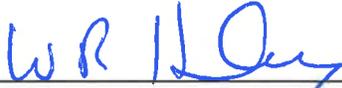
Mr. Hurley: Our concern will be the vegetation between the house and the shoreline.

Mr. Shurtleff: We don't want to cut a lot of trees.

The Board schedules a Site Visit for Monday, August 24th at 5:00pm.

End of discussion.

These minutes were reviewed by the Board on 9/2/2020. Mr. Rafferty made a motion to approve the minutes as revised. Mr. Thompson seconded the motion. All present members vote in favor. Mr. Bissel absent. The motion is approved 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date:	<u>9/18/20</u>
Town Clerk	<u>Chelsea Giesler</u>
Date:	<u>9/24/20</u>
Village Clerk	<u>Christina G. Goff</u>

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MEMBERS PRESENT

Bill Hurley
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Jackie Kelly
Bob Rafferty
Rick Thompson

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci LaFave, Code Enforcement Officer

Bullis, D & D/Red Oak North, LLC (Case #1103) – Sketch Plan Review/Viewshed Overlay

Dorothy and Dan Bullis are present as the applicants. Bob Marvin is also present as the applicant's surveyor.

The applicants are seeking approval to construct a single-family dwelling at 62 Theianoguen Way. The property is located in the Rural Countryside and Viewshed Overlay Zoning Districts.

Mr. Hurley: This is before us because the property is located above 2000' in elevation and is in the Viewshed Overlay District. What's the elevation at the house?

Mr. Marvin: 2040'.

Mr. Hurley: Is it a gradual slope down to Saddleback Way?

Mr. Marvin: Yes.

Mr. Hurley: I know the house next door is not visible from anywhere. Are you proposing any no-cut zones?

Mr. Marvin: No. There are clearing limits on the map, but it's not a no-cut area.

Mr. Hurley: How far down from the house?

Mr. Marvin: Down about 150'.

Mr. Rafferty: Is there new construction near here?

Mr. Marvin: Yes, that would be the Sturges house.

Mr. Hurley: My only interest in this is the clearing limit. How close are you to Saddleback Way?

Mr. Marvin: Approximately 500'.

Mr. Hurley: Will anyone be able to see the house?

Mr. Marvin: No.

Ms. Kelly makes a motion to approve the application, subject to the following conditions:

- a. No trees shall be cleared below 2,000' in elevation.
- b. 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.
- 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 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.

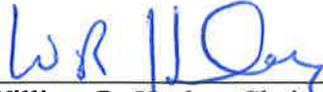
h. **NO** construction may commence without construction documents signed by the Code Enforcement Official.

Mr. Thompson seconds.

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

Case #1103 closed.

These minutes were reviewed by the Board on 9/2/2020. Mr. Rafferty made a motion to approve the minutes as revised. Mr. Thompson seconded the motion. All present members vote in favor. Mr. Bissel absent. The motion is approved 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED	
Date:	<u>9/18/20</u>
Town Clerk	<u>Chelsea Deesler</u>
Date:	<u>9/24/20</u>
Village Clerk	<u>Amberlynn</u>

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Bill Walton

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Tim Smith, Board Attorney
Mike Orticelle, Code Enforcement Officer
Darci LaFave, Code Enforcement Officer

Board Business

Mr. Hurley: Mr. Smith drafted a "Pre-Approval Advisory Memorandum" with regard to the Mackenzie Overlook Project for funding purposes.

The Board discusses the draft and is in favor of the language.

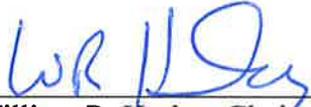
Minutes:

The minutes from 8/5/20 need to be approved.
Mr. Rosenthal makes a motion to approve
Mr. Thompson seconds the motion.
All present members vote in favor. The motion is approved, 6-0.

Mr. Hurley: the town board approved the PD District with conditions. I would have pushed harder for some things, but I didn't know it was still open for discussion.
The Board discusses the Town Board's decision.

The meeting is adjourned at 6:31pm.

These minutes were reviewed by the Board on 9/2/2020. Mr. Rafferty made a motion to approve the minutes as revised. Mr. Thompson seconded the motion. All present members vote in favor. Mr. Bissel absent. The motion is approved 6-0.



William R. Hurley, Chairman
Review Board

RECEIVED

Date: 9/18/20
Town Clerk *Chelsie Deesler*
Date: 9/24/20
Village Clerk *Chantal G. Argy*