

ROBERT T. POLITI
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK / TAX COLLECTOR
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JAY I. RAND
DEREK DOTY
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SUPT. OF HIGHWAYS
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TOWN OF NORTH ELBA

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RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES January 22, 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. Welcomes new Board members – Mr. Bob Rafferty and Mr. Rick Thompson.

Boublil, Benjamin (Case #1059) – Sketch Plan Review/Shoreland Overlay

Mr. Thomas LaBombard, P.E., present as applicant's representative.

Applicant is proposing to build a house on currently empty land. A guest house may possibly be built in the next five years and the design would match the house.

Mr. Hurley explains the project is subject to Board review because the property abuts the Chubb River and is in a Shoreland Overlay District (property within 100 ft of a body of a lake, pond, or river).

Mr. Hurley: asks about utility connections – electric, sewer, and water. States electric is run underground unless circumstances prevent it or make it too expensive.

Mr. LaBombard: owner intends to use Village sewer and is awaiting response from DPW regarding Village water. Concurr with underground electric and is in the process of contacting the Village Electric Dept.

Mr. Hurley: asks about stormwater runoff.

Mr. LaBombard: the original plan was to funnel runoff into the wetlands on the property. The APA denied this proposal. The new plan includes runoff from the driveway to drain to one side and absorb naturally into the ground. The house will use gutters to direct water to catch basins.

Mr. Orticelle: you need an engineered stormwater management plan, signed by an engineer, before a building permit will be issued. The plan should include the future guest house.

Mr. Hurley: the proposed locations of the house is approximately 200 ft from the river and the submitted plan satisfies vegetation clearing limits near the river. There will be no major land disturbance or excavation, and neither a boathouse nor dock are proposed. Do Board members have any questions?

The Board has no questions.

Mr. LaBombard: two lights are proposed around the parking area of the driveway.

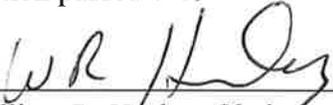
Mr. Thompson: how tall are the lights?

Mr. LaBombard: the lights will likely be no taller than 8 ft.

Mr. Hurley: lights must be Dark Sky compliant. The next step in this review is a Notice to Neighbors. Notices must be sent by Friday, 24 January, to hear this case again on 5 February. Also asks for copies of correspondence with the Village DPW and Electric departments.

End of discussion.

These minutes were reviewed by the Board on 2/5/20. Mr. Hurley made a motion to approve the minutes as written. Mr. Walton seconded the motion. All Board members voted in favor. The motion passed 7-0.



William R. Hurley, Chairman

RECEIVED	
Date	<u>2/19/20</u>
Town Clerk	<u>Lauren C. Indelicato</u>
Date	<u>2/21/2020</u>
Village Clerk	<u>Christina A. Eddy</u>

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Bill Walton
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Rick Thompson

MEMBERS ABSENT

Tim Smith

ALSO PRESENT

Mike Orticelle, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator

78 Blodgett Way, LLC (Case #1060) – Sketch Plan Review/Shoreland Overlay

Mr. Smith recuses himself.

Mr. Richard Hanpeter, architect, present as applicant's representative.

Applicant proposes to replace an existing tennis court with a 60' x 120' boat storage building.

Mr. Hanpeter: the building will use the same footprint as the existing tennis court and pavilion, located approximately 200 ft from the lake. The location is surrounded with heavy tree cover and will be difficult to see beyond the property. Use will be storage-only with a small office for the property caretaker and a single car garage. The building will be climate controlled and fire protected with a sprinkler system. Waxing and polishing of boats but no fuels will be stored inside and no maintenance will be performed.

The building will be 18 ft high to the roof peak and design and colors will match the existing house. Dormers, real windows, and faux windows will add architectural details to break up the building profile and provide a more esthetic appearance towards the lake and neighbor. Firetech Sprinkler Corp. will install the sprinkler system. A reservoir tank will be installed in-ground with

a back-up generator. New quiet technology allows for exterior generator mounting. The uphill side of the building will be protected by a retaining wall. Roof colors are usually light but the climate control will allow for a dark color to fit in with the environment.

Mr. Hurley: the next steps are a Notice to Neighbor hearing and submission of a stormwater management plan. Does not see a need for a site visit and the Board concurs.

End of discussion.

These minutes were reviewed by the Board on 2/5/20. Mr. Hurley made a motion to approve the minutes as written. Mr. Walton seconded the motion. All Board members voted in favor. The motion passed 7-0.



William R. Hurley, Chairman

RECEIVED	
Date	<u>2/19/20</u>
Town Clerk	<u><i>Janice Ant...</i></u>
Date	<u>2/21/2020</u>
Village Clerk	<u><i>Amelia A. Esty</i></u>

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Mike Orticelle, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator

Board Business

Minutes of 12/18/2019

Mr. Rosenthal makes a motion to approve the minutes as written.
Mr. Hurley seconds the motion.
Messrs. Rafferty and Thompson abstain.
All other members vote in favor. The motion passes 5-0.

Minutes of 1/8/2020

Mr. Hurley notes he amended the minutes for Case #967 to note the Board had conferred with ORDA and ROOST before determining limits on dates of proposed blasting and rock crushing.

Mr. Rosenthal asked if condition "f." – limiting access to the lake to the property owner only – was necessary. Mr. Hurley noted the condition applies to all lake front property and addresses what is known as "keyhole" access to people not having direct access to a lake or other body of water.

Mr. Rosenthal makes a motion to approve the minutes as amended by Mr. Hurley.
Mr. Walton seconds the motion.
Messrs. Rafferty and Thompson, and Ms. Kelly, abstain.
All other members vote in favor. The motion passes 4-0.

Meeting adjourned at 6:12 PM.

These minutes were reviewed by the Board on 2/5/20. Mr. Hurley made a motion to approve the minutes as written. Mr. Walton seconded the motion. All Board members voted in favor. The motion passed 7-0.



William R. Hurley, Chairman

RECEIVED	
Date	<u>2/19/20</u>
Town Clerk	<u>Lauren C. D'Adamo</u>
Date	<u>2/21/2020</u>
Village Clerk	<u>Amber A. Estling</u>