

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-2162  
COUNCIL  
BOB MILLER  
JAY I. RAND  
DEREK DOTY  
JACK FAVRO  
LARRY C. STRAIGHT  
SUPT. OF HIGHWAYS  
523-9081  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 523-9517  
FAX: 523-2599

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: www.northelba.org



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
CODE ENFORCEMENT  
OFFICE  
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 July 2, 2019

#### **MEMBERS PRESENT**

Bill Hurley  
Emily Kilburn  
John Rosenthal  
Andrew Thompson  
Jackie Kelly

#### **MEMBERS ABSENT**

Bill Walton  
Chip Bissell

#### **ALSO PRESENT**

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

#### **Adirondack Bank (Case #1031) – Sign Review**

Mr. Bissell recuses himself.

Mr. Terry Meisner present as applicant's sign representative and Mr. Richard Hooper present as a bank representative.

Mr. Hurley recaps the application.

The Board agreed the main sign was acceptable per the Code and in appearance.

A long discussion ensued on the proposed window screening and if the screening should be considered a sign. The full-window screening is nearly opaque white and includes the bank's distinct two-tree logo. Per the definition of a sign, Sec. 10 of the Code, screening with a logo is a sign. The Code also states the amount of window signs cannot be more than 20% of the total window frontage. The Board decides to consider only the tree logo size and determines it the Code for window coverage.

The Board denies the proposed projecting ATM sign. The store front is closer than the required 10 feet to the curb.

The Board discusses the door design of the bank's logo and name, ATM hours, and lobby hours. The Board agrees this is Directional/Informational and must meet the 2 sqft maximum area specification (Sec 6.6.1).

Mr. Hurley makes a motion to approve all proposed signs, except the projecting sign, subject to the following conditions:

- a. The circular sign serves as the primary sign, the tree logo on the window screen serves as the secondary sign, and the door information serves as the Directional/Information sign and is limited to 2 sqft in size.
- b. 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. Thompson seconds the motion.

All present members vote in favor. The motion passes 5-0.

---

These minutes were reviewed by the Board on 7/17/2019. Mr. Hurley made a motion to approve the minutes as written. Mr. Rosenthal seconded the motion. All members, except Mr. Thompson (absent 7/17/19) and Mr. Walton (absent 7/2/19), voted in favor. The motion passed 5-0.

  
\_\_\_\_\_  
William R. Hurley, Chairman  
Review Board

<b>RECEIVED</b>	
Date	<u>7/24/19</u>
Town Clerk	<u>Laura Ant-Ridley</u>
Date	<u>7/25/19</u>
Village Clerk	<u>Amelia A. Esty</u>

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-2162  
COUNCIL  
BOB MILLER  
JAY I. RAND  
DEREK DOTY  
JACK FAVRO  
LARRY C. STRAIGHT  
SUPT. OF HIGHWAYS  
523-9081  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 523-9517  
FAX: 523-2599

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: www.northelba.org



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
CODE ENFORCEMENT  
OFFICE  
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 July 2, 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  
Terry Tubridy, Planning & Zoning Coordinator

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

#### Adirondack Store & Gallery (Case #1027) – Site Visit Recap/Sign Review

Mr. Christopher English present as applicant.

Mr. Hurley recaps the site visit of June 25. All Board members except Chip Bissell and Bill Walton were present. The Board viewed the location of the proposed sign and the appearance of the existing sign.

Mr. English states his intent to build the new sign at a scale equal to 75% of the existing sign. Eventually, the banners of both signs will be replaced with carved signs using the existing design and colors.

Mr. Hurley asks for the dimensions of the existing sign.

Ms. Kilburn notes there is no penalty for the existing sign which was built without Board approval. The 75% scale is good for the new sign.

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

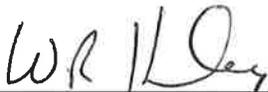
- a. The sign will be built to a scale equal to 75% of the existing sign.
- b. Lighting for both signs will be mounted on top and pointing down.
- c. Any and all changes or additions to the plans, specifications, materials, or engineering must be submitted in writing for further review and approval by the Review Board.

Mr. Bissell seconds the motion.

All present members vote to approve. The motion passes 6-0.

---

These minutes were reviewed by the Board on 7/17/2019. Mr. Hurley made a motion to approve the minutes as written. Mr. Rosenthal seconded the motion. All members, except Mr. Thompson (absent 7/17/19) and Mr. Walton (absent 7/2/19), voted in favor. The motion passed 5-0.

  
\_\_\_\_\_  
William R. Hurley, Chairman  
Review Board

**RECEIVED**  
Date 7/24/19  
Town Clerk Jane Clark Dudley  
Date 7/25/19  
Village Clerk Christa L. Esty

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-2162  
COUNCIL  
BOB MILLER  
JAY I. RAND  
DEREK DOTY  
JACK FAVRO  
LARRY C. STRAIGHT  
SUPT. OF HIGHWAYS  
523-9081  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 523-9517  
FAX: 523-2599

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: www.northelba.org



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
CODE ENFORCEMENT  
OFFICE  
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 July 2, 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  
Terry Tubridy, Planning & Zoning Coordinator

#### Walgreens (Case #1030) – Sign Review

Mr. Jesse Deans present as applicant's representative.

Applicant seeks to replace Rite Aid signs with Walgreens signs.

Mr. Deans explains the new signs will mostly be the same sizes as the old signs, with only a few minor changes. Corporate colors are red (Pantone 186) and white for the logo and name. Yellow will be used in the pharmacy drive-thru area. All colors are low sheen.

Mr. Hurley notes bright colors are not allowed and Rite Aid could not use their normal corporate red. Bright white is not allowed either.

Board discussion decides on a different shade of red and the requirement for a border around the new freestanding sign.

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

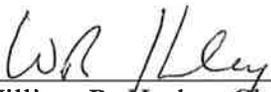
- d. Pantone 187 will be the shade of red and an off-white color will be used. These colors will be consistent across all signs using red and/or white.
- e. A raised one-inch border will be added to the proposed freestanding sign. The border may be the same off-white color as the background color.
- f. 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. Thompson seconds the motion.

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

---

These minutes were reviewed by the Board on 7/17/2019. Mr. Hurley made a motion to approve the minutes as written. Mr. Rosenthal seconded the motion. All members, except Mr. Thompson (absent 7/17/19) and Mr. Walton (absent 7/2/19), voted in favor. The motion passed 5-0.

  
\_\_\_\_\_  
William R. Hurley, Chairman  
Review Board

**RECEIVED**  
Date 7/24/19  
Town Clerk Jessica C. Bradley  
Date 7/25/19  
Village Clerk Amelia A. Esby

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-2162  
COUNCIL  
BOB MILLER  
JAY I. RAND  
DEREK DOTY  
JACK FAVRO  
LARRY C. STRAIGHT  
SUPT. OF HIGHWAYS  
523-9081  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 523-9517  
FAX: 523-2599

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: www.northelba.org



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
CODE ENFORCEMENT  
OFFICE  
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 July 2, 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  
Terry Tubridy, Planning & Zoning Coordinator

#### Adirondack Real Estate Development LLC (Case #1029) – Site Visit Recap/Conditional Use

Mr. Philipp Schachenmayr present as applicant's representative.

Mr. Hurley recaps the site visit of the proposed private parking lot. All Board members except Chip Bissell and Bill Walton were present. Notes the trees on the property, the change in elevation from the back of the property to the road (Parkside Drive), and the surrounding properties. The Board discussed the development process with Mr. Schachenmayr and left it to him to provide details.

Mr. Schachenmayr asks about the requirement for a stormwater management plan.

Mr. Hurley states a stormwater plan is required to ensure the change in grades and elevation do not cause water to runoff onto Parkside Drive. The plan is not expected to be detailed as 90% of the surface area will be pervious gravel material.

Mr. Schachenmayr is waiting on meeting with an engineer to determine grading requirements to meet

Mr. Hurley states the following concerns: 1) the middle parking lane, with opposing parking spaces, should be wider to prevent vehicle front or rear ends from colliding with each other; 2) the root system of two large pines by the fire hydrant at the south end of the lot; 3) vehicle overhang allowance for parking along the spaces along the north end of the property; 4) snow removal (i.e., snow pile placement); and signage for parking control.

The Board agrees to accept an engineer's elevation drawings in lieu of a full site survey with elevations depicted. The engineer will determine the true parking layout proposal.

Mr. Schachenmayr estimates a 4 ft. setback from the north property line (Hess), approximately 8 ft. along the west property line (Cunningham's), approximately 7-8 ft. along the property line by the pine trees, and up to the property line along the remainder.

Mr. Schachenmayr asks about the pine trees along the southern boundary near the fire hydrant. The Board will discuss any proposed removal.

Mr. Hurley confirms use of a food truck in the parking area must be a separate application.

Mr. Schachenmayr states he will be returning to Germany and may hire a representative for further appearances before the Board. There is no action required by the Board at this time until receipt of an engineer's stormwater report and applicant's request for another hearing.

End of discussion.

---

These minutes were reviewed by the Board on 7/17/2019. Mr. Hurley made a motion to approve the minutes as written. Mr. Rosenthal seconded the motion. All members, except Mr. Thompson (absent 7/17/19) and Mr. Walton (absent 7/2/19), voted in favor. The motion passed 5-0.

*WR Hurley*

William R. Hurley, Chairman  
Review Board

<b>RECEIVED</b>	
Date	<u>7/20/19</u>
Town Clerk	<u>Jane Curt Dudley</u>
Date	<u>7/25/19</u>
Village Clerk	<u>Amelia C. Esby</u>

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-2162  
COUNCIL  
BOB MILLER  
JAY I. RAND  
DEREK DOTY  
JACK FAVRO  
LARRY C. STRAIGHT  
SUPT. OF HIGHWAYS  
523-9081  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 523-9517  
FAX: 523-2599

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: www.northelba.org



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
CODE ENFORCEMENT  
OFFICE  
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 July 2, 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  
Terry Tubridy, Planning & Zoning Coordinator

#### Board Business

##### **Meeting Minutes of 6/5/19**

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

Mr. Rosenthal seconds the motion.

All present members, except Messrs. Bissell and Thompson who were absent on 6/5/19, vote in favor. The motion is approved 4-0.

##### **Meeting Minutes of 6/19/19**

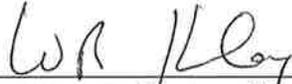
Mr. Hurley makes a motion to approve the minutes as written.

Mr. Rosenthal seconds the motion.

All present members, except Mr. Thompson and Ms. Kelly who were absent on 6/19/19, vote in favor. The motion is approved 4-0.

The meeting adjourns at 6:37 PM.

These minutes were reviewed by the Board on 7/17/2019. Mr. Hurley made a motion to approve the minutes as written. Mr. Rosenthal seconded the motion. All members, except Mr. Thompson (absent 7/17/19) and Mr. Walton (absent 7/2/19), voted in favor. The motion passed 5-0.

  
\_\_\_\_\_  
William R. Hurley, Chairman  
Review Board

**RECEIVED**  
Date 7/24/19  
Town Clerk Jessica Ann Buckley  
Date 7/25/19  
Village Clerk Christa C. Esby