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RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

**REVIEW BOARD
MEETING MINUTES
December 4, 2019**

MEMBERS PRESENT

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

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Darci LaFave, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Dual Development/Quality Inn (Case #967) – Architectural Review/Shoreland Overlay

Bhavik Jariwala, Kirk Gagnier, Aaron Ovios, Ryan Williams, Brent Kosoc, and Charles Dumas present as members of the Dual Development, LLC, team. Guy Keith, of Maine Drilling & Blasting, also present.

Mr. Gagnier: Dual Development had received and responded to a list of questions pertaining to the last Board meeting on 10/16/19. Introduces the Dual Development team and Mr. Keith. Notes Mr. Keith has over 25 years' experience in the blasting industry. Expresses his hope the Board would make a negative declaration for SEQR tonight and be prepared to make a decision in this case at the next meeting in January (1/8/20). Further notes January is critical to the project timetable.

Mr. Ovios: addresses the stormwater management plan.

Mr. Hurley: the stormwater plan prohibits projects from increasing stormwater runoff (runoff) but Dual Development is not addressing current runoff.

Mr. Ovios: underground catch basins will capture upper level runoff and dispose of the water through absorption. This will prevent the project from increasing the current volume of runoff. A new bio-retention trench and berm will catch runoff/snowmelt coming down the hill and driveway towards the lake. States the design is above and beyond the Code.

Mr. Hurley: asks about runoff coming down the roads from the top of the hill.

Mr. Ovios: nothing is planned to improve collection of runoff coming down the west side driveway. Grading will direct runoff inward on the property to an existing catch basin down by the Saranac Ave. Runoff on the west side, starting from the current tennis courts, is directed to another underground collection system.

Mr. Hurley: the Board generally desires stormwater improvements include existing conditions as well as new conditions. Lawyers can decide what the Code requires but applicants should also consider being good neighbors and improve existing conditions where possible. He cites public comments made regarding runoff from the east side of the property coming onto other properties and Saranac Ave.

Mr. Bissell: concurs. This project is close to a total rebuild and all runoff should be addressed.

Mr. Hurley: public comments expressed concerns regarding increased light pollution toward the lake.

Mr. Ovios: points out existing parking facing the lake. The one-way counter-clockwise traffic flow plan will eliminate light pollution from cars currently coming down the east side hill and a new berm with heavy evergreen shrubs will screen the vehicle lights from the lake.

Mr. Ovios: explains the photometric (lighting) plan for the parking lot. LED fixtures, using bulb temperatures of 40K (cool white), will be used. The fixtures are equivalent to 175-watt metal halide fixtures. Parking lot fixtures are positioned to keep all light on the property. Different locations around the property will use different light diffusers to control light spread. Shields will be used on fixtures at the property edge to prevent light from spreading beyond the property.

Mr. Ovios: briefly describes existing sewer and water lines to the lower buildings as being in a good state of repair. One incident of a plugged sewer line in the last six years with no other problems occurring. No upgrades are planned for services to these buildings.

Mr. Ovios: a more detailed parking plan shows a total of 226 spaces for 191 rooms and employees. Parking is also provided for buses just below the driveway fork to the upper lot and lakeside buildings. Electrical outlets will not be available in the parking area.

Ms. Kilburn: are the parking spaces new or just a fuller description of on-site availability?

Mr. Ovios: the 226 spaces represents the total number of spaces on the entire lot.

Mr. Ovios: landscaping and berms have been added for screening on the lake side and trees have been added along the top of the hillside, between the main hotel and the lower building, to screen the hotel from Saranac Ave.

Mr. Hurley: asks about removal of the porte cochere on the lower building and the addition of green space.

Mr. Ovios: removing the porte cochere would change the aesthetics of the building and would remove some protection from the weather for customer loading and unloading.

Mr. Hurley: the rooms in the lower building are accessed from the outside. It is the Board's role to ensure the building is aesthetically pleasing and now is the opportunity to improve its appearance. There is no reason for the porte cochere if there is no office. The area is a huge piece of blacktop that can be changed to green space to improve stormwater management and provide more room for signage.

Mr. Gagnier: the building will be less aesthetically pleasing if the porte cochere is removed and nothing has been decided with regard to future use of the building.

Mr. Hurley: the porte cochere will be a nuisance and lead people to believe it is where the office is located. This confusion will cause people to have to drive out onto Saranac Ave. and reenter the hotel grounds to travel up the hill to the new office location.

Mr. Ovios: removal of the porte cochere and creation of green space will isolate the parking on the west side of the lower building from the rest of the property and require customers to access the upper lot via Saranac Ave. The current setup allows for two-way traffic under the porte cochere and direct access to the upper lot without using Saranac Ave.

Mr. Hurley: asks if he is the only one concerned about the porte cochere. Ms. Kelly agrees with him. Mr. Rosenthal states the building does not look bad. Mr. Bissell also concerned about how the building would look if the porte cochere is removed.

Mr. Ovios: the porte cochere softens the look of the two-story building.

Ms. Kilburn: asks if there are elevations available for the lower building. Told none are available.

Mr. Williams: removal of the porte cochere would expose the existing storefront-style large picture windows on the south side of the building. Removal would create a disconnected look.

Mr. Hurley: the porte cochere is a big issue for me. As a business, it does not seem very logical to me. As a Board member, I am looking for ways to improve the streetscape.

Mr. Hurley: I see the one-way traffic flow around the hotel but is the "medium" road [running east/west to the north of the lower building] unchanged with two-way traffic?

Mr. Ovios: correct, that portion of the road remains two-way.

Mr. Williams: addresses the exterior building lighting. Supplemental information provided cut sheets for the building lighting. L1 fixtures are shielded on top and located on the main patio. L2 and L3 fixtures are recessed can lights. Light will be tuned to operate at 50% of their brightness. Light color temperature will be approximately 3000K – a warm light similar to typical household lights. L4 fixtures will be placed under the roof overhang and project downward onto Tru-brand colored tile siding (east and west elevations). Other accent down lighting is located under the roof overhangs at the corners on the southwest side of the building.

Mr. Williams: shows the Board proposed building colors and stone style and color. States the stone color matches much of that seen around the town. Paint color samples provided for the lap siding, Tru-brand stripes, and trim. Colors on Tru-brand striping have been muted to better blend in with the surrounding area. Downlight illumination on striping will likely fade as the light travels down the building. The striping will have a slight border to provide some visual depth.

Ms. Kilburn & Mr. Bissell: express their dislike of the Tru-brand colored stripes.

Mr. Hurley: advises Dual Development of the Board's continuing jurisdiction over lighting up to one year from date of project completion.

Mr. Bissell: the lighting on the brand striping could be problematic. Can you provide a nighttime rendering of the exterior lighting on the building?

The Board has another discussion regarding the lower building porte cochere. Mr. Hurley notes he wants to put every possible issue out on the table for consideration. This is a major product and this is an opportunity to make improvements both inside and outside of the scope of the proposed project.

Mr. Gagnier: the discussion regarding the porte cochere can continue but we would like a SEQR determination based on our proposed work.

Mr. Kosoc: reviews the information submitted regarding the excavation cut & fill analysis and the pre-blast survey. Cuts are represented in green and fill is represented in red. The majority of the work will be excavating and/or blasting material for removal. There is very little fill expected on site.

Mr. Hurley: can you confirm what you mean by the winter of 2020 for your timeline and does it make sense to leave the existing building up while blasting? And what is the expected period of blasting – twice a day for two weeks?

Mr. Kosoc: we are planning for December of 2020.

Mr. Keith: the building has no bearing on any vibration caused by blasting. It is hard to determine the length of time needed for blasting when we are a year in advance of the project. In a general sense, blast design is done in relation to the environment. Everything we do begins and

ends with safety. Test blasting will more accurately determine the time needed for blasting. We expect 2-3 blasts a day if everything goes according to plan. Smaller blasts will be planned for better control. Two weeks for blasting may be an aggressive timeframe for completion.

Mr. Hurley: the plan calls for 10 trucks per day for debris removal. The plan also calls for rock crushing onsite to reduce the amount of material removed from the site and for reuse of excavated material. Is that 10 trucks only when blasting? I have also seen rock crushing machines and they are big and very noisy. Is that how you plan to crush rocks? That is a huge noise issue.

Mr. Kosoc: the number of trucks could be less than 10 per day. We planned on crushing onsite to alleviate transport offsite. The crusher would operate most of the day.

Mr. Hurley: can you provide decibel ratings at 50'/100'/200' to pick a location for the machine? There will be nothing to reduce the noise with the leaves off the trees. An enclosure may have to be built to dampen the noise. As for the blasting itself, none of us are blasting experts. You (Maine Blasting & Drilling) are certified by the State, you are qualified and we have to trust you will operate within industry standards and regulations.

Mr. Keith: we like to think we are the gold standard in this industry. I am a third-generation blaster and driller, we have been in business over 50 years, we are employee-owners, and we take pride in doing it right. Our goal is safe efficient blasting. Danger related to blasting is minimized by good planning. We secure our sites from access by the public and ensure employees and other construction workers are kept safe.

Mr. Rosenthal: is it mostly vibration rather than noise?

Mr. Keith: there are two results of a blast – a ground transmission vibration and an air blast from displaced air. Both are measured with site seismographs. Thresholds are set for these measurements by New York and we ensure we stay below them. There should be no need for protection of offsite buildings. We use rubber tire mats and the decibel level of our air blasts is below the limit set by New York. Nuisance noise levels are 140 dB or higher, the State sets a limit of 133 dB, and we typically create noise at a 122-128 dB level.

Mr. Hurley: the only inconvenience to neighbors is tremors and noise.

Mr. Keith: people are generally disappointed when observing a blasting event. It is nothing like that seen on TV and is usually a non-event.

Ms. Kilburn: do you notify people when blasting will occur? We just want neighbors to know when it is occurring.

Mr. Thompson: can you plan specific times for daily blasting?

Mr. Hurley: we would notice the neighbors informing them of the blasting schedule – total time expected and expected times per day, etc. Also, your report states you store your materials offsite. Do you make arrangements with other property owners?

Mr. Keith: we own magazines at various locations. Blasting material for this project will be located in New Haven, VT. Material will be delivered from, and returned to, the magazine on a daily basis. No blasting materials are stored overnight on the project site.

Mr. Hurley: identifies this as one of the biggest projects in the area in the last few years. The Board has the discretion to hire an outside engineer to review the plans as our consultant. This is at the applicant's expense. I do not think an engineer can address the blasting plan but how does the Board feel about the stormwater management and the remaining engineering? We do not have the expertise to question what has been presented to us.

The Board discusses the overall project. Mr. Bissell wants to be clear about what the Board is requiring and what the Board attorney has to say. The Board expresses their desire for the project to address existing stormwater runoff in addition to projected new runoff. Otherwise, the Board does not believe an outside engineer is necessary.

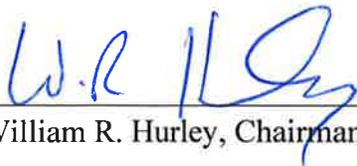
Mr. Hurley: recaps Board discussions and concerns. We have seen the building design, the colors, the lighting plan, and the parking plan. Those are the big issues out there. We have talked about the debris removal plan and using public, vice neighborhood, routes. We would like decibel ratings for the machinery operation. Our next step should be meeting with the engineers onsite. The property lines and the propose blasting area should be clearly marked. We will look at overall safety of the proposed development and pay close attention to stormwater runoff and the environment. We cannot address SEQR until we see the impact of the proposed work.

The Board agrees to meet on Wednesday, December 11, at 3:45 PM.

Mr. Gagnier: asks the Board to consider that any future plans for the lower building would include the porte cochere and would require Board approval. The extended jurisdiction over landscaping and lighting also gives the Board the opportunity to modify as necessary.

End of discussion.

These minutes were reviewed by the Board on 12/18/2019. Mr. Rosenthal made a motion to approve the minutes as amended. Mr. Thompson seconded the motion. All present Board members, except Mr. Walton (abstained due to absence on 12/4/19), voted in favor. The motion passed 5-0.



William R. Hurley, Chairman

RECEIVED	
Date	<u>1-9-2020</u>
Town Clerk	<u>Chelsie Dyer</u>
Date	<u>1/10/2020</u>
Village Clerk	<u>Amie A. Estling</u>

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ATTORNEY FOR THE TOWN

REVIEW BOARD MEETING MINUTES December 4, 2019

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson

MEMBERS ABSENT

Bill Walton
Jackie Kelly

ALSO PRESENT

Darci LaFave, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Mr. Hurley opens the meeting at 5:31 PM. Announces the meeting will be conducted in reverse order of the published agenda.

Fry, Mary & Allen/Adirondack Popcorn (Case #1046 Rev) – Sign Review

Mary & Allen Fry present.

Sign design discussed.

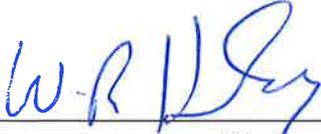
Mr. Hurley makes a motion to approve the sign, subject to the following condition:

- 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. Thompson seconds the motion.

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

These minutes were reviewed by the Board on 12/18/2019. Mr. Rosenthal made a motion to approve the minutes as amended. Mr. Thompson seconded the motion. All present Board members, except Mr. Walton and Ms. Kelly (abstained due to absence on 12/4/19), voted in favor. The motion passed 4-0.



William R. Hurley, Chairman

RECEIVED	
Date	<u>1-9-2020</u>
Town Clerk	<u>Chelsea Heesler</u>
Date	<u>1/10/2020</u>
Village Clerk	<u>Amie A. Estling</u>

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REVIEW BOARD MEETING MINUTES December 4, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Darci LaFave, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Auster, Laura Smith (Case #1052) – Sketch Plan Review/Shoreland Overlay

Ms. Kelly arrives.

Laura Auster and William Kaufman (representative) present.

Applicant subdivided her property earlier this year and is proposing to build a boathouse on the new lot (known as Camp Auster or Lot #107A).

Mr. Kaufman: the property is located approximately one mile up the west shore of Lake Placid, on the north side of Camp Solitude, and just south of Grays Point. Proposing to build a 2-slip boathouse. The APA has determined the boathouse is non-jurisdictional. The design is intended to complement the existing house. The shoreline currently has a dock at the south end of the lot and the boathouse will be located at the north end of the shoreline. The location is the only open area along the shore and will require removal of some fallen trees and minimal removal of live vegetation.

Mr. Hurley: what are the boathouse dimensions?

Mr. Kaufman: the dimensions are 40' wide, including the dock, and 30' 5-1/2" deep.

Mr. Hurley: the depth measurement appears to be based on the centerlines of the caissons and does not include design bump-outs. The Code limits the depth of a boathouse to 32 ft. and the Review Board has no jurisdiction to allow that dimension to be exceeded.

Mr. Kaufman: the bump-out brings the depth to approximately 32'6". The undulating shoreline created design challenges which resulted in exceeding 32 ft.

Mr. Hurley: the applicant must either apply for a variance for the 6" or redesign the boathouse to fit within allowable dimensions. Measurements are based on the outside dimensions and includes docks, roof overhangs, and/or any other features jutting out on the boathouse.

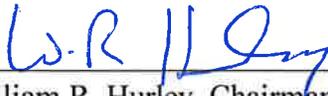
Mr. Kaufman: Siding will be naturally stained brainstorm cedar and the deck railing will be dowel-style log rails, posts, and balusters. Colors will be green window trim and natural cedar stain for the siding and doors.

Mr. Hurley: the existing dock is 10' wide which, when added to the boathouse width, totals 50' of structures along a 244'-wide shoreline. This meets the Code for total shoreline structure width.

The Board directs a Notice to Neighbors if the plans are revised to meet the Code. Mr. Kaufman is advised he will be given the list of neighbors (within 200 ft) on Thursday, 5 December.

End of discussion.

These minutes were reviewed by the Board on 12/18/2019. Mr. Rosenthal made a motion to approve the minutes as amended. Mr. Thompson seconded the motion. All present Board members, except Mr. Walton (abstained due to absence on 12/4/19), voted in favor. The motion passed 5-0.



William R. Hurley, Chairman

RECEIVED

Date 1-9-2020

Town Clerk Chelsea Keeler

Date 1/10/2020

Village Clerk Amelia Estling

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**REVIEW BOARD
MEETING MINUTES
December 4, 2019**

MEMBERS PRESENT

Bill Hurley
Emily Kilburn
Chip Bissell
John Rosenthal
Andrew Thompson

MEMBERS ABSENT

Bill Walton
Jackie Kelly

ALSO PRESENT

Darci LaFave, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Scharfe, Donna (Case #1053) – Shoreland Overlay

Wendy Monette and Sean Torrance present as applicant's representatives.

Applicant is proposing to enlarge the pre-existing non-conforming living space on the second floor of her boathouse, add new windows to both floors, and change the exterior colors to match the guesthouse.

Mr. Hurley reviews the project. He states the changes are minimal with no change to the footprint or the roof design. The new colors will match an existing building on the property and will help to blend in more with the surrounding landscape.

The Board concurs, has no concerns, and determines a notice to neighbors is not necessary.

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 applicant must submit and receive separate approval for an exterior lighting plan.
- 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 premises shall not be used for access to any other parcel of land fronting on Lake Placid, except to a single parcel which is or is to be improved only by a one-family residence and accessory structures thereto.
- 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. Bissell seconds the motion.

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

These minutes were reviewed by the Board on 12/18/2019. Mr. Rosenthal made a motion to approve the minutes as amended. Mr. Thompson seconded the motion. All present Board members, except Mr. Walton and Ms. Kelly (abstained due to absence on 12/4/19), voted in favor. The motion passed 4-0.



 William R. Hurley, Chairman

RECEIVED	
Date	<u>1-9-2020</u>
Town Clerk	<u>Chelsea Heesler</u>
Date	<u>1/10/2020</u>
Village Clerk	<u>Christa Esty</u>

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REVIEW BOARD MEETING MINUTES December 4, 2019

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Andrew Thompson

MEMBERS ABSENT

Bill Walton
Jackie Kelly

ALSO PRESENT

Darci LaFave, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Haas, Jennifer (Case #1054) – Sketch Plan Review/Viewshed Overlay

Jennifer Haas and Pat Ledger (representative) present.

Applicant is proposing to build a house on undeveloped property at 233 Algonquin Dr.

Mr. Hurley explains this project is before the Board because it is located in an area designated in the Code as view sensitive (Fawn Ridge development). However, the property is located on the south side of Algonquin Dr. and is hidden from the Saranac Ave. view corridor, the Peninsula Way area, or any other view sensitive area. This project will have no impact on the general public and we have had similar cases where the Board has approved without further deliberation.

The Board concurs and has no questions.

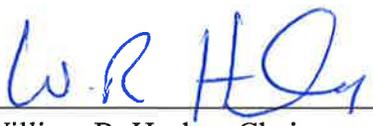
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- b. The applicant must submit and receive separate approval for an exterior lighting plan.
- c. The Review Board will retain continuing jurisdiction over the exterior lighting plan and the wattage and shielding of lights, until one year after the 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. Bissell seconds the motion.

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

These minutes were reviewed by the Board on 12/18/2019. Mr. Rosenthal made a motion to approve the minutes as amended. Mr. Thompson seconded the motion. All present Board members, except Mr. Walton and Ms. Kelly (abstained due to absence on 12/4/19), voted in favor. The motion passed 4-0.


 William R. Hurley, Chairman

RECEIVED	
Date	<u>1-9-2020</u>
Town Clerk	<u>Chelsie Jester</u>
Date	<u>1/10/2020</u>
Village Clerk	<u>Amrita A. Estby</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
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TOWN OF NORTH ELBA

2693 MAIN STREET
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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 December 4, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Bill Walton

ALSO PRESENT

Darci LaFave, Code Enforcement Officer
Terry Tubridy, Planning & Zoning Coordinator
Tim Smith, Board Attorney

Board Business

370 Mill Pond Dr.

Subject lot has been recently purchased by Jerry Strack. Mr. Hurley expresses concern about a number of cars parked on the property. Ms. LaFave states the Building Dept. has already addressed this with Mr. Strack. Discussion ends.

Meeting Minutes of 11/20/2019

Mr. Bissell makes a motion to approve the minutes as written.
Mr. Rosenthal seconds the motion.
All present members vote in favor. The motion is approved 6-0.

2665 Main St.

Ms. Kelly states the building at this address recently went from being boarded up to having portions of the exterior painted orange. Ms. LaFave notes the owner states the color is peach. The owner has not applied to the Board for approval of their exterior colors. Mr. Hurley states the Board has jurisdiction over exterior colors.

Summit Hotel

Mr. Hurley asks if there has been an update on the LED strip lighting along the roof line of the Summit Hotel. These lights have been up since October and are not considered to be Christmas lighting. No action specified. Ms. LaFave to research.

Weekend Furniture (Ray Brook)

Mr. Thompson asks if Board members have any objection to the remaining Northeast Irrigation display. No other Board members have any concerns.

Saranac Lake Golf Club

Board members expressed concern about the apparent state of disrepair of the building located on the north side of Rte 86 and across from the golf course. Mr. Tubridy notes the building is owned by the Saranac Lake Golf Club and Mr. Orticelle is addressing the building with the club's directors.

Dual Development/Quality Inn

Mr. Hurley asks Mr. Smith to review the Code to determine if the Board's desire to have all stormwater runoff, not just new runoff, is legally justified. The Board hopes the developers will agree to address all stormwater runoff.

The Board discusses lighting and its impact on the lake. Mr. Hurley notes there is nothing in the Code prohibiting headlights from shining toward the lake. Also, screening does not need to be a wall. Shrubbery or trees can be used to break up the light.

New Board Member Applications Discussion

There are six applicants for Board membership; all are town residents. Mr. Tubridy notes the Code requires a minimum of two members from the town and two members from the village. Mr. Hurley states a question for a prospective Board member is if they feel Conditional uses are allowed as guided by the Board or if they feel Conditional uses should be justified first before any design review. Ms. Kilburn states there is no correct answer and Mr. Hurley agrees.

Mr. Smith states this Board's role in choosing membership is advisory to the Town and Village.

Ms. LaFave states the Building Dept. can conduct the interviews and limit the interview to advising applicants of the requirements of the position.

The names of the applicants, to date, are announced – Anthony Dawson-Ellis, Bob Rafferty, Mea Melberg-Rosner, Terry Horrocks, Kelly Locke, and Gary Kaltenbach.

Meeting adjourned at 7:35 PM

These minutes were reviewed by the Board on 12/18/2019. Mr. Rosenthal made a motion to approve the minutes as amended. Mr. Thompson seconded the motion. All present Board members, except Mr. Walton (abstained due to absence on 12/4/19), voted in favor. The motion passed 5-0.



William R. Hurley, Chairman

RECEIVED	
Date	<u>1-9-2020</u>
Town Clerk	<u>Chelsie Jewler</u>
Date	<u>1/10/2020</u>
Village Clerk	<u>Aminda A. Estling</u>