REVIEW BOARD
MEETING MINUTES
November 2, 2011

MEMBERS PRESENT
Bill Hurley
Chip Bissell
Emily Kilburn
Bob Dimarco
Mike Orticelle
Kitty Nardiello

MEMBERS ABSENT
John Rosenthal

ALSO PRESENT
Tim Smith, Board Attorney
Britt Pickard, Building/Planning Dept. Clerk

The Golfery LLC (Case #632) – Conditional Use/Architectural Review/Shoreland Overlay

Katrina Lussi-Kroes is present as the applicant.

Mr. Hurley: Did everyone get the draft approval from Mr. Smith?

The Board indicates that they did.

Mr. Hurley: I did ask Katrina for a few more things.

Mr. Orticelle: Are you a principal in The Golfery LLC?

Ms. Lussi-Kroes: I am a member.

Mr. Orticelle: I mention this because your brother signed the application and I never saw anything that shows you can represent them. It would be good to have a letter for the file.

Mr. Hurley: We asked for letters from the Highway Department and the Water and Sewer Department, which we have received. I asked you to verify the parking. The spaces will be 9' x 18' and the travel lanes are 26' wide.

Ms. Lussi-Kroes: You also asked for the 6" inch curb and that is there as well.

Mr. Hurley: Those are numbers in the Code we need to meet and you sign-off that they meet the Code. Does anyone have any additions or deletions to Mr. Smith's draft decision?

Mr. Hurley: I just want to make sure that it is known that the Board has jurisdiction over lighting. The signage will be a separate case in the future. With regard to landscaping—I think we should revise it to read 4" diameter trees where it now reads 6".

Mr. Smith: The applicant can decide what will be useful in their landscaping scheme.

Mr. Hurley: Does the Board agree to change that to 4" trees?

The Board agrees.

Mr. Hurley: We also discussed the garbage area. We want to make sure it is screened and removed from view.

Mr. Smith: The fact that we received a new Site Plan will be added to paragraph four (4) of the draft approval.

Mr. Hurley: I just flipped through the Code to see what is applicable to this case as per Section 4 (General Standards Applicable to All Development Activities).

Mr. Hurley reads from Section 4 and mentions outdoor green space.

Ms. Lussi-Kroes: We made the "great room" as the place for people to sit.

Mr. Orticelle: Will there be any patios off the "great room"?

Ms. Lussi-Kroes: No.

Mr. Hurley: You looked at Searle Lane to make sure traffic could get through and that there was enough room.

Ms. Lussi-Kroes: Yes.

Mr. Hurley: I think taking into account the Public Hearing and all the letters we received, we have the ability to make a decision. There is no SEQR as the APA has jurisdiction. There are changes to the tree diameter and the new Site Plan dated October 28, 2011. (Mr. Hurley reads the draft decision regarding landscaping and trees). Do not clear cut in front of the building. You will need a stormwater plan although the dorm may be demolished prior to having that.

Mr. Hurley continues to go over other parts of the draft decision.

Mr. Hurley: Does the Board have any other questions or comments? I think we should do a roll call vote.

Mr. Bissell makes a motion to approve the draft approval with the changes discussed.

Ms. Nardiello seconds the motion.

All members vote in favor.

A roll call vote is then made to approve the project as presented:

Mr. Orticelle: Aye
Ms. Nardiello: Aye
Mr. Bissell: Aye
Mr. Dimarco: Aye
Ms. Kilburn: Aye
Mr. Hurley: Aye

The motion is approved, 6-0.

DECISION

VILLAGE OF LAKE PLACID / TOWN OF NORTH ELBA REVIEW BOARD

SITE PLAN REVIEW/SHORELAND OVERLAY APPLICATION OF:

THE GOLFERY LLC

Findings of Fact and Conclusions of Law

1. The applicant is The Golfery LLC, a limited liability company organized under the laws of the State of New York.

2. The project site is an approximately 2.6 acre parcel on the east side of Mirror Lake Drive (Village of Lake Placid Tax Map Parcel 42.0HL-7-29.000) which is presently owned by Placid Gold LLC, which is the sole member of The Golfery LLC. The property is in a "Planned Development" District under Village of Lake Placid/Town of North Elba Land Use Code ("the Code"), and is also in a Shoreland Overlay District under the Code.

3. The project site is presently improved by a dilapidated three-story 1960's building known as the Lake Placid Club Dormitory and a parking lot. The dormitory building will be demolished as part of the project.

4. The proposed project is a 97-room hotel, as depicted on a series of plans and other submissions by Edgecomb Design Group, including the following:

   a. Site Plan, dated 10-28-11.

   b. North, West, South and East Elevation drawings, all dated 10-19-11.

   c. N-W Perspective View, N-E Perspective View, and S-E Perspective View, all dated 9-28-11.

   d. Conceptual Stormwater Management Plan dated 10-19-11.

   e. "Mirror Lake Drive Elevation" showing the relative heights of the existing dormitory building, the proposed new hotel building and existing buildings to the south (Lake Placid Pub and Brewery and National Sports Academy) and to the north (Lake Placid Club Lodges Time Share Building #13).

   f. "Balloon Study" exhibits correlating the elevation drawings of the proposed hotel building to the four balloon locations referenced in Paragraph 8(b) below.

g. Photo simulations of the proposed hotel building when viewed from the Village Beach, Village Park and tennis courts and from points on Mirror Lake Drive south of the project site.

h. A drawing entitled "Proposed Entry Drive", dated 10-26-11.

5. The project is subject to Adirondack Park Agency (APA) jurisdiction and the applicant made application for APA approval on October 19, 2011 (the assigned "project number" is 2011-181). Because the project is subject to APA permit jurisdiction, the project is a "Type 2" action for purposes of the State Environmental Quality Review Act (SEQRA) and hence the Review Board is not required to make a "determination of significance" or any other findings under SEQRA.

6. The applicant originally applied for approval of the project on February 2, 2011, while the subject property was classified "Village Center" (VC) under the Code. That district classification does not permit a building of the height now proposed. The Village and Town Boards subsequently amended the Code to classify the property as PD, and to establish a 45-foot building height restriction in PD Districts.

7. While the absolute height of the proposed hotel exceeds 45 feet, the building will comply with the 45-foot building height restriction, as the term "building height" is specifically defined in the Code (which involves an averaging of roof ridgeline and eave heights), and the applicant submitted a certification to that effect by its licensed land surveyor.

8. The principal issue related to the project is its potential visual impact, and the Board makes the following findings relative to that issue:

a. At the request of the Review Board, the applicant amended its original plans so as to reduce the height of portions of the proposed building and the overall bulk of the building, and made other design changes to provide a sense of varying depth and to make the building appear less monolithic.

b. At the direction of the Review Board, the applicant also floated balloons and erected wooden poles to simulate the height of four different parts of the proposed building and to assist the Board in assessing the visual impact of the building.

c. The proposed exterior and roof colors of the building are subdued and will not themselves cause an adverse visual impact or draw attention to the building.

d. The height of the proposed building, although taller, will be reasonably consistent with the heights of other nearby buildings on the east side of Mirror Lake Drive, i.e. the National Sports Academy building to the south and the aforesaid Time Share Building #13 to the north (given the elevated topography on which the latter building is located).

e. There is existing tree growth between Mirror Lake Drive and the site of the proposed building which, if protected and preserved and integrated in a landscaping plan to the extent practicable, will assist in mitigating the visibility of the proposed hotel building from public viewing points.

f. On the basis of the foregoing, and the various plans, perspectives and simulations submitted by the applicant, the project will not have a materially adverse visual impact when viewed from public roads, parks or other public viewing points. When viewed from across Mirror Lake, the project will be in scale with other existing hotel projects in the community when viewed from such a distance.

9. The project complies with the specific setback restrictions established, at the recommendation of the Review Board, by the Village of Lake Placid and Town of North Elba local laws which reclassified the subject property from VC to PD, including a front yard setback which is no closer to Mirror Lake Drive than a line between the nearest streetside corners of the Lake Placid Pub & Brewery and Time Share #13 buildings. As noted above, the project complies with the maximum building height restrictions. The project is an allowable use in a PD District.

10. The "Proposed Entry Drive" drawing referenced above shows that access to the hotel project from Mirror Lake Drive, over "Jim Searle Way", will have satisfactory drive widths and turning radii. The project will comply with the Code relative to the number of on-site parking spaces. Because the proposed hotel's facilities focus primarily on lodging, with limited dining or meeting spaces, the project is not expected to have any significant traffic impacts on the neighborhood.

11. The project was the subject of a public hearing held by the Review Board on October 19, 2011, at which members of the public were afforded an opportunity to make comments on the project. The Board also reviewed and considered about 10 letters of comment, which are part of the record in this matter.

12. There are several subject matter areas of potential concern which can be addressed by conditions in this decision requiring additional materials to be subsequently submitted to the Review Board for its review and approval, including lighting, signage, landscaping and tree-retention, and stormwater engineering.

On the basis of the forgoing, the Review Board finds that the project complies with the Code's criteria for approval, and the project is approved, subject to the following conditions:

A. Prior to undertaking the construction of the project, the applicant shall submit and receive Review Board approval of a landscaping and tree-retention plan for the entire 2.6 acre property, which plan will provide, to the extent practicable, for the retention of existing trees which might assist in partially screening the proposed hotel. In this respect, no living tree on the property within 40 feet of the east side of the pavement of Mirror Lake Drive exceeding 4" in diameter shall be cut until such a plan is approved by the Board. The existing dormitory building may be demolished prior to this condition being satisfied.

B. Prior to undertaking the construction of the project, the applicant shall submit and receive Review Board approval of a stormwater management plan prepared by a licensed professional engineer which meets the requirements of the Land Use Code. The existing dormitory building may be demolished prior to this condition being satisfied.

C. Prior to the erection or installation of any new signage or exterior lighting facilities on the project, the applicant shall submit and receive Review Board approval for comprehensive signage and exterior lighting plans for the property.

D. No material change in the plans for the project may be made without prior written approval of the Review Board.

November 2, 2011

Decision moved by:	Mr. Bissell
Seconded by:	Mrs. Nardiello
Voting Aye:	Mrs. Nardiello, Ms. Kilburn and Messrs. Bissell, Ortocelle, DeMarco and Hurley
Voting Nay:	None
Absent:	Mr. Rosenthal

W. R. Hurley, Chairman