



Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting Minutes
Monday, November 17, 2025

Minutes of the Lake Placid Village Board of Trustees and Town of North Elba Joint Public Hearing and Lake Placid Village Board of Trustees Regular Meeting held on the above date at 5:00 pm in the Board Room on the first floor of the Municipal Hall, 2693 Main Street, Lake Placid, NY and via videoconferencing.

Present:	Art Devlin	Mayor (via Zoom from Daytona Beach Shores, FL)
	Jackie Kelly	Deputy Mayor/Trustee
	Katie Brennan	Trustee
	Marc Galvin	Trustee
	Andrew Quinn	Trustee
	Anita A. Estling	Village Clerk
	Janet Bliss	Village Attorney
	Derek Doty	Town Supervisor
	Emily Politi	Town Trustee
	Jason Leon	Town Trustee
	Rick Preston	Town Trustee
	Laurie Dudley	Town Clerk

Others:	Leslie Shannon
	Jim Mulvihill
	Jennifer Newhart
	Stephen Dixson
	May Chow
	Darci Whitney
	Shelly Reynolds
	Tim Reynolds
	Connor McCrea
	John Houghton
	Bob Maswick
	Jan Maswick
	Micheal Phinney
	Brennan Phinney
	Karen Armstrong
	Shane Armstrong
	Samual Gura
	Greg Harden

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

Liane Colby
Barb Dempsey
Alexa Benware
Kayie Byne
Laura Yerkovich
Elizabeth Ormiston
Tim Smith
Jim Brooks
Norm Aamond
James Condon
Dave Genito
iPhone 1
Jim Hughes
Nathaniel Bette
Brendan Wilson
Stephanie's iPhone
"Meeting Assistant"

Excused: Mindy Goddeau Treasurer
 Dick Cummings Town Trustee

Supervisor Doty and Mayor Devlin opened the Board Meeting at 5:00 pm and presided over the meeting starting with the Pledge of Allegiance. The Public Hearing Notice was read by the Village Clerk. The notice is made a part of these minutes below:

PLEASE TAKE NOTICE that the Village Board of the Village of Lake Placid and the Town Board of the Town of North Elba will hold a joint public hearing on a proposed local law to amend the Village of Lake Placid/Town of North Elba Land Use Code, on November 17, 2025 at 5:00 P.M. in the Town of North Elba Town Hall First Floor Meeting Room, 2693 Main Street, Lake Placid, New York.

The proposed local law would amend the Land Use Code as follows:

- (1) Add "Temporary Workforce Housing" as a Conditional Use in Planning Districts Town Residential, Village Residential, Village Center, Gateway Corridor and Old Military Road Corridor, and provide a definition and standards for such uses;
- (2) Add "Special Event Venue" as a Conditional Use in Planning Districts Rural Countrywide, Village Center, Gateway Corridor and Old Military Road Corridor, and provide a definition and standards for such uses;
- (3) Allow up to two accessory dwelling units on a given property, each not to exceed 75% of the total habitable floor area of the principal dwelling on the property;
- (4) Amend the Sign Regulations to delete "campaign election signs" and "personal lawn signs" from the list of regulated signs and amend the sign regulations for "home occupation" to include "Special Event Venue".
- (5) Provide that accessory dwelling units used as short-term rentals must be hosted.

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

No environmental resources are expected to be affected.

The complete text of the proposed local law is available for inspection by any interested person on the Town of North Elba/Village of Lake Placid website (northelba.villageoflakeplacid.ny.gov).

All interested persons are invited to attend the public hearing and will be given an opportunity to be heard. To join via Zoom:

<https://us02web.zoom.us/j/85800833243?pwd=YStGzv637WpA6SQHXVBR8fwDzuuyjy.1>
Meeting ID: 858 0083 3243 Passcode: 937376

Anita Estling, Village Clerk
Laurie Curtis Dudley, Town Clerk
Dated: October 31, 2025

Supervisor Doty: The purpose of tonight's hearing is to listen to public comment. This is an opportunity for members of the community to share their feedback on the specific matter of these proposed changes to the land use code. It is not a time for back-and-forth discussion with the boards, or for debate among members of the public. We are here to hear you, and all comments will be part of the public record. Please direct all comments to the boards. Everyone who wishes to speak will have the opportunity to do so. We will begin with in-person attendees, followed by those joining virtually. When it is your turn to speak, please begin by stating your full name clearly for the record. Comments are limited to 3 minutes. If you prefer to submit your thoughts in writing, written comments will be accepted through November 24th, 2025, and may be emailed to hbreen@northelva.org. Thank you for your cooperation and for taking the time to participate. We appreciate your engagement in this process.

Councilwoman Kilburn Politi -I ask you to raise your hand if you would like to speak. Please state your name clearly, and then I'll have a timer for the three minutes.

Laura Yerkovich: How did these topics arise?

Shane Armstrong – I am opposed to allowing more short-term rentals in any capacity. We have enough housing for tourists, but not enough for permanent residents. In terms of temporary workforce housing, this shouldn't be the burden of our residential neighborhoods.

Lesley Shannon - It doesn't matter what size property you have. You would be only able to put on two accessory units. You could have a third of an acre or you could have 20 acres, and you're limited to two units. I don't know if that is fair. What is the definition of a unit? Could it be a camper for the summer that has utilities available? Would campers be allowed in a residential neighborhood? I think the wording needs to be a little bit more specific about what an accessory unit would be, and you need to adjust what the land area would be. I think it is very broad. Thank you.

May Chow -I have a comment regarding the temporary workforce housing. Using the town residential and village residential area for J1's should not be the burden of our community. They

are putting a multiple number of individuals in these houses that are for single families. They are putting five to six people in one room, and some are four-bedroom houses with 20-30 people sharing two bathrooms. It is not sanitary. It also shouldn't be a burden to these neighborhoods. We should be looking at these neighborhoods to be back to single-family homes. There are no families. There are no kids growing up in our neighborhoods. Our school population is declining. The number of kids graduating from our high school is declining, and we are losing programs. If we need to do something for workforce housing, maybe they should look to build an apartment complex for workforce housing, or put that back onto the employer, but we need to use the single-family housing for single families.

Shelly Reynolds - I'm concerned that this meeting was not very well publicized, and the Board's proposal of the five amendments to the Land Use Code are not as transparent as they could be. I want to appeal to the Town and the Village Board to consider publishing more information about these five amendments in the local newspaper or other media sources, and gathering more public input other than this, and giving time for discussion, Q&A, before voting on the amendments. In 2023, after collecting a great deal of community input, the room and boarding houses were removed as conditional use, but workforce housing is basically the same thing using a different name. It's just another way of removing more family homes from our local housing inventory so they can be used for commercial gain. Perhaps temporary workforce housing could be allowed in the Village Center or other areas that already have a lot of commercial businesses, but not in all the planning districts that are currently under that proposal. The burden of solving the temporary workforce housing should not be on the responsibility of community members who are not business owners. Amendment number 2: special events venue. I'm really confused how that could be proposed without a definition first. The way it's written we first, we must approve it, and then you're going to define it. Are we talking about weddings? Are we talking about rock concerts? Are we talking about huge frat parties? Proposed Amendment number 3: I strongly oppose allowing more than one accessory dwelling, up to 3/4 the size of a principal dwelling. That means that somebody with a house that's 4,000 square foot house can build two more 3,000 square foot homes for rentals. On the other hand, I strongly support proposed amendment #5: having a short-term rental accessory dwelling enables a family to afford to stay in their home in Lake Placid. It is a perfect use of the 2023 short-term rental codes. And yes, it should meet requirements that they hosted STRs.

Bob Maswick - I can walk to four of these temporary workforce houses within five minutes from my house. I'm not sure why we were even talking about this. In April 2019, the State Supreme Court had already said that these planned uses are not permissible in the zoning district where a property was located but did not fall within the definition of a single-family residence. I would suggest that maybe the town and village boards come at this a little bit differently. Maybe come at it the way some other communities in New York City are doing this. The burden falls on the J-1 sponsor organization. Before those J-1s can come here, they must have their housing all ready to fill up. I know business owners down in some of the tourist communities on Long Island. Right after Christmas every year, they start work on finding housing for their workers before they even go through the visa process to get them over here. That's the way I think that this community should approach this thing. This burden should fall on the employers and that J1 sponsor organization, not on people in the community.

Karen Armstrong - I'm concerned about the amendments #1 and #3. The primary issue with housing in Lake Placid is the lack of affordable housing for permanent residents. I'm not sure why we would take any long-term housing stock from residential neighborhoods, convert it to house temporary workers. We are at maximum tourist occupancy, while at the same time we're at minimum occupancy in our classrooms. Why would we go back on a pledge made just two short years ago to curb this trend? In terms of temporary workforce housing, in effect boarding houses or dormitories, the question then becomes, where will the temporary workers live? I would answer in dignified housing. Not in single-family homes with bunk beds crammed into every room and workers sleeping in attics, and 11 people or more per house. Houses not intended for this use. The problem of temporary worker housing is not a problem that our residential neighborhoods should be forced to solve. This is an issue for employers to solve in a way that does not impact residential housing stock, and that provides dignified accommodations for temporary workers. I would further ask, how houses for temporary workers are currently operating in our residential neighborhoods? The Land Use Code does not allow Boarding Houses. This standard is similar use in the Land Use Code and now landlords can just rename them. If people are currently housing 11 or more non-related individuals in three-month intervals, it doesn't matter what the lease says. These are not single families and therefore should be considered in violation of our code. I truly appreciate the boards' attempt to regulate these and to force landlords to recognize dignified housing for all, but I'm concerned that monitoring of this type of housing will once again fall on the backs of neighbors, which is uncomfortable. I appreciate your attention to this and your concern for our temporary workforce, but I think the amendment falls short in terms of enforcement and allowable locations. In terms of accessory dwellings and short-term rentals. What will this town look like with up to two accessory dwellings for property to house tourists that we currently must recruit temporary workers to serve? We have finally gotten to a place where restrictions on short-term rentals are having an impact, and I want to ask that these boards not turn their backs on the community's extensive feedback leading up to the most recent code. Thank you for your time.

Stephanie Murphy - My husband and I, we both grew up here, we both graduated from here, and We have decided to start our family here. We contribute to the community. We recently were given the opportunity to have an accessory dwelling unit, built on our property, not for the intention of short-term rentals, but for the intention of housing my grandmother on our property. I can see inside the living room, across from my living room, inside the living room of the accessory dwelling unit, that is less than 800 square feet large. Our goal was to allow our family members to come up and utilize that space when we would like them to. Unfortunately, we were met with restrictions because of the land use code. While we are hardworking and contributing members to this community. Having the opportunity to short-term rent that accessory dwelling unit would allow us the opportunity to remain in this community long-term. While I understand that there is a housing crisis, I do believe that short-term rentals should be considered on a case-by-case basis. When I moved back from college there were no restrictions. While I understand that there is a need for housing here, I do genuinely believe that it should be able to do what we feel is best for our family. I support number 5, and I do generally believe that it's a case-by-case basis and not a one-size-fits-all model. Thank you.

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

Norm Aamodt - I just wanted to say I'm very excited about the proposed changes to the use code about doing events and weddings and contributing to the local economy to do that. Thank you.

Tim Rales - I am concerned about special event venues. What that really means. I haven't heard any description of that. It just seems like too much of a catch-all dangerous thing, you know, to have in place that's not defined. In my opinion, needs to be defined much better.

Jennifer Newhart - I am concerned that the neighborhoods will lose that neighborhood feel to have people who are temporary in and out and in and out which really takes away from the sense of community. Even if we wanted to get to know these people, you can't. They change every three to six months. You still don't have a community. I am very concerned that we are preventing nurses, teachers, and other people who want to live, live here in the heart of the community and serve in the way that you folks serve. We are preventing them from doing that.

Mayor Devlin and Superintendent Doty closed the live Public Hearing at 5:25 pm. Written comments will be accepted for 1-week until November 24th at 5:00pm and submitted to hgreen@northelba.org. Mayor Devlin opened the Village Board Meeting.

Clerk Items

REGULAR BOARD MEETING MINUTES – NOVEMBER 3, 2025

Resolution #215 - 2025

On motion by Trustee Quinn, seconded by Trustee Kelly the Board duly resolved as follows: -

To approve the Regular Board Meeting Minutes for November 3, 2025, as presented by the Village Clerk.

Trustee Kelly, Trustee Galvin, Trustee Quinn, and Trustee Brennan voted AYE

2025/26 MUNICIPAL SNOW AND ICE AGREEMENT SUPPLEMENTAL AGREEMENT

Resolution #216 - 2025

On motion by Trustee Brennan, seconded by Trustee Galvin the Board duly resolved as follows: -

To approve the 2025/26 Municipal Snow and Ice Agreement Supplemental Agreement.

Trustee Kelly, Trustee Galvin, Trustee Quinn, and Trustee Brennan voted AYE

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

ADK WINTER INVITATIONAL STREET POLE BANNERS

Resolution #217 - 2025

On motion by Trustee Kelly, seconded by Trustee Quinn, the Board duly resolved as follows: -

To approve the hanging of the ADK Winter Invitational Street Pole Banners as requested.

Trustee Kelly, Trustee Galvin, Trustee Quinn, and Trustee Brennan voted AYE

HOLIDAY VILLAGE STROLL AND FIRE DEPARTMENT APPARATUS

Resolution #218 - 2025

On motion by Trustee Quinn, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve the Holiday Village Stroll for December 12 – 14th, with Santa's arrival at Mid's Park, Chris Cringle Caravan and use of the Village equipment as needed.

Trustee Kelly, Trustee Galvin, Trustee Quinn, and Trustee Brennan voted AYE

DOG SLED LICENSE APPLICATION, THUNDER MOUNTAIN

Resolution #219 – 2025

On motion by Trustee Quinn, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve John Houghton and Thunder Mountain Dogsled to conduct his dog sled business from 2405 Main Street for the winter of 2025-26 as per the language in the dog sled application.

Trustee Galvin, Trustee Kelly, Trustee Quinn and Trustee Brennan voted AYE

ECONOMIC DEVELOPMENT REVOLVING LOAN PROGRAM

Resolution #220 – 2025

On motion by Trustee Kelly, seconded by Trustee Galvin, the Board duly resolved as follows: -

To approve the edits to the Village of Lake Placid Economic Development Revolving Loan Program Manual.

Trustee Galvin, Trustee Kelly, Trustee Quinn and Trustee Brennan voted AYE

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

ADMINISTRATIVE ASSISTANT TO THE CHIEF OF POLICE HIRE

Resolution #221 - 2025

On motion by Trustee Quinn, seconded by Trustee Galvin the Board duly resolved as follows: -

To approve the provisional hire of Nikita Goodman for the position of Administrative Assistant to the Chief of Police, at an hourly rate of \$27, with all Village benefits, and a probationary period of six months, pending passing all pre-employment requirements.

Trustee Kelly, Trustee Galvin, Trustee Quinn, and Trustee Brennan voted AYE

Treasurer Items

WARRANT AFFIDAVIT #8 – 2025-26

Resolution #222– 2025

On motion offered by Trustee Brennan, seconded by Trustee Quinn, the Board duly resolved as follows:-

To approve the payment of Warrant Affidavit #8 – 2025-26 as submitted by the Village Treasurer and reviewed by Trustee Kelly. The affidavit is included below:-

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

LAKE PLACID VILLAGE, INC.

2693 Main Street, Lake Placid, New York 12946
Phone: 518-523-9952, Fax: 518-523-1362
www.villageoflakeplacid.ny.gov

AFFIDAVIT #8 2025-2026

We, the undersigned, acting as a Board of Auditors to the Village of Lake Placid, NY
do approve that the Village Treasurer is authorized to issue checks as per the presented
and approved Warrant and is also authorized to make the following transfers as listed

Below based on the warrants approved at the Board Meeting on **November 17, 2025**

Checks and bank drafts for 11/04/25-11/17/2025 for Fiscal Year 2025-2026:
Check #'s 67673-67747

TOTAL WARRANT OF ITEMS PRESENTED	\$	1,275,840.65
PLUS: UTILITY REFUND CKS =	\$	0.00
TOTAL WARRANT AND REFUNDS	\$	1,275,840.65
GENERAL (A1) FUND: A1-0001-0200	-\$	630,133.79
HUD REVOLVING LOAN (CM) 0001-0200	-\$	0.00
ELECTRIC (EE) FUND: EE-0001-0200	-\$	381,595.12
WATER (FX) FUND: FX-0001-0200	-\$	119,402.02
SEWER (G3) FUND: G3-0001-0200	-\$	144,709.72
CAPITAL (H8) FUND: H8-0001-0200	-\$	0.00
TRUST & AGENCY (TA): TA-0001-0200	-\$	0.00

Date: November 17, 2025

Art Devlin (via Zoom), Mayor
[Signature], Trustee
[Signature], Trustee
[Signature], Trustee
[Signature], Trustee

Audit Review by: [Signature], Board Member Date: 11/17/2025

Attest: [Signature], Village Clerk

Trustee Kelly, Trustee Galvin, Trustee Quinn, and Trustee Brennan voted AYE

New Business

Trustee Kelly reported that Adirondack Rail Trail Association (ARTA) has requested for Greg Borzilleri to represent businesses on their Board. It was recommended that a second person who represents winter businesses be asked to co-represent. Trustee Kelly said she would take that recommendation back to ARTA.

Members of the public were invited to speak.

Lake Placid Village, Inc.
Joint Public Hearing and Regular Board Meeting
Monday, November 17, 2025

EXECUTIVE SESSION

Resolution #223 - 2025

On Motion made by Trustee Brennan seconded by Trustee Kelly, the Board duly resolved as follows:

To enter into executive session to discuss litigation at 5:49 p.m.

Trustee Quinn, Trustee Galvin, Trustee Kelly, Trustee Brennan and Trustee Galvin voted AYE

RETURN TO REGULAR SESSION

Resolution #224 - 2025

On motion made by Trustee Quinn, seconded by Trustee Galvin, the Board duly resolved as follows:

To conclude the executive session of the Board Meeting at 6:15 pm.

Trustee Quinn, Trustee Galvin, Trustee Kelly, Trustee Brennan and Trustee Galvin voted AYE

ADJOURNMENT

With no further business to come before the Board, a motion to adjourn was made by Trustee Quinn, seconded by Trustee Galvin and the meeting was adjourned at 6:16 pm.

Respectfully submitted,

A handwritten signature in cursive script, reading "Anita A. Estling".

Anita A. Estling
Village Clerk