



Village of Saranac Lake

Planning Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 4/6/2021

ATTENDANCE

Development Board Members:

Donna Difara, Chairperson, Present
Bill Domenico, Present
David Trudeau, Excused
Elias Pelletieri, Present
CJ Hagmann, Excused
Craig Catalano, Alternate, Absent

Paul Blaine, Development Code Administrator, Present
Cassandra Hopkins, Administrative Assistant, Present

CONVENE

Donna Difara opened the meeting at 6:04pm.

PUBLIC HEARINGS

BOARD ACTION

1) **Dominic & Christina Fontana, Area variance for an accessory garage, 164 Kiwassa Road**

Paul Blaine, Development Code Administrator, stated that he has just received an email from a neighboring property owner in which the neighbor stated that they have no issue with the project.

Difara stated that there is a garage at the rear of the property that exceeds maximum height requirements and there are no conditions for approval recommended.

Blaine clarified to the Board that this is a type two action so no further review is necessary for the State Environmental Quality Review (SEQR).

Motion to close public hearing by Elias Pelletieri, seconded by Bill Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, public hearing closed.

Motion to approve Area variance by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

2) **Aggie Pelletieri & Dan Reilly, Area variance for an accessory garage, 97 Old Military Road**

Difara stated that this project is for a demolition of an existing structure on the property and replacement with a new, single car garage that exceeds the maximum height requirements.

Pelletieri stated that there is a request for relief for the side setback requirements, as well as exceeding exterior wall overall height of the new garage. Motion to close public hearing by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, public hearing closed.

Motion to approve Area variance by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

3) Hex and Hop, Inc., Site Plan Review for a Brewpub, 600 AMA Way

Difara stated that the application is for amendment of the approved Site Plan for a Brewpub and noted that the submitted plan has been updated to include more traffic signage.

Pelletieri stated his support for the submitted Site Plan.

Motion to approve Site Plan by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

4) Grizle T's, Site Plan Review for material change to a Tavern, 53 Main Street

Difara asked the applicant to give an overview of the project.

Timothy Northrup, engineer, stated that he was here tonight to represent the project. He stated that the garage facing the Riverwalk will be used as a space for a tavern as part of Grizle T's. He noted that this continues the work that the applicant has done to improve the building over the course of several years. He stated that the proposed hours of operation are to be from 4pm until 11pm during the summer season, with some flexibility. He noted that a south easement with the Madden's storage building will allow for the existing propane tanks and the grease dumpsters to stay on that site.

Motion to close public hearing by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, public hearing closed.

Motion to issue a negative declaration for purposes of SEQR by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Difara stated that there are conditions that may be added to this approval, including, only dumpster and one grease container each to be allowed on site and garage door allowed to be open to event space until 9pm.

Pelletieri stated that there is a possibility for an adjustment to the hours of the garage door condition.

Difara stated that there can be flexibility in the schedule and that can be made a part of the condition.

Northrup asked for clarification on the condition of the limit to the grease dumpsters on site.

Domenico stated that Adam Harris, the owner, had mentioned that the existing two grease dumpsters on site are only temporary- one is set to be removed.

Northrup confirmed that schedule for removal. He added that the applicant does have the opportunity to schedule more frequent pick ups of the garbage.

Difara asked for a motion to approve.

Motion to approve Site Plan Review with conditions that (1) proposed easements to be recorded with the county and submitted to the Development Code Administrator with recording information prior to issuance of a building permit, (2) one dumpster and one grease container each to be allowed on site, and (3) garage door allowed to be open to event space until 9pm by Domenico, seconded by Pelletieri. Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

5) Georgeanne Gaffney, Site Plan Review for an Artisan Workshop, 8 Academy Street

Georgeanne Gaffney, applicant, stated that she will use this space as her studio and gallery. She clarified that the studio and gallery would be on the first floor only.

Motion to close public hearing by Pelletieri, seconded by Difara.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, public hearing closed.

Motion to issue a negative declaration for purposes of SEQR by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Domenico stated his support for the project.

Pelletieri added that this is a good project for the Village.

Motion to approve Site Plan by Domenico, seconded by Difara.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

6) Historic Saranac Lake, Site Plan Review amendment, 118 Main Street

Difara noted that this is an amendment to the original application.

Motion to approve Site Plan amendment by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval

7) Cedar Ridge Holdings, Inc., Special Use Permit with Site Plan Review for Townhouses, 57 Duprey Street

Blaine stated that the Board received a letter of correspondence from Si Flores on 4-2 and that a letter of response from the applicant was forwarded to the Board on 4-5, and that a letter of correspondence from John Campion was submitted on 4-5.

Keith Braun, applicant, stated that he is present tonight on behalf of Rabideau Corp. and Cedar Ridge Holdings and went on to explain the proposed project. He stated that this is new construction of townhomes on the lots for 51-57 Duprey Street and a demolition of two of the existing structures on the lot. He added that this project has been designed to comply with the Code.

Domenico asked for a description of the existing structures.

Braun described the three buildings, all of which are rental properties and one of which is a two unit.

Marie Kaye, family member of existing tenant in the rental units, asked for a plan for the tenants.

Braun, stated that there will be notice before this project starts.

Allen Dunham, neighbor at 141 Duprey, asked about short term versus long term rentals.

Braun stated that upon completion, these homes will be sold.

Domenico reminded the Board and the public about the structure of public comment and Board responses. He asked the applicant about interactions with the Village DPW and any additional engineering for water and sewer.

Braun stated that the plan is a standard sewer connection for each of the units.

Si Flores, neighbor at 77 Duprey Street, recited to the Board some of the main points of the letter that was initially sent on 4-2. He emphasized that alternative recommendations may reflect a more appropriate use of this property and there are outstanding questions that need to be addressed.

Mary Beth Wigger, neighbor at 61 Duprey Street, stated concerns over the potential need for parking and safety.

Lorraine Kelly, neighbor at 72 Duprey Street, stated that this project does not fit.

Walter McClure, neighbor at 60 Duprey Street, stated that he supports the comments made by his neighbors that this plan does not conform to the existing character of the neighborhood.

Flores asked Blaine about the response that was submitted by the applicant to the initial letter that was sent by the neighbors.

Difara stated that copies are with the Board.

James Cochran, neighbor at 48 Duprey Street, stated concern about additional stormwater runoff and the drainage.

Difara stated that the Board can ask the applicant for a stormwater plan.

Diane DePreter, neighbor at 67 Duprey Street, stated that she agrees with the concerns from her neighbors that have been expressed to the Board tonight.

Wigger stated that there should be consideration of the potential disruption of the view for the existing neighbors. Kevin Brousseau, neighbor at 120 Duprey Street, stated that this proposal is out of place for the rest of the immediate neighborhood, and other areas in the Village.

DePreter asked for the proposed total height for these units.

Difara stated that the proposed height is 25' high.

Wigger asked for the process of this project moving forward.

Blaine stated that the Board will consider the criteria for the Special Use Permit and look at the Site Plan Review and determine completeness of application submitted and if there are any other needs to request from the applicant. He added that conditions can be placed on any approvals.

Difara asked for any other public comment at this time.

Braun stated that the proposed plan to address stormwater runoff is that the driveways of the units will be permeable in order to decrease the amount of impervious surface and there will be appropriate drainage placed around the buildings. He added that the parking has been considered and that the proposed plan is for two spaces per unit. He stated that there will likely be need for a variance request before the Board if any of the recommended changes to the Site Plan are made.

Flores asked what the variance request means.

Difara stated that there will be a process similar to this one tonight.

Blaine stated that a variance will be needed for those minor changes, such as creating a single-family residence, because under the Code that will mean a variance because of the required square footage not being met.

Wigger stated that the parking proposed just does not seem adequate even if there is no minimum for the Village. Kelly agreed with the safety concerns over parking.

DePreter asked about the potential for parking of a boat and trailer on the properties.

Difara asked the applicant if they had obtained a flood map.

Braun stated that no.

Blaine stated that that the property is not located within the floodplain.

Flores asked the Board to consider what was there before and when a previous town house was denied.

Difara clarified that the current Development Code was adopted in 2016.

McClure stated that there isn't adequate room for the size of the proposed project.

Difara stated that the application has to comply with the Code, and the Code sets the standards for size.

Domenico stated that this may be something that will take more than just one meeting to reach a decision that makes sense.

Pelletieri stated that he does not plan to approve this project for the reasons stated tonight and because he has looked at how this plan fits with the Comprehensive plan in terms of affordability and scope of the neighborhood and he does not believe that it fits.

Difara stated that she will recommend that the Board get together and review the outstanding concerns with the project and delay a decision for tonight.

Blaine stated that the Board will not make any decisions when they meet for the work shop on the 20th. He asked that the Board members send questions to him and he will compile the questions and be prepared to provide feedback. He directed the neighbor to submit a request to the office for any additional documents to be released regarding the project.

Motion to adjourn the public hearing until next month by Pelletieri, seconded by Domenico.

8) Parkview Development, Preliminary Site Plan Review for Multi Use, 120 Broadway

Sean Kearney, applicant, stated that the Saranac Lofts project has been amended with consideration of Board feedback and developments on neighboring properties. He stated that a recent accomplishment is a boundary line adjustment that will allow this property access to Depot Street, and allowed for an overall redesign of the parking and egress on site. He stated that the parking has been adjusted to save money in the long run.

Joe Garso, project engineer, added that the stormwater plan has been updated, the water, sewer and storm connections concerns have been worked through with the DPW and Village's Waste Water Treatment Plant. He added that this project has submitted to the APA.

Domenico asked about the stormwater runoff plan.

Garso stated that the permeable pavement has been included in the design along with a base layer, and that is what is expected from DEC.

Tim Reilly, neighboring property owner, asked about the protocols for the public notice to neighbors, and stated that he would like to hear more about plans for accessing Broadway and a plan for the increased traffic.

Kearney stated that the second building which is a mixed-use building situated on Broadway will use the Broadway egress and access, and the main building will house apartments and the parking lot vehicle traffic will egress onto Depot Street only.

Difara stated that this is only a preliminary Site Plan review, so there isn't a public notice for a public hearing. Kearney clarified the property boundary adjustment with the neighboring property, the Saranac Lake Volunteer Rescue Squad. He stated that the Depot Street access will be improved upon.

Difara asked about the number of parking spaces.

Garso stated that the existing parking space plan reflects the estimate to the best of their ability of what may be needed by tenants and users of The Carry space.

Kearney stated that there are 33 parking spaces in total on site. He added that this is due to a boundary line adjustment with a purchase of land from the neighboring property.

Blaine asked the applicant about the easement on Broadway.

Kearney stated that the entrance off of Broadway is a right of way that is in place right now and that the language on that easement will be refined for this project.

Blaine stated that the purpose of each right of way needs to be defined as part of the Site Plan with any other copies of easements or agreements to be submitted to him. He stated that the trash removal plan needs to be more defined and that the grade can be adjusted for the Broadway access driveway.

Garso stated that the change to a driveway grade may negatively affect stormwater runoff to the neighboring property. He also clarified the trash removal plan.

Domenico stated that he does see the benefit of garage parking to allow for more greenspace elsewhere on site.

Kearney stated that the cost effectiveness of underground parking makes it a last resort option.

Pelletieri stated that this is a good project and stated the Board recognizes that this is an affordable housing project.

Difara asked the applicant about the prospect of depositing the requested amount of money to be held in escrow.

Pelletieri asked about the amount of \$5,000.

Blaine stated that this type of ask is mentioned in the Code and for this project it was recommended by the Village attorney.

Difara stated that this is just an ask to guarantee that the project is done right.

Kearney stated that he does not have a problem with that ask.

Blaine clarified to the Board that this is a type two action so no further review is necessary for the State Environmental Quality Review (SEQR). He added that the APA is reviewing an application for this project.

Domenico clarified the verbiage of the condition on the approval tonight regarding any adjustments to the right of way.

Motion to approve preliminary Site Plan with conditions that the 16' right of way to be identified or eliminated and that the applicant is to deposit a fee of \$5,000 to the Village to be held in escrow for the purpose of paying the costs and fees of professionals retained for review of the final application by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

9) Saranac Waterfront Lodge, Site Plan Review amendment, 250 Lake Flower Ave.

Garso, project engineer, introduced himself and the owner, Tom Kammerer, present for the meeting tonight. He stated that the amendment requested is for an updated plan for changes to the property, including elimination of the outdoor pool, reconfiguring of a stone patio with propane heat, elimination of the roof of the other outdoor deck area, and an adjustment to a retaining wall with the south facing property line. Difara stated that the landscaping on the part of the property that the board is discussing could be improved. Garso replied that there is a plan to improve that part of the property. Blaine stated that this project has received Site Plan approval along with PUDD with this Development Board. He stated that he wants to make the Board aware that these amendments are taking away from what was initially intended with those original approvals. Domenico asked for clarification on the slope stabilization bordering the Fogerty's property. Blaine stated that the temporary wooden structural support will get removed and replaced. He stated that the grades on that part of the property do not match with what was originally approved for the property. He added that a stone retaining wall will be one fix for removing the existing wooden retainer, but that seeding and fabric may prove to be a fine fix instead. Difara confirmed that Blaine is looking for a revised Site Plan and details to be submitted with any of these changes that may be approved tonight. Blaine clarified that when the hotel originally opened a temporary certificate of occupancy was issued. He encouraged the Board to help the applicant stick to a timeline for completion and opening throughout this process. Difara stated that the proposed amendments seem minor enough to the overall plan. She asked the other board members present for their thoughts on the proposed amendments. Pelletieri stated his support for the amendments.

Motion to approve Site Plan amendment with conditions that (1) outdoor pool to be removed from site plan, (2) wood fired fireplaces to be replaced with gas fireplaces, (3) patio, wall and fence to remain as approved, and (4) revised Site Plan and details to be submitted to and approved by the Development Code Administrator by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

10) HES Ventures, Subdivision approval amendment, 33 Depot Street

Difara asked the applicant to give the board an update on the status of this project.

Reilly, applicant, stated that he is back in front of the board tonight to seek an extension for the date to file the new property map reflecting the subdivision that has taken place. He stated that May 31st, 2021 is the date he is seeking as the new filing-by date.

Difara asked the applicant if the previous conditions for the original approval had been met.

Blaine stated that he does not have the map for the subdivision.

Reilly stated that he will get that to Blaine.

Difara added that the Board is willing to give the applicant until June 30th, 2021 to complete survey maps and/or deeds for project as approved and provide the proof of recording by the County Clerk to the Development Code Administrator.

Pelletieri agreed with that allowance.

Motion to approve Subdivision amendment for change of date to June 30, 2021 by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

11) HES Ventures, Site Plan Review for Residential Use, 33 Depot Street

Reilly stated that there are plans for refurbishment of an HES-owned building in the same Depot Street area. He let the board know that he has received grant money to help and that the drawings for the plans have been done by an engineer. He added that there is a tenant using the front, bottom floor of the building as office space, and that the remaining first floor space and second floor will be constructed into apartments.

Jerry Michael, applicant, asked for clarification on a question from the Board earlier tonight.

Difara asked for Blaine to review the Site Plans for this project.

Blaine stated that one Site Plan submitted that indicated parking for the building that was not actually within this property's boundary.

Reilly stated that there is parking within the property, and it is both in front and behind the building. He added that there is a plan to repair the sidewalk on the property.

Michael stated that those repairs are immediately in front of the building.

Difara stated that that has answered her questions about parking. She reviewed the potential conditions of approval and stated that at this time just one, that inspection of project by Administrator for compliance with the approved Site Plan prior to issuance of a Certificate of Occupancy, is necessary at this time. She stated that this Site Plan submitted can be the one to be approved without further revisions.

Motion to close public hearing by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, public hearing closed.

Motion to issue a negative declaration for purposes of SEQR by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Motion to approve Site Plan Review with condition that inspection of project by Administrator for compliance with the approved Site Plan prior to issuance of a Certificate of Occupancy by Pelletieri, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, unanimous approval.

NEW BUSINESS

Motion to approve February 2, 2021 Regular Meeting Minutes by Difara, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, minutes approval.

OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Motion to adjourn by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, meeting adjourned.

Meeting was officially adjourned at 8:43pm

Meeting minutes prepared by Cassandra Hopkins, April 12th

Community Development Administrative Assistant