



## Village of Saranac Lake

Community Development Department  
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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 5/7/19

#### ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present  
Donna Difara, Present  
Bill Domenico, Present  
David Trudeau, Present  
Elias Pelletieri, Present  
CJ Hagmann, Alternate, Excused  
Craig Catalano, Alternate, Excused

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

#### CONVENE

Tom Boothe opened the meeting at 6:01pm.

Motion to approve April 2, 2019 Regular Meeting Minutes by Donna Difara, seconded by Elias Pelletieri, all in favor, unanimous approval.

#### PUBLIC HEARINGS

#### BOARD ACTION

##### **Harrietstown Housing Authority, Site Plan Review, 14 Kiwassa Rd.**

Boothe opened public hearing for Site Plan Review for Harrietstown Housing Authority and asked for an overview of the project from the architect representing the applicant.

Shane Chatelle, R.A., of Architectural and Engineering Design Associates, representing Harrietstown Housing Authority, explained the project giving the purpose of the proposed changes and the actions to be taken to improve the exterior of the building. He explained the benefits of the project for the building and the building's tenants.

Pelletieri asked about the drainage of the new façade.

Chatelle explained how the materials allow for proper drainage if water does get into the layers of the exterior.

David Trudeau asked about the materials to be used for the exterior.

Chatelle confirmed the type of material to be used and the benefits of using that particular material.

Difara asked about the exterior corners of the building.

Chatelle explained how the new panels will be installed to wrap the building's corners.

Difara expressed concerns over the new material withstanding wind and asked if other North Country buildings have used this material.

Chatelle explained how the low profile ends along the corners of the building will withstand winds.

Trudeau asked about the width of the panels to be used on the exterior of the building – 42 inches.

Bill Domenico followed with a question about the exterior sections of the building and the panel placement for each section.

Chatelle explained the height of the building and each section and how the panels will fit flush within those sections.

Boothe asked about the seams of the panels along the exterior of the building.

Chatelle explained the proper application of panels to fit together and to fit alongside the window frames on the exterior of the building.

Boothe asked for samples of the proposed colors of the building.

Chatelle showed the board the samples of each of the proposed materials and colors to be used on the exterior of the building.

Domenico stated that this will completely change the look of the building and asked about the placement of the siding materials and the prep work for the existing brick exterior.

Chatelle explained that they will take care of all of the existing exterior to remove and patch up as needed before applying the siding and paneling.

Boothe asked for any other public comments at this time.

Steve Erman spoke as a member of the public about the delivery of affordable housing for the community. He stated that being able to fix something that has been an ongoing problem is very important to the success of this community resource. He stated he supported the proposed project and urged the board to approve the project.

Motion to close public hearing by Difara, seconded by Trudeau, all in favor, public hearing closed for Site Plan Review for 14 Kiwassa Rd.

Motion to issue a negative declaration for purposes of SEQOR by Pelletieri, seconded by Difara, all in favor, unanimous approval.

Motion to find project in conformance with LWRP policy standards and conditions by Trudeau, seconded by Domenico, all in favor, unanimous approval.

Boothe stated the proposed colors for each exterior part of the building as follows; base siding color to be surrey beige, body siding color to be sandstone, trim color to be surrey beige, window panel color to be surrey beige.

Trudeau asked to see the other color samples that were brought to the meeting.

Chatelle presented the board with other color samples for the exterior of the building.

Domenico asked how these colors were picked.

Chatelle stated that one of the designers in the office picked those colors for specific reasons.

Difara stated that if the Harrietstown Housing Authority has picked out certain colors and that the board could defer to their decision.

Boothe stated that in addition to the set exterior colors of the building, the railing on the property has to be painted black.

Boothe asked if the designers had considered the other samples.

Chatelle stated that the other samples are more expensive to use on this project.

Motion to approve Site Plan Review with the colors stated by Difara, seconded by Pelletieri, all in favor, unanimous approval.

### **Rabideau Corp., Minor two lot subdivision, 19 Fox Run Rd.**

Pelletieri stated that the attorney here, Janelle Lavigne, is representing Rabideau Corp. and is also the Village's attorney.

Lavigne addressed this concern and stated her sole purpose at this meeting.

Domenico asked who would be representing the Village if this portion of the meeting was challenged.

Lavigne stated that she would be.

Boothe stated that Blaine has presented the board with a staff report on this subdivision.

Pelletieri stated that there should be a stormwater pollution plan with this minor subdivision application.

Blaine stated that that's only for a building disturbance of more than an acre as it reads in code section 106-139.

Boothe stated that these are onerous requirements for a minor subdivision and ought to be reviewed.

Blaine gave an overview of the proposed minor subdivision. Blaine stated that he will make sure the finalized survey map that is to be registered with the county matches the approved subdivision from the

board.

Pelletieri stated he wants to make sure the board is doing the right job and that the board needs to be consistent and this section of the code needs to be addressed.

Difara suggested making minimum requirements for the minor subdivision that are spelled out to the project's applicants.

Boothe stated that there are a lot of requirements listed and the board recognizes that they are waving some of these requirements. The application was found to be complete at the time to make a decision at the board level.

Blaine stated that the potential future subdivision development probably won't have to come back to the board. Blaine stated that conditions can be made with the board's decision.

Boothe stated that the approval can be made with the condition that drainage will be taken into account should development occur in the future on this property.

Difara stated that since there are not water courses on this property, the property is less of a concern.

Trudeau stated that the potential future developer can specify a drainage plan.

Domenico asked about how to properly follow up with this property in the future.

Blaine explained the steps necessary to develop the property in the future and how any potential future developers will come through him.

Domenico asked how many lots this previously was.

Lavigne stated it was 3 ½ lots.

Motion to issue a negative declaration for purposes of SEQR by Difara, seconded by Pelletieri, all in favor, unanimous approval.

Motion to find project in conformance with LWRP policy standards and conditions by Difara, seconded by Trudeau, all in favor, unanimous approval.

Motion to approve Subdivision with condition that survey map and/or deeds for project as approved with proof of recording by County Clerk to be submitted to the Development Code Administrator within 120 days by Pelletieri, seconded by Difara, all in favor, unanimous approval.

### **Shirley and Ripley Allen, Area Variance for accessory structure, 213 Kiwassa Rd.**

Boothe opened the public hearing.

Rich Hanpeter, architect, representing the applicants gave an overview of the proposed project, the reasoning and what he and Development Code Administrator, Paul Blaine, have discussed. He stated that he is here as a neighbor to support the project and to answer any questions on the project.

Domenico stated that the land is lower than both of the roads adjoining the property and asked if the land will be built up below the new structure.

Hanpeter explained that the foundation to be used will not be built up.

Domenico asked about the flooding that occurs on the property from the spring melt.

Hanpeter stated that there is no resolution to that.

Tom Reilly asked about helping the drainage on the property by moving the new structure back.

Hanpeter stated that the problem will not be exacerbated. The excess water drainage onto the property will end up in the same area of the yard as it always does.

Difara stated that the problem of drainage on the property would need more work.

Boothe stated that the problem of drainage that exists should not affect the approval of this project.

Hanpeter stated where the proposed new structure will be.

Boothe stated that the project does not exacerbate the drainage problem, or help it.

Domenico confirmed that new structure will not be subject to the same flooding that the house is on the property.

Blaine stated that this application is also to merge the two parcels owned by the applicants.

Motion to close public hearing by Pelletieri, seconded by Difara, all in favor.

Motion to approve Area variance with the condition that the two project parcels be merged, and copy of deed reflecting merge of lots and proof of recording with County Clerk to be submitted to the Development Code Administrator within 120 days and prior to issuance of a Certificate of Completion by Trudeau, seconded by Difara, all in favor, unanimous approval.

## **OLD BUSINESS**

Boothe brought up the proposed Resolution to amend the Development Code. He stated that "Exhibit F" shows the proposed changes for the front setback and relayed his conversations with Blaine regarding these proposed front setback changes.

Motion to approve resolution to recommend amendments by Domenico, seconded by Trudeau.

Roll Call Vote for approval; Pelletieri, yes; Domenico, yes; Difara, yes; Boothe, yes; Trudeau, yes.

Blaine stated that the resolution will be passed on to the Village Board.

## **NEW BUSINESS**

Domenico stated the current condition of Aldi's landscaping and asked if the board cares about the condition.

Blaine stated that he is meeting tomorrow with the representatives and will bring up specifics about landscaping and other concerns.

## **ADJOURNMENT**

Motion to adjourn the meeting by Difara, seconded by Domenico, all in favor, motioned carried. Meeting was officially adjourned at 7:16pm.

Meeting minutes prepared by Cassandra Hopkins, on May 8<sup>th</sup>, 2019  
Community Development Administrative Assistant