



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

6/4/19

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
Public Attendees, as per sign in sheet

CONVENE

Tom Boothe opened the meeting at 6pm.

Motion to approve May 7, 2019 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico, all in favor, unanimous approval.

PUBLIC HEARINGS BOARD ACTION

St. Joseph's Addiction Treatment and Recovery Centers, 50 John Munn Rd. Site Plan amendment

Michael Laramee, Project Manager from Andrew Chary Architect, p.l.l.c., gave an overview of the project's site plan and materials. He handed out samples to the board of the proposed materials to be used.

Boothe asked for clarification on the material to be used as a post for the back fence.

Laramee explained the material, its durability, and why that material will be used for the fence.

Laramee explained that they are planning to make part of the proposed fence a bid item, because they may go over budget. This was agreed to.

Domenico asked for clarification about the overview of the project and long-term specific uses.

Laramee explained the end-use of the project for St. Joseph's Addiction Treatment and Recovery Centers. He explained the existing land that the proposed project is on and how that may impact potential fencing decisions on the property.

Bob Ross, CEO and President, explained the restraints on the project's budget and the flexibility that they are proposing without decreasing the quality of the project.

Difara asked about prices for the proposed fencing material.

Laramee gave a quoted price for the fencing material and explained where the existing proposed fence will be placed, along with new dumpster fencing and light fixtures.

Boothe asked the Development Code Administrator, Paul Blaine, for any staff comments on the amendment to this

project.

Blaine stated that there was a generator added to the project, and a canopy on the building, and that plans have been submitted for each of those additions.

Laramée gave an overview of the stormwater plan for the proposed project and explained that an environmentalist is preparing a detailed report.

Boothe asked for any other comments on the project.

Blaine stated that these are minor changes to the proposed project.

Motion to approve amendment of Site Plan as proposed, by Elias Pelletieri, seconded by Difara, all in favor, unanimous approval.

Lars and Tamara Linde, Area Variance, 207 Riverside Dr.

Sam Churco, project manager representing Lars and Tamara Linde, gave an overview of the proposed project.

Boothe stated that he had visited the site and brought up a concern that the proposed site plan is on part of a hill and the excavation may undermine a Village road.

Churco explained the history of the property and that most of that hill is blast rock and that there will be supports to hold the proposed garage.

Boothe expressed concern for the hill during the construction of the proposed project.

Domenico asked for clarification on the proposed project's foundation on the flat area and to see the site plan.

Churco gave an overview of how the existing site will change for the construction of the project.

Difara stated a concern for the angle of the slope on the proposed project site.

Churco explained the proposed site plan's drainage, the specs for the garage, and design and colors for the garage.

Boothe asked Blaine for a staff report on the project.

Blaine explained the approvals necessary for this project. He asked about the height of the existing retaining wall.

Churco explained the profile of the retaining wall and how that will affect the project. He explained how the opposite side of the proposed garage will come down onto drop footers and other means of support.

Blaine stated that there should be adjustments in the size of the proposed garage.

Churco explained the owner's reasoning for the proposed size of the project.

Blaine stated that there will most likely be difficulties with construction of the proposed garage and that this is the time to discuss any changes in the size of the proposed project.

Churco suggested a change in the proposed placement of the garage, to move it 2ft. closer to the lake and 4ft closer to the house on the property.

Boothe stated that the modifications to the placement of the proposed project made it more doable and lessened his concerns.

Blaine stated that a definitive size and placement on the property is needed for clarification.

Boothe asked for any other comments from the public.

Churco gave an overview of the project's potential construction scenarios with the retaining wall and the adjusted placement of the garage.

Boothe stated that an approval can be made tonight with the adjustments that were discussed and with the updated engineering plans submitted to Blaine.

Motion to close the public hearing by David Trudeau, seconded by Domenico, all in favor, public hearing closed.

Motion to approve Area Variance with conditions:

- The two project parcels are to be merged. 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
- Structure location to be located 2 feet further from the road and 4 feet further from the side yard line than indicated on site plan

Motion by Trudeau, seconded by Domenico, all in favor, unanimous approval.

Denise Purzycki, Special Use Permit with Site Plan Review for hotel use, 8 Franklin Ave.

Denise Purzycki, owner, gave her reasoning for the request for the change from bed and breakfast use to hotel use on her property.

Trudeau asked about the difference between hotel use and bed and breakfast use.

Pelletieri explained the difference between the two and the potential for a sprinkler system in the designated hotel

use building.

Purzycki gave an overview of the history of the building and the alternatives to a sprinkler system.

Trudeau stated that there is a need for a fire escape accessing the 3rd floor.

Boothe stated that this needs to meet the fire code.

Difara asked about emergency lighting within the building at the moment.

Purzycki stated that there isn't any emergency lighting.

Boothe asked for any other public comments and asked Blaine for the staff report.

Blaine gave an overview of the current use and the proposed use of the building. He explained the approvals necessary for this proposed change.

Difara asked about the location of the proposed fire escape and stated that there could be a better location for it.

Blaine stated that the review for fire code will be done by the Village's code enforcement officer.

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

Boothe asked Purzycki if she understands the request for more protection around the exposed posts in the driveway on the property.

Purzycki stated yes, she did.

Trudeau stated that there is a better hour to limit the use of the outside of the property and suggested 10pm as a good time for limiting outside noise and disturbances.

Difara asked about handicap access.

Blaine stated that it is up to the code officer to make those determinations for meeting code.

Domenico asked about any future ownership and their abilities with hotel use.

Purzycki pointed out that another building on the same street is operating as an inn.

Boothe asked the board about conditions to be placed on the approval for hotel use.

Purzycki asked about hosting events if conditions are placed.

Boothe suggested to make the condition for approval that it is operated as a bed and breakfast even if the use designation changes.

Purzycki asked about how the code is written and stated she wants the same opportunity.

Blaine explained the considerations that the board will make for this approval and stated that the limits in each use are found in the building code.

Boothe stated that the clearest way to approve the changed use is to include a condition that the property be operated under the same rules as a bed and breakfast.

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

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

Motion to approve Special Use Permit and Site Plan with the following conditions:

- Protection of all 4 support posts in the drive area to be installed as approved by the Development Code Administrator
- At 10:00pm all outdoor activities on the property will cease
- The hotel use will be limited to the normal operation of a bed and breakfast

Motion by Domenico, seconded by Trudeau, all in favor, unanimous approval.

Chip and Carol Gallagher, Area Variance for principle structure front set back, Duprey St.

Trevor Jackson, planner, gave an overview of the proposed project and the purpose for the area variance request.

Blaine gave an overview of the requested area variance.

Gal Gallagher, family member of the applicants, stated that the property will be put in an estate with a condition that it is not to be sold.

Si Florus, neighbor, expressed concerns over drainage on the property that might affect his neighboring property.

Jackson gave an overview of the property and explained the improved drainage. He stated that the existing retaining wall on the property will be improved if needed.

Domenico asked about any existing drainage plans.

Meg Jackson, planner, stated that those plans will be included in the building permit packet.

Blaine stated that it is not required so it may be made a condition to include the drainage plans with the final building

permit packet.

Boothe stated that it will be made a condition.

Motion to close the public hearing by Difara, seconded by Trudeau, all in favor, public hearing closed.

Motion to approve Area Variance as proposed with the condition that a proper drainage plan be submitted to the Development Code Administrator and approved prior to issuance of a building permit was made by Domenico, seconded by Trudeau, all in favor, unanimous approval.

Justin Pallack, Special Use Permit for a two-family dwelling with Site Plan Review and Area Variance for nonconforming structure and parking, 26 Cantwell Way

Justin Pallack, owner, gave an overview of the history of the property and the purpose for the requests.

Ira Weinberg, neighbor and previous owner of the property, spoke in support of the plans, but expressed concerns over the private road and its maintenance that may increase with more families and construction vehicles on the road and the existing sewer line.

Pallack stated that his main concerns were also in line with Weinberg's and that he has been working on plans for stormwater runoff on his property.

Boothe asked for any other comments from the public.

Motion to close the public hearing by Difara, seconded by Trudeau, all in favor, public hearing closed.

Blaine gave an overview of the proposed project, the history of the property, and the approvals needed from the board.

Difara stated that the parking area will create significant grading.

Domenico asked about the exact dimensions of the site plan.

Blaine and Pallack went over the site plan and existing property photos.

Boothe stated that the main concern is the current state of the property.

Pallack explained a potential drainage plan for the property.

Domenico asked Pallack about his timeline moving forward.

Blaine stated that meeting the timeline are conditions for the project.

Boothe asked about the need to complete both structures on the property at once.

Pallack explained the integration of the two structures.

Boothe suggested completing the work on the initial building permit to get to the next phase according to the timeline.

Trudeau suggested a teardown and moving forward with appropriate variances and building to meet the timeline.

Blaine stated that you can get partial permits from the Village.

Pallack stated that he is ok with tearing down, he will just apply for variances for front and side set back of the primary structure.

Domenico asked about enforcement actions from this meeting on.

Blaine stated that the board needs to continue to give deadlines on this project.

Pallack stated that he can come up with a new plan to present to the board.

Boothe stated that he would like to see deadlines for presentation of the revised project at the August board meeting.

Motion to table this project with condition that a complete project application will be submitted to the Development Code Administrator by July 16th, 2019 by Difara, seconded by Trudeau, all in favor, unanimous decision to table.

Bitters and Bones, Site Plan Amendment

John Williams, owner, gave an overview of the history of the project and the requested amendment. He addressed points from a previous board meeting when this project was proposed.

Amanda Lavigne, engineer, gave an overview of the project and her history with it. She presented the proposed renderings of the project and addressed the concerns from a previous board meeting.

Boothe asked Blaine for the staff report.

Blaine gave an overview of the history of the proposed project, and brought up the occupancy of a space that is defined by the seating chart and that it needs to be maintained with this project.

Lavigne clarified the seating chart and stated that the occupancy will be posted and kept up with.

Boothe stated that they have met the requirements of the development board.

Blaine gave a recommendation to adjust the stairs down to the landing where the trash is to be put away.

Lavigne responded to that recommendation and explained that feature of the proposed project.
Motion to approve Site Plan amendment as proposed by Pelletieri, seconded by Difara, all in favor, unanimous approval.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Motion to adjourn the meeting by Difara, seconded by Domenico, all in favor, motioned carried. Meeting was officially adjourned at 9:36pm.

Meeting minutes prepared by Cassandra Hopkins, on June 6th, 2019
Community Development Administrative Assistant