



## Village of Saranac Lake

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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

1/7/20

#### ATTENDANCE

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

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

#### CONVENE

Tom Boothe opened the meeting at 6:00pm.

Motion to approve December 3, 2019 Regular Meeting Minutes by Bill Domenico, seconded by David Trudeau, all in favor, Boothe abstained, meeting minutes approved.

#### PUBLIC HEARINGS

#### BOARD ACTION

#### **Hyde Fuel, Area Variance with Site Plan Review for petroleum storage as a non-conforming use, 196 Broadway**

Paul Blaine, Development Code Administrator, gave a staff report. He stated that this project is an expansion of a non-conforming use in the E-1 district. He showed a map of the property with accurate property lines after deeds were submitted by the applicant. He described to the board where and how the additional storage tank will be placed on the east side of the property. He presented the board with the east elevation of the tank storage and added that the applicant will include vegetative screening.

Trudeau asked about the size of the proposed additional tank.

Peter Van Etten, representative for Hyde Fuel, stated that the tank will be smaller in size when compared to the existing storage tanks on the property. He stated that the tank will be a 15,000-gallon tank for off road diesel. He added that the reasoning for the additional storage tank is the demand for that fuel type, the requirement by the IRS for the separate storage of that fuel type, the safety of truck traffic for loading, and that it is an environmentally and more health friendly set up for pumping fuel.

Trudeau asked about the use of off road diesel.

Van Etten stated that it is the same as other fuel oil, but for heavy equipment.

Domenico asked why Hyde has chosen this particular placement.

Van Etten presented the board with a site map that shows an existing retaining wall. He stated that placement of the new tank outside of that wall would not allow for adequate vehicle access. He stated that this was the most logistical placement.

Donna Difara asked about any other property that Hyde owns where fuel can potentially be stored.

Van Etten stated that there is property in Raybrook that is used to store propane.

Boothe described the reasoning for this type of development board review and why an area variance is appropriate.

Domenico asked about the feasibility of placing the tank at the other property owned by Hyde.

Van Etten stated that this placement fits the needs of the company and consumers the most. This makes sense given truck traffic and additional fuel transportation.

Elias Pelletieri stated the reason for placing the tank on the existing site on Broadway is that it is the most safe and secure spot for fuel storage. He stated that the company is headquartered there where regular activity takes place and personnel are more likely to notice a leak should one occur.

Trudeau asked how much is the area variance that would be approved.

Blaine stated that the expansion of the nonconforming use is the area, but if calculated into a percentage it is very small.

Trudeau stated that this is a self-created need when the criteria for an area variance is reviewed. He stated that the company's sale of another property that was previously used for storage created the need to expand the non-conforming use.

Pelletieri stated that it is a requirement by the IRS that separate storage is needed for this fuel type, so it may not be self-created.

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

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

Motion to find the project in conformance with LWRP Policy standards and conditions by Trudeau, seconded by Difara, all in favor, motion carried.

Motion to approve Area Variance with Site Plan Review by Domenico, seconded by Pelletieri, all in favor, unanimous approval.

### **St. Joseph's, Amendment of Site Plan Review, 50 John Munn Rd.**

Blaine gave a staff report on the proposed amendment for this project. He presented the board with renderings of the building's previous approval and then the rendering of the proposed changes to the exterior of the building. He stated that the renderings also included the previous approval of the fencing. He added that the applicant has provided a color pallet, and the two colors chosen for the exterior of the building are super white and totem.

Michael Laramée, project manager from Andrew Chary Architect, p.l.l.c., stated that the reason for the change is cost savings of at least \$145,000 and this exterior is more in compliance with the code.

Domenico asked what the material is.

Laramée stated that the exterior will be made up of insulating styrofoam panels that then get a spray apply coat added to them. He presented the board with samples of the chosen exterior colors.

Boothe stated that the top of the building needs to be toned down from the bright white.

Laramée stated that Bob Ross, St. Joseph's CEO, had picked out the colors in the hopes that they would disguise the mass and height of the building and help it to fade into the sky.

Trudeau stated that the white is almost too bright to effectively do that.

Pelletieri stated that he agrees with Trudeau and Boothe.

Laramée presented the board with other color samples for the exterior.

Boothe suggested that he move toward gray and referred him to work with Blaine for a final approval of exterior colors.

Domenico asked if a single texture/color would be in compliance with the code.

Laramée stated that the stripe gives definition to the building, similar to the different patterns previously approved by the board. He stated that the dimensions of the front of the building are 80x100'.

Domenico asked if there is an open date in mind.

Laramée stated that it is a 10-month project start to finish.

Motion to approve Site Plan amendment pending approval from Development Code Administrator of exact change in color of exterior of building by Difara, seconded by Trudeau, all in favor, unanimous approval.

### **OLD BUSINESS**

Blaine shared photos of Hyde Fuel Mobil on Broadway and Lake Flower Ave. with the board. He noted that the board

does not always see the results of projects that they have granted approvals to. He stated that Mobil added the approved signage around the gas pumps almost immediately.

Van Etten, representative from Hyde Fuel, stated that it was a day or two after they received approval.

Boothe asked about the street-side signage that was approved.

Van Etten stated that it has been ordered.

## **NEW BUSINESS**

Discussion: Lake Flower/River Street Intersection Study

Blaine explained to the board how the study came about and what the intent is. He stated that the new development on Lake Flower, The Resort, had contributed money to complete a study of the Lake Flower Ave./River St. intersection. He stated that the intent is to improve the intersection with the potential for increased traffic use with pedestrians and cyclists in mind. He stated that he wants the board's feedback to give back to the consultants that completed the study.

Pelletieri asked if that intersection is maintained by the state.

Blaine stated that the Village will go to the state DOT with the consultant to figure out what can be done.

Trudeau brought up previous discussions about this intersection and mentioned the concern over pedestrian safety.

Difara stated that it would be more hazardous to have pedestrians use the island in the intersection, as its proposed in alternative one.

Blaine stated that the island would be extended and proceeded to give a breakdown of each of the three proposed alternatives.

Boothe stated that the DOT will use the level of service as justification for making changes, and according to the study results here, there are very few problems so the DOT will likely not have much incentive to modify the intersection.

Trudeau stated that there only needs to be two crosswalks, across Brandy Brook Ave. and across Lake Flower Ave. at Winona Ave.

Boothe added that cyclists do have issues with this intersection as well.

Domenico added that this intersection will need better crosswalk signage as well.

Blaine stated that there should be a consensus on feedback to give back to the consultants.

Boothe stated that the recommendation from the board is to go with alternative one with a modification to eliminate the crosswalks to the island and add a crosswalk across Lake Flower Ave. at Winona Ave., and to continue the bike lane.

## **PUBLIC COMMENT**

### **ADJOURNMENT**

Motion to adjourn the meeting by Difara, seconded by Trudeau, all in favor, motion carried.

Meeting was officially adjourned at 6:50pm.

Meeting minutes prepared by Cassandra Hopkins, on January 8<sup>th</sup>, 2020

Community Development Administrative Assistant