



Village of Saranac Lake

Building & Planning Department
39 Main St.
Saranac Lake, NY
Phone (518) 891-4150
Fax (518) 891-1324
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 10/1/19

ATTENDANCE

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

Cassandra Hopkins, Administrative Assistant, Present
Public Attendees, as per sign in sheet

CONVENE

Tom Boothe opened the meeting at 6:00pm.

Motion to approve September 3, 2019 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico, all in favor, unanimous approval.

PUBLIC HEARING and BOARD ACTION

Adirondack Bank, Special Use Permit with Site Plan Review for an addition to a nonconforming structure, 139 Church St.

Jesse Schwartzberg, architect from Black Mountain Architecture, spoke to the board as a representative for the applicant. He presented the board with the site plan, and gave a quick synopsis on why Adirondack Bank is seeking approvals tonight.

Domenico asked about the front set back of the property with the addition.

Schwartzberg stated that the 50' to 60' addition will be in the same place of the front entrance where an ATM machine is hosted and that there will be landscaping and a new business sign installed.

Cassandra Hopkins gave the staff report, recommending approval of the project with the condition that parcels be merged.

Boothe asked if the applicant had agreed to merge the separate parcels.

Schwartzberg stated yes, and explained to the board the two separate parcels owned by Adirondack Bank, only one of which the entirety of this project will take place on. He stated that there is a third parcel, also deemed a right of way on the property, that extends from the entrance onto Woodruff St. to the Saranac River as a 11' wide by 200' lane. This parcel will also be merged.

Alain Dumas, Woodruff St. property owner, expressed concern over the bank's recognition of allowed parking spaces for his tenants (on the bank's property). He stated that there is a deed on file allowing that access until 2044.

Domenico stated that the Development Board's business does not have any bearing on that use of parking between neighbors and the bank.

Dawn Rogers, bank manager, stated that this is a good project for the bank and that the parking activity on property does not have any bearing on the construction project.

Cris Winters, Woodruff St. property owner, asked for clarification on where the addition is and what exactly is being renovated.

Schwartzberg responded with an overview of the planned construction.

Boothe explained that the merging of parcels is an ask from the Development Board, and should not have any bearing on the parking.

Schwartzberg stated that the bank has been responsive to questions about parking for Woodruff St. and will follow all guidelines and codes for the project.

Griffin Kelly, reporter, asked to follow up with Schwartzberg about the exact dimensions of the addition.

Difara stated that the addition will allow the front set back to be closer to the sidewalk, but not close enough to meet the development code for that Village zoning district.

Boothe stated that the board would like to see a new sign along Woodruff St. He stated that this was brought up by the Development Code Administrator, Paul Blaine, as a suggestion to improve the property.

Dumas stated that he does not know where the sign came from, but it is needed for his tenants to have available parking spaces in that lot.

Schwartzberg suggested that he will work with the bank to create a new parking lot sign and submit the design to Blaine for approval.

Motion to close the public hearing by Difara, seconded by Domenico, public hearing closed.

Motion to issue a negative declaration for the purposes of SEQOR by Domenico, seconded by Difara, all in favor, negative declaration issued.

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

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

- submit an improved or updated parking lot sign to the Development Code Administrator for approval to replace the existing sign along Woodruff St.
- merge all three parcels owned by Adirondack Bank, submit the revised deed/survey map reflecting merge and proof of recording with Franklin County to the Development Code Administrator to keep on file.

Motion by Boothe, seconded by Difara, all in favor, unanimous approval.

Barley Sandwich, Site Plan Review for restaurant use, 19 Broadway.

Matthew Cressey, business owner, gave an overview of his business plan on the property to the board. He handed out a business portfolio with photos and details describing what he will do.

Domenico stated that this is encouraging to see and is a connection of the downtown Broadway collection of restaurants.

Difara asked about preliminary plans and a site plan.

Cressey stated that he has included that in his application.

Boothe stated that they need to determine a location for the garbage receptacle, and enforce the development code with use of appropriate screening.

Cressey provided a photo of the proposed garbage site, and replied that he will work with Blaine on screening.

Domenico asked about rear access to the restaurant.

Cressey stated that it will be a service entrance and an emergency point of exit.

Boothe stated that Cressey will need to include the garbage receptacle plan, including screening, in a submission to Blaine.

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

Motion to issue a negative declaration for the purposes of SEQOR by Difara, seconded by Trudeau, all in favor, negative declaration issued.

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

Motion to approve Site Plan Review for restaurant use with the condition that applicant submit plan for rubbish containment, including screening, to Development Code Administrator for approval, motion by Difara, seconded by Domenico, all in favor, unanimous approval.

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Motion to adjourn the meeting by Boothe, seconded by Difara, all in favor, motioned carried. Meeting was officially adjourned at 6:45pm.

Meeting minutes prepared by Cassandra Hopkins, on October 3, 2019.
Community Development Administrative Assistant

