



Village of Saranac Lake

Planning Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 10/5/2021

ATTENDANCE

Development Board Members:

Donna Difara, Chairperson, Present

Elias Pelletieri, Present

Adam Harris, Present

Paul Herrmann, Present

Rick Weber, Present

Bill Domenico, Alternate, Excused

Paul Blaine, Development Code Administrator, Present

Kareen Tyler, Village Clerk, Present

Elizabeth Benson, Village Treasurer, Present

Paul Van Cott, Village Attorney, Present

CONVENE

Donna Difara opened the meeting at 6:00pm.

Motion to approve September 7, 2021 Regular Meeting Minutes by Rick Weber, seconded by Adam Harris.

Difara asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Pelletieri, yes; and Difara yes, all in favor, meeting minutes approved.

PUBLIC COMMENT

Difara opened the public comment.

Fred Balzac, Village resident at 128 Shepard Ave., asked for clarification regarding public comment. He asked specifically if the public in attendance will be allowed to ask questions at the end of the meeting once the project is discussed.

Paul Van Cott, Village Attorney, clarified that the projects that require a public hearing will allow for public comment regarding that project after the applicant has presented information. He stated that it is at the discretion of the board if public comment is allowed at any other time during a regular meeting.

Motion to close public comment by Harris, seconded by Weber.

Difara asked for a Roll Call Vote.

Roll Call: Herrmann, yes; Weber, yes; Harris, yes; Pelletieri, yes; and Difara yes, all in favor, public comment closed.

PUBLIC HEARINGS BOARD ACTION

1) Saranac Lake Brewing Company, LLC, Preliminary conceptual review for a Brewpub, 79 Woodruff St.

Difara asked the applicant to give an overview on the current project plans.

John Haynes, Phinney Design Group, shared the site plan and gave an overview of the project.

Jeff Anthony, Studio A Design, went over the storm water design on site. He indicated that a geotech company will be on site to conduct three boring tests and that the Adirondack Park Agency (APA) has been contacted regarding the possibility of a shoreline setback variance request.

Members of the board in turn discussed the project regarding the storm water management, the lighting, the setbacks, the Riverwalk as a separate project, an APA variance, possible docks, and the movement of the residential house to a different location on the property.

Difara called for a motion to conceptually approve the project. After much discussion the following motion was put forth. Motion to support the project conceptually as part of the development site and subdivision development code pending receipt of additional information as requested in the memo from the Development Board and Village staff by Harris, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Herrmann, no; Weber, no; Harris, yes; Pelletieri, yes; and Difara yes. Majority in favor, motion carried. The Development Board members noted that the housing is still a concern and would like to keep it in mind.

SECOND PUBLIC COMMENT

Balzac stated that there is a shortage of housing in the village and he cannot support a project that "evicts" someone from their home.

Erin, tenant of the residential home on site, stated that she is struggling to find housing given the timeline that her lease is up in November of this year.

Jake Vennie-Volrath, Village property owner, stated that he feels this is a good project and will be an asset to Saranac Lake.

OLD BUSINESS

Difara reminded the board members about attendance at meetings and the need for notification if unable to attend.

ADJOURNMENT

Motion to adjourn by Harris, seconded by Weber.

Difara asked for a Roll Call Vote.

Roll Call: Herrmann, yes; Weber, yes; Harris, yes; Pelletieri, yes; and Difara yes, all in favor, meeting adjourned.

Meeting was officially adjourned at 7:40pm.

Meeting minutes prepared by Karen Tyler, Village Clerk.