



## Village of Saranac Lake

Planning Department  
39 Main St.  
Saranac Lake, NY  
Phone (518)891-4150  
[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 10/6/2020

#### ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present  
Donna Difara, Present  
Bill Domenico, Present  
David Trudeau, Absent  
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 September 1, 2020 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Domenico, yes; Elias Pelletieri, yes; Difara, yes; Boothe, yes. All in favor, meeting minutes approved.

#### PUBLIC HEARINGS BOARD ACTION

##### **James and Kathy Munn, Site Plan Review for a boundary line adjustment, 14 Franklin Ave.**

Boothe asked the Development Code Administrator, Paul Blaine, to give an overview of the project.

Blaine stated that this project is to adjust the Munn's property boundary to include 1154sq.ft. of area from the neighboring Allen property at 26 Franklin Ave.

Boothe asked for any public comment on the project. He asked if the applicant had anything to add.

Jim (James) Munn, applicant, stated that the current owners are in favor of the change and that everyone seems to be in agreement.

Boothe asked if there was any other public comment.

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

Boothe asked for a Roll Call Vote.

Roll Call: Domenico, yes; Pelletieri, yes; Difara, yes; Boothe, yes. All in favor, public hearing closed.

Motion to issue a negative declaration for purposes of SEQRA by Difara, seconded by Pelletieri.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, motion approved.

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

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, motion passed.

Motion to approve Site Plan Review with conditions that the three individual lots included in tax map parcel 32.198-2-3.000 be combined and revised deeds/survey maps for the Allen and Munn properties be submitted to the Development Code Administrator with proof of recording with Essex County by Difara, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, unanimous approval for Site Plan Review.

### **Randall Ellis, Area Variance for expansion of a nonconforming structure at 66 Petrova Ave.**

Blaine gave an overview of the project. He stated that there is a minor renovation to take place, with a window that will be below ground level that will encroach into the side setback area. He added that the structure, as it exists, is already nonconforming for side set back.

Boothe asked for any public comment on the project.

Randall Ellis, applicant, stated that this is a simple window as part of the project that will ultimately add to the value of the house.

Sue and Glenn Arnold, neighbors, stated that they vouch for Randall's project.

Motion to close the public hearing by Pelletieri, seconded by Difara.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, public hearing closed.

Motion to classify the project as a type 2 action for purposes of SEQR and not subject to further review by Difara, seconded by Pelletieri.

Boothe asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Difara, yes; Domenico, yes; Boothe, yes. All in favor, motion passed.

Motion to approve Area Variance for expansion of a nonconforming structure by Pelletieri, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, unanimous approval for Area Variance.

### **Joseph Durant, Area Variance for expansion of a nonconforming structure, 101 Payeville Ln.**

Blaine stated that the applicant is seeking to add a deck to the front of his home. He added that the structure, as it exists now, is nonconforming with side setbacks. He stated that the deck would additionally make the structure nonconforming as it will decrease the front setback.

Joseph Durant, applicant, added that this will replace a ground level walkway to the home and will help with maintenance in the future.

Boothe asked about just adding a gravel walkway instead of the deck.

Durant stated that is a back-up plan for replacing the walkway, but cited continued maintenance, especially in the winter.

Domenico stated that in the front yard, there is already a wooden retaining wall that prohibits parking and activity out front, and so therefore, this deck will not change any public view or access. He added that in looking at the neighborhood, this deck is not out of character with what people are already doing on the street.

Pelletieri asked the applicant about potentially using paver stones for the walkway and front deck area.

Durant stated that the idea is to get some elevation for the walkway and the deck.

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

Boothe asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Difara, yes; Domenico, yes; Boothe, yes. All in favor, public hearing closed.

Difara asked Blaine about the setback for the side yard and if that is an option.

Durant stated that there isn't room for the project in that space.

Blaine clarified the definition of a side yard as anything behind the current front line of the main structure on the property.

Motion to classify the project as a type 2 action for purposes of SEQR and not subject to further review by Difara, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, motion approved.

Motion to approve Area Variance for expansion of a nonconforming structure by Pelletieri, seconded by Difara.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, unanimous approval for Area Variance.

### **Hex and Hop Inc., Special Use Permit with Site Plan Review for a Brewpub at 600 AMA Way**

Blaine gave an overview of the proposed project stating that there are plans for two phases, although, he hasn't received a great level of detail on Phase 2 for the taproom portion of the project. He added that there needs to be discussion on the access to the property for public traffic and truck traffic.

Marilyn Duffy, neighbor, asked for clarification on where the proposed location is, what the operations will entail, and stated her concern over the traffic along the section of Park Ave. that is closest to the AMA property.

Boothe asked for the applicant to address those questions.

Blaine shared a map of the AMA property and explained the proposed project area and the potential access route.

Rick Dennis, neighbor, stated concern for increased traffic on Park Ave. and suggested using Trudeau Rd.

Ethan Mikesell, applicant, stated that there will be directional signs and they will encourage patrons and truck traffic to use the other AMA entrance. He added that a more comprehensive traffic pattern plan will be shared.

Boothe asked about the truck traffic access to the building itself.

Joe Garso, principal engineer, stated that there is a loading dock on the property from the truck traffic access, and they will add 500sq.ft. of pavement in one area to allow all trucks to navigate that driveway.

Dennis asked the applicant about any estimation on the additional traffic.

Mikesell stated that so far there is a lot of interest, although it is difficult to predict the exact quantity.

Boothe suggested placing additional signage within the pub for patrons to understand the proper exiting route as they are leaving. Pelletieri asked for any GPS change to direct people to Trudeau Rd.

Duffy stated that the gates can be closed to deter thru traffic.

Wayne Zukin, owner, stated that they are planning to make a better plan for traffic, especially moving forward as they continue to further develop the property. He assured the Board that this is an issue they are well aware of.

Boothe thanked the applicants and members of the public and asked for any additional comments on other aspects of this proposed project.

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

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, public hearing closed.

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

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, motion passed.

Boothe suggested that conditions be put in place with this approval.

Domenico asked if a traffic plan will be discussed at the Board level with every new project for this historic property.

He added his support for both conditions.

Boothe stated that yes, that is most likely.

Motion to approve Special Use Permit with Site Plan Review with two conditions 1) That a traffic pattern and signage plan be presented to the Board for discussion 2) The Board will have the ability to review the final architectural design before the planned Phase 2 of the project by Domenico, seconded by Pelletieri.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Domenico, yes; Pelletieri, yes; Boothe, yes. All in favor, unanimous approval.

Garso stated that there will be a traffic plan and more detailed architecture plans before Phase 2.

Miskell stated that the hope moving forward is to start brewing operations as soon as possible and then to meet with this board again for Phase 2 in the March/April time frame.

### **Saranac Lake Volunteer Rescue Squad Inc., Zoning Amendment Request, Resolution NO. 2**

Blaine explained to the board that the Village Board had received an amendment request to the allowed use table in the Development Code from the Saranac Lake Volunteer Rescue Squad and now the Village Board has referred that amendment to this board. He stated that there is a resolution on the table tonight to amend the Allowed Uses for Zoning Districts E-1, E-2, E-3, and G.

Boothe asked the members of the Board to comment on this resolution.

Domenico stated that the resolution seems appropriate.

Bob Nadon, Treasurer of the Saranac Lake Volunteer Rescue Squad, stated he is just waiting to see the decision that will be made.

Blaine read aloud the proposed resolution and stated that this is what will go to the Village Board for approval.

Boothe stated that sounds good, other Board members agreed.

Motion to approve Resolution NO. 2 - October 6, 2020 by Difara, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, yes; Boothe, yes. All in favor, unanimous approval for Resolution NO. 2 - October 6, 2020.

### **NEW BUSINESS**

None.

### **OLD BUSINESS**

None.

### **PUBLIC COMMENT**

None.

## **ADJOURNMENT**

Motion to adjourn the meeting by Difara, seconded by Pelletieri.

Boothe asked for a Roll Call Vote.

Roll Call: Difara, yes; Pelletieri, yes; Domenico, yes; Boothe, yes. All in favor, meeting adjourned. Meeting was officially adjourned at 7:01pm.

Meeting minutes prepared by Cassandra Hopkins, on October 7, 2020

Community Development Administrative Assistant