



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 11/2/21

ATTENDANCE

Development Board Members: Donna Difara, Chairperson, Present
Paul Herrmann, Present
Adam Harris, Present
Elias Pelletieri, Present
Rick Weber, Present
Bill Domenico, Alternate, Excused

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

CONVENE

Donna Difara opened the meeting at 6:00pm.

Paul Herrmann joined the meeting at 6:04pm.

Motion to approve September 28, 2021 Workshop Minutes by Rick Weber, seconded by Adam Harris.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Elias Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, abstain. All in favor, workshop minutes approved.

Motion to approve October 5, 2021 Regular Meeting Minutes by Pelletieri, seconded by Difara.

Difara asked for a Roll Call Vote.

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

Motion to approve October 26, 2021 Workshop Minutes by Harris, seconded by Weber.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, abstain. All in favor, workshop minutes approved.

PUBLIC COMMENT

Fred Balzac, Village resident, stated that he is concerned over the lack of robust attendance on the board and voiced his confusion over the previous Regular Development Board meeting as it relates to decisions surrounding the Saranac Lake Brewing Co. project.

Tim Fortune, sponsorship artist at Trestle Street, LLC, stated that the Trestle Street space is a community-based

performance and studio space that is important to the community. He stated that he wants to see success for all businesses across Saranac Lake.

Brian Ward, Village resident at 15 Keene St., reiterated Fortune's point.

Motion to close the general public comment by Pelletieri, seconded by Harris.

Difara asked for a Roll Call Vote.

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

PUBLIC HEARINGS/ BOARD ACTION

Saranac Lake Brewing Company, LLC, Site Plan Review for a Brewpub, 79 Woodruff Street.

Difara asked for any public comment on this project in particular.

Dave Filsinger, Trestle Street, LLC, 91 Woodruff Street, coordinator/owner, stated his support for aspects of the proposed project, however, he voiced concerns over the stormwater management plan, the parking area plan, the plan to move a building on the property and the potential adverse effects to his own property. He stated that he would like to see the Board consider adding the following conditions to any approval of the project:

- (1) Relocation of the rental house to either not take place or to be planned for an alternate location to the one proposed tonight.
- (2) Sun tracker assessment to be conducted at the expense of the applicant using a vendor that has been approved by Trestle Street coordinator/owner.
- (3) Reduce the size of the planned parking area to reduce the impervious surface and overall lessen the environmental impact.
- (4) Require complete testing of groundwater to include seasonal testing with a piezometer to determine actual groundwater levels.
- (5) Require the project applicant to hire an arborist that has been approved by Trestle Street coordinator/owner to conduct an appraisal of Trestle Street's trees and require the applicant to remove, replace, or reimburse Trestle Street for these trees that may be removed or damaged as a result of this project.

Jonathan Haynes, project designer with Phinney Design Group, responded to the concerns stated in the public comment and shared that the plan is to keep the plan consistent with what has been discussed at the previous Development Board meeting and the workshop.

Matt Huntington, Studio A, stated that he can answer to some of the outstanding questions surrounding the water and stormwater management plan. He reiterated that the stormwater management plan is in the design/development phase and that they do recognize that additional soil testing does need to be completed. He added that they have used the USDA soil survey as well, with conservative estimates to draft the current plan, although, there will be ample opportunity to adjust this plan should the soil testing come back higher than expected.

Haynes stated that the Village Development Code allows for a 0ft. side yard setback, and that the applicant looked to provide a buffer between the soon-to-be moved rental home and the neighboring property by allowing a wider setback and plans to plant a natural barrier. He added that the use is a principal building use as a residence and an existing grandfathered use that is being maintained on the site for the parcel.

Jeffrey Anthony, principal for Studio A, stated that the plan for excavation on that side of the property will use best practices for maintaining tree root systems. He added that the plantings in between the two properties will include hydrangeas. He stated that the landscaping plan is correct and appropriate for this specific location.

Difara asked about the elevation datum level for the proposed parking lot and a datum grade level for the neighboring property to make a comparison of levels.

Haynes shared existing elevations with the Board. He stated that the groundwater and runoff will travel to the low point on the property.

Hutington shared the grading plan for the site and explained where the catch basins are situated on the property, and that they can be expanded upon, to collect that water from the parking area and from the building.

Susan Nolde, Trestle Street co-owner, stated concern over the potential for sustained damage to those tree root systems should the plan go ahead with the parking lot excavation. She is primarily concerned with the adverse effect on the health of mature trees on the Trestle Street property. When asked by the Development Board Chair about the best buffer plantings for in between the two properties, she suggested dwarf alberta spruce starting out with at least 6ft. plantings.

Steve McAuley, Trestle Street tenant, stated his concern over the planned project's potential negative impacts on the Trestle Street property and its core purpose: maintaining a safe, creative space. He suggested to the Board the possibility of the applicant leasing additional parking spaces from a neighboring property on Woodruff St.

Carl Rubino, Trestle Street tenant, stated concern over the proximity of the planned move for the rental home on the property.

Elena Lumby, Trestle Street tenant, stated that she is concerned about the relocation of the rental home and the potential negative impacts on Trestle Street as it exists now.

Difara asked for any other public comment on this project.

Ward reiterated the sentiment that Trestle Street is unique and maintains working relationships within the neighborhood that he would not like to see eroded because of the moving of the rental home so close to Trestle Street.

Balzac, Trestle Street tenant, stated that he is concerned about all of these potential negative impacts that have been previously stated by members of the public here tonight. He added that he is in support of some development, but not as the plan reflects now.

Matt Machusick, Trestle Street tenant, stated that he is primarily concerned with the stormwater management plan and referenced a specific potential outcome of excess groundwater gathering close to Trestle Street, mounding. He added that the mounding can affect nearby properties, which can be studied with site specific information before construction starts.

Difara asked Machusick if the potential construction of the project's parking lot, which will be at the same level as the Trestle Street basement level could actually help and go to mitigating standing water in the basement.

Machusick stated that the area for a focused stormwater infiltration on the site might be in too close proximity to that basement. He referenced the potential groundwater condition, mounding, that can have an adverse effect on the area. Huttington stated that it is preliminary to discuss this type of groundwater movement. He stated that questions will definitely be able to be answered with those soil boring tests that are scheduled to be conducted on site.

Haynes shared the existing stormwater management draft plan and stated that the system will be designed appropriately to avoid any potential mounding.

Erin Pierce, tenant of the residential home, stated that all of the concerns laid out before the Board tonight should be taken into consideration when looking at the plan to move the rental house closer to Trestle Street.

Pete Benson, Village resident, stated that Trestle Street is an important resource for this community and concerns coming from the Trestle Street community need to be heard by the Board.

Christopher Ericson, applicant, stated that this is a project that they want to do correctly and are taking every step to ensure that it is a positive project. He added that they are considering green components in their set up for solar energy and will continue to look out for those green components as they recognize the addition of asphalt to the property.

Blaine clarified that definition for an accessory use in the Development Code as it applies to this project.

Motion to close the public hearing by Harris, seconded by Weber.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, abstain. All in favor, public hearing for the project closed.

Difara asked for Studio A to look into the suggestion for an alternative planting to the hydrangeas originally proposed for the property's living screening.

Nolde clarified the pros and cons of each type of planting that can act as a buffer between the two properties.

Weber asked if there should be concern over the infiltration area being inferior to the potential need in that area.

Huttington stated that there is still time to switch to a bioretention and that infiltrators can be expanded upon.

Pelletieri asked about a sign off on the final stormwater management plan and how that gets approved appropriately.

Blaine stated that yes, as the Development Code Administrator, that is within his purview to review this plan as it is finalized with the soil boring tests.

Difara stated that one of the conditions for an approval tonight will be that the applicant's licensed engineers are to sign off on the site specific stormwater management plan, perc test, and test borings prior to the applicant receiving a certificate of occupancy.

Pelletieri stated that that makes sense and he is comfortable with approving the project.

Harris added that he sees Trestle Street as a wonderful addition to the community and that any conditions tonight will help to meet in the middle.

Ericson stated that the original plan did not call for the stockade fencing, he will work with his design professionals to plant the best living screening to help with privacy and sound buffer concerns on the property.

Catherine Ericson, co-applicant, stated that the arborist evaluation on site is an excellent idea.

Difara stated that an additional condition for an approval tonight will be to have the applicant work with a licensed arborist to assess all existing tree root systems in the area that may be affected by the planned parking area excavation.

Motion to issue a negative declaration for purposes of SEQR by Harris, seconded by Weber.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, nay. Majority in favor, declaration moved.

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

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, nay. Majority in favor, declaration moved.

Motion to approve Site Plan with the following conditions (1)Applicant's living screening plans for along the East and the North sides of the property to be submitted and administratively approved by the Development Code Administrator, (2)Applicant to retain a licensed arborist to provide an assessment of all existing tree root systems in the area that may be affected by the planned parking area excavation, (3)Applicant's licensed engineers are to sign off on the site specific stormwater management plan, perc test, and test borings prior to the applicant receiving a certificate of occupancy,(4)In the event that a tree needs to be removed from the 91 Woodruff Street property due to damage caused by the project, within five years of the Saranac Lake Brewing Company, LLC receiving a certificate of occupancy, the Saranac Lake Brewing Company, LLC agrees to remove the tree at no expense to the current owner, (5)Adirondack Park Agency (APA) approval is required prior to the issuance of a certificate of occupancy, should the plans change in response to the APA's ruling, the applicant will come back before the Development Board for a Site Plan Amendment, (6)Any future changes to the approved Site Plan to return to the Development Board for approval, by Pelletieri, seconded by Harris.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, nay. Majority in favor, Site Plan approved.

OLD BUSINESS

NEW BUSINESS

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

ADJOURNMENT

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

Difara asked for a Roll Call Vote.

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

Meeting was officially adjourned at 8:28pm.