



Village of Saranac Lake

Planning Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 11/3/2020

ATTENDANCE

Donna Difara, Chairperson, Present
Bill Domenico, Present
David Trudeau, Absent
Elias Pelletieri, Present
CJ Hagmann, Present
Craig Catalano, Alternate, Excused

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

CONVENE

Paul Blaine, Development Code Administrator, asked for a Board Member to act as Chair for the meeting.
Donna Difara volunteered to act as Chair for the meeting.
Difara opened the meeting at 6:05pm.
Motion to approve October 6, 2020 Regular Meeting Minutes by Bill Domenico, seconded by CJ Hagmann, all in favor, unanimous approval.

PUBLIC HEARINGS BOARD ACTION

Jesse and Renee Fitzgerald, Area Variance for expansion of a nonconforming use, 53 School St.

Difara asked for Blaine to give an overview of the project.

Blaine stated that this project is an expansion of a nonconforming use because it is a manufactured home in the F-2 zoning district. He stated that the proposed change does not impact the neighborhood very much.

Difara asked for any public comment on the project.

Trevor Sussey, neighbor on Neil St., stated that the property is visible from his yard and he has seen improvements made to the property over the years. He stated that this project looks good and he doesn't have any problem with it.

Motion to close the public hearing by Pelletieri, seconded by Hagmann, all in favor, unanimous approval.

Motion to classify the project as a type 2 action for purposes of SEQOR and not subject to further review by Pelletieri, seconded by Domenico, all in favor, unanimous approval.

Difara asked the applicant if it was just a one room addition.

Jesse Fitzgerald, applicant, stated that yes, it is just a one room addition.

Motion to approve Area Variance with condition that siding/roofing materials match the existing structure by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

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

ADK ArtRise LLC, Site Plan Review for Arts Space Use, 62 Main St.

Hagmann recused himself from any decision on this project because of his work.

Difara asked if the applicant wants to continue given the Board will have to vote yes across the board in order to gain approval.

Brittany Sternberg, applicant, stated yes, they will continue.

Blaine gave an overview of the project. He stated that this is a change of use for an art space, and a Site Plan Review is required according to the Development Code. He added that there will not be any major changes made to the space and the impact will be minimal.

Difara asked for any public comment on the project.

Motion to close the public hearing by Domenico, seconded by Pelletieri, all in favor, unanimous approval.

Motion to issue a negative declaration for purposes of SEQOR by Pelletieri, seconded by Domenico, all in favor, unanimous approval.

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

Motion to approve Site Plan Review by Domenico, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

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

NEW BUSINESS

None.

OLD BUSINESS

None.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn the meeting by Pelletieri, seconded by Hagmann, all in favor, unanimous approval.

Meeting was officially adjourned at 6:16pm.

Meeting minutes prepared by Cassandra Hopkins, on November 4, 2020
Community Development Administrative Assistant