



VILLAGE OF SARANAC LAKE

Community Development Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES – November 6, 2018

Attendance

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

Paul Blaine, Development Code Administrator- Present
Public - As per sign in sheet

Convene

Chairperson David Trudeau opened the Public meeting at 6:00p.m.

Meeting Minutes

Difara made a motion to approve the October 2, 2018 regular meeting minutes. Domenico seconded the motion. All in favor, motion carried.

Difara made a motion to approve the October 16, 2018 regular meeting minutes. Domenico seconded the motion. All in favor, motion carried.

Site Plan Review – David Filsinger, 91 Woodruff Street

David Filsinger provided an overview of the project. The Board discussed elements of the project to include safe egress, site access, parking and lighting.

Bill Rich, owner of 82 Woodruff street voiced concern for inadequate parking.

Difara made a motion to close the public hearing. Hagmann seconded the motion. All in favor. Motion carried.

Difara made a motion to issue a negative declaration for purposes of SEQR. Hagmann seconded the motion. All in favor. Motion carried.

Difara made a motion to find the project in conformance with LWRP policy standards and conditions. Hagmann seconded the motion. All in favor. Motion carried.

DEVELOPMENT BOARD MEETING MINUTES – November 6, 2018, Cont'd

Difara made a motion to approve the Site Plan with conditions:

- No occupancy of the basement area
- Residential use limited to one dwelling unit
- All new utilities to be located underground

Hagmann seconded the motion. All in favor. Motion carried.

Area Variance approval amendment – Enis Radoncic, 161 Margaret Street

Difara made a motion to approve an extension of project completion with the condition that the project be completed no later than April 30, 2019. Hagmann seconded the motion. All in favor. Motion carried.

Old Business

Jacob Wright provided an update on the Saranac Lake Resort Hotel project and discussed the conditional items remaining prior to issuance of a building permit. Wright provided that a check in the amount of \$25,000 had been submitted prior to the meeting to satisfy Site Plan approval condition 23i. Elevation plans and floor plan had also been submitted. Wright stated that the hedge removed by DEC contractor is to be restored to a spacing of 5 feet on center as requested by the Board. The Board confirmed that this satisfies concerns for the hedge restoration. Wright stated that the project will receive LEED Certification and a goal is to be LEED Gold Certified but Gold level certification cannot be guaranteed. The Board agreed that this is what was discussed in previous meetings. Wright stated that the exterior colors/materials have not changed from the original plan. Blaine asked if the floor plan submitted is the final plan. Wright confirmed that the floor plan submitted prior to the meeting is the floor plan with seating for the project.

Difara made a motion that LEED Certification is required and Site Plan approval condition 23b is fulfilled. Hagmann seconded the motion. All in favor, motion carried.

Hagmann made a motion to approve the landscape plan in satisfaction of Site Plan approval condition 23a. Difara seconded the motion. All in favor, motion carried.

Difara made a motion that Site Plan approval conditions requiring approval prior to issuance of a building permit have been satisfied. Hagmann seconded the motion. All in favor, motion carried.

New Business

None

Adjourn:

Hagmann made a motion to adjourn the meeting. Domenico seconded the motion. All in favor, motion carried. Meeting was adjourned at 7:30 p.m.

Meeting Minutes Prepared by:
Paul Blaine, Development Code Administrator