



Village of Saranac Lake

Planning Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

12/1/2020

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

Donna Difara opened the meeting at 6:02pm.

Motion to approve November 3, 2020 Regular Meeting Minutes by Elias Pelletieri, seconded by Bill Domenico.

Difara asked for a Roll Call Vote.

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

PUBLIC HEARINGS

BOARD ACTION

Jason Smith, Site Plan Review for a multi-use building; retail and two dwelling units, 8 & 12 Church St.

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

Blaine stated that this project is on two separate tax map parcels, which would mean having an accessory use on one parcel without a primary use, which is why it has been suggested to merge the two parcels. He added that this will be a multi-use property, with business and residential uses and described the layout of the proposed business using the Site Plan application.

Difara asked if there was anyone from the public that wanted to address the board.

Mike McCormick asked if this business will create noise that will be audible to surrounding residents.

Jason Smith, applicant, stated the hours of operation of the business.

McCormick asked if any structure on the property will impede the view of the lake.

Smith stated that there is a structure that will be placed on the lot, however, at most it will be 15ft. tall.

Difara asked if there were any other comments on the project.

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

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Pelletieri, yes; CJ Hagmann, yes; and Difara, yes, all in favor, public hearing closed.

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

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

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

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, declaration moved.

Difara asked the board to discuss adding a condition to the approval regarding screening and lighting.

Domenico asked if the applicant would be willing to work to be in conformance with the Dark Skies Initiative for the exterior lighting and signage lighting.

Difara described what that means to the applicant. She added that it would be desirable to add more screening of the parking area on the property.

Pelletieri stated he is in favor of the Dark Skies Initiative, and he stated that he isn't concerned with additional landscaping.

Difara suggested to the applicant that the adjustments to the property that may be made a condition to the approval tonight can be further discussed with Blaine.

Domenico asked about any future times this property would need to come back before the board for, such as a change in product that the business sells on site.

Blaine stated that the use has been defined under the code, and if there is a 5% material change in the use of the property then this property would have to come back before the board.

Difara stated the conditions to approval as follows: 1) Approval with condition that parcels are merged with submission of revised deed/survey map reflecting merge and proof of recording with Franklin County to the Development Code Administrator. 2) Approval with condition of addition of split rail fencing and evergreens for screening of the parking area.

Motion to approve Site Plan Review with condition that parcels are merged with submission of revised deed/survey map reflecting merge and proof of recording with Franklin County to the Development Code Administrator, and addition of split rail fencing and evergreens for screening of the parking area by Hagmann, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Pelletieri yes; Domenico, yes; and 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.

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Pelletieri, yes; Domenico, yes; and Difara, yes, all in favor, meeting adjourned.

Meeting was officially adjourned at 6:22pm.

Meeting minutes prepared by Cassandra Hopkins, on December 2, 2020,
Community Development Administrative Assistant