



## Village of Saranac Lake

Planning Department  
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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 12/3/19

#### ATTENDANCE

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

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

#### CONVENE

David Trudeau opened the meeting at 6:00pm.

Motion to approve November 5, 2019 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico, all in favor, unanimous approval.

#### PUBLIC HEARINGS

#### BOARD ACTION

##### **Weizhong Zheng, Site Plan Review for a Dry Clean Service, 72 Woodruff Street.**

Bob Aldritch, company representative for supplier of all chemicals and other dry clean materials to be used on site, addressed the board about the proposed project. It will be adjacent to the existing laundromat business owned by the applicant.

Domenico asked about the chemical containment and chemical use.

Aldritch described the process, stating that the chemicals are contained and that there is an overflow tank to capture anything should a machine malfunction occur.

Trudeau asked Development Code Administrator, Paul Blaine, for a staff report.

Blaine stated that this project will be in the E2 District, where Dry Clean Service is an allowed use with Development Board approval. He stated that the property is not in compliance with the Development Code as siding needs to be installed on the existing manufactured home. He stated that an existing fence is in need of repair. He recommended that these be made conditions of the approval.

Zheng stated that he owns the whole property, including where the fence is located, and he plans to make those repairs.

Blaine presented the Board with the Site Plan.

Domenico asked about a contingency plan for chemicals given the property's proximity to the Saranac River.

Aldritch stated that the containment of the chemicals is such that there isn't anything to plan for even with rising water from the river.

Blaine stated that the site of this project is not in the floodplain.

Trudeau stated that this looks to be a good project.

Motion to close the public hearing by Difara, seconded by Elias Pelletieri all in favor, public hearing closed.

Motion to issue a negative declaration for purposes of SEQR by Craig Catalano, seconded by Pelletieri, declaration moved.

Motion to find the project in conformance with LWRP Policy standards and conditions by Pelletieri, seconded by Difara, motion carried.

Motion to approve Site Plan review with the following conditions

- Obtain any required permits from the NYS DEC.
- Obtain a building permit to install siding on the existing manufactured home.
- Repair and maintain existing fences.

by Pelletieri, seconded by Difara, all in favor, unanimous approval.

### **HES Ventures, Minor Subdivision, 33 Depot Street.**

Tim Reilly, owner, addressed the board to give a history of the property and the reasoning for a minor subdivision. He stated that the property will eventually be sold to another Saranac Lake business, Play ADK, and that the subdivision is part of an overall timeline that has been agreed upon by the two businesses.

Trudeau asked Blaine for a staff report.

Blaine gave an overview of the parcel to be subdivided. He stated that it is owned by HES Ventures where there is currently storage for household heating fuel. He stated that the applicant has proposed a demolish date of May 15, 2021 to remove the existing structure that stores fuel and other materials for the business. He added that fuel storage is a nonconforming use.

Domenico asked for clarification on the timeline.

Reilly confirmed the May 15, 2021 date and stated that this is a date that is also in line with Play ADK's plan.

Trudeau asked about consequences for failure to meet this condition, given that it is so far into the future.

Blaine replied that this subdivision approval will be cancelled, null, and void, and will not be recognized should future projects, such as Play ADK, need approvals based on the minor subdivision.

Pelletieri asked if other storage will remain there for the business.

Reilly said yes.

Blaine asked Rob Carr, Play ADK Executive Director, for his timeline.

Carr reassured the board that the pole barn teardown is in line with Play ADK's timeline, and that the open date is expected to be in 2023.

Trudeau asked Blaine about the change of use on the property.

Blaine stated that petroleum storage is a nonconforming use for that district and that the conversion to a children's museum will be within the allowed uses with approval from the Development Board. He stated that he recommends approval with the conditions that survey maps and/or deeds for project as approved with proof of recording by County Clerk be submitted to the Village and that petroleum storage use and associated tanks, structure and equipment to be removed from site no later than May 15, 2021.

Motion to close the public hearing by Difara, seconded by Pelletieri, all in favor, public hearing closed.

Motion to issue a negative declaration for the purposes of SEQR by Pelletieri, seconded by Catalano, all in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Difara, all in favor, motion carried.

Motion to approve Minor Subdivision with the following conditions:

- Survey maps and/or deeds for project as approved with proof of recording by County Clerk must be submitted to the Development Code Administrator within 120 days. If proof of a deed transferring the subdivided property is not submitted to the Development Code Administrator with 120 days, this subdivision

approval will be cancelled, null, and void, and the second requirement (below) will not apply.

- Petroleum storage use and associated tanks, structure and petroleum pumping equipment to be removed from site no later than May 15, 2021. This condition will only apply in the event proof of recording of a deed transfer of the sub-divided property has been provided to the Development Code Administrator within 120 days, as set forth above.

by Catalano, seconded by Pelletieri, all in favor, unanimous approval.

### **Lady Rosé, LLC, Site Plan Review for a Wine Bar, 13 Broadway.**

Trudeau asked the applicants for an overview of the project.

Crystal Medley, Lady Rose, LLC owner, stated that the goal of this project is to create an intimate space for her customers and to revitalize an empty storefront.

Trudeau asked Blaine for a staff report.

Blaine gave an overview of the existing space and presented the board with renderings of how the business plans to change the interior and exterior of the building.

Pelletieri asked about the proposed space for tables and chairs outside.

Medley stated that outdoor service is contingent upon getting a liquor license.

Blaine added that the renderings do show outside seating which is allowable as long as it complies with the code.

He stated that the site plan needs to show accurate lot lines when submitted.

Trudeau asked about the rest of the building.

Medley stated that it is owned by Zheng and she believes it is otherwise a residential apartment building.

Blaine stated that the applicants need to address the rubbish containment in the rear of the building and make sure that it is entirely on that property. He added that one of the rear supports needs to be fixed.

Medley reassured the board that they will work with Village Code Enforcement Officer, Pat Giblin.

Trudeau asked about the absence of the building owner.

Blaine stated that the applicants of the project are able to act on an application before the board in lieu of the property owner.

Trudeau asked for any other comments from the Board.

Difara stated that it was a good project and she would like to see it do well.

Motion to close public hearing by Difara, seconded by Pelletieri, all in favor, public hearing closed.

Motion to issue a negative declaration for the purposes of SEQR by Pelletieri, seconded by Catalano, all in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Difara, all in favor, motion carried.

Motion to approve Site Plan Review with the following conditions:

- Site plan as approved to be submitted to the Development Code Administrator
- Rubbish containers to be located on project property and screened in compliance with the Development Code
- Porch support at rear of building to be repaired

by Difara, seconded by Domenico, all in favor, unanimous approval.

### **Hyde Fuel, Site Plan Review for signage, 186 Broadway and 615 Lake Flower Ave.**

Blaine gave an overview of the proposed project.

Peter Van Etten, representative for Hyde Fuel, presented the board with a site plan and described the reasoning for the proposed changes on site. He stated that the new brand for Mobil incorporates signage at the gas pump that will also aide with traffic flow. It is the new Synergy branding.

Blaine showed a photo of the current conditions and the mock up of the proposed additional signage.

Domenico asked for clarification on why the Board is seeing this project.

Blaine stated that the project does not meet the design standards in the Development Code. The square footage of signage goes above the allowed amount for this type of site and the nature of the LED lit sign is not allowed.

Difara stated the fact that in a February decision, this board had an applicant remove excess signage from a similar operation.

Blaine asked the applicant if the additional signage will be used for advertising/promotions.

Van Etten stated that yes, it will. He stated that its primary purpose is to comply with the new Mobil brand of the Synergy image. He added that the signage around the pumps will not be digital, just for paper advertising if it is used.

Domenico asked Blaine about the street signage.

Blaine stated that the applicant is proposing changes to the on-street sign. He presented the board with a mockup of the sign.

Van Etten explained that the street signage will be changed to LED lights for the pricing portion only. It is a safety issue to allow drivers to see the gas price better as they drive by at night.

Difara expressed concern for the residential impact.

Blaine clarified that the size of the new street sign will be the same as the existing size, only one portion will be replaced with LED lights.

Tom Catillaz, a representative for Hyde Fuel, presented the board with a photo of the street sign (as it is installed in the Town of Tupper Lake).

Difara stated that she likes that it will be more visible and therefore safer for people. She asked about the current lighting at night.

Trudeau stated that the Mobil signs are ground-lit.

Blaine clarified that the external lighting of the on-street sign does match the guidelines in the code.

Trudeau stated that the lumens from the existing light may be less than the proposed LED lights.

Domenico suggested that if this is the case then the board can document the examples of projects that come before the board.

Trudeau asked for any public comment.

Liz Pope, neighbor, stated that she lives close enough to the Mobil station that the lighting shines through her window. She asked Van Etten about the exterior lighting being removed if LEDs are approved and if they will be shut off when the Mobil station closes at night.

Van Etten stated that the ground lights will no longer be necessary if LEDs are approved tonight. He added that the LED lights on the on-street sign will turn off when the building closes.

Trudeau asked Pope if she noticed the lighting when the LEDs had been temporarily allowed during a trial period.

Pope responded that no, she did not, but that it will potentially be less bright at night.

Catillaz added that LEDs are more energy efficient for the store.

Trudeau asked for any other public comment.

Difara suggested that the board determine approvals for each store separately.

Domenico added that he would like to see a condition for approval be made that requires a report back on the exact number of lumens from the LEDs compared to the exterior lighting of the sign.

Motion to close public hearing by Difara, seconded by Pelletieri, all in favor, public hearing closed.

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

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

615 Lake Flower Ave. location:

Motion to approve Site Plan for additional pump signage at 615 Lake Flower Ave. by Difara, seconded by Pelletieri.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, yes; Trudeau, yes; Catalano, yes.

Additional pump signage for 615 Lake Flower Ave is approved with a unanimous vote.

Motion to approve Site Plan for LED lighting of street signage at 615 Lake Flower Ave. by Difara, seconded by Pelletieri.

Roll Call: Pelletieri, yes; Domenico, no, unless the board documents that this decision is Dark-Sky-compliant; Difara, yes; Trudeau, yes; Catalano, yes.

New LED on-street signage for 615 Lake Flower Ave is approved with a majority vote.

186 Broadway location:

Motion to approve Site Plan for additional pump signage at 186 Broadway by Pelletieri, seconded by Catalano.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, no because there is a different vision for downtown; Trudeau, yes; Catalano, yes.

Additional pump signage for 186 Broadway is approved with a majority vote.

Motion to approve Site Plan for LED lighting of street signage at 186 Broadway by Pelletieri, seconded by Catalano.

Roll Call: Pelletieri, yes; Domenico, no, unless the board documents that this decision is Dark-Sky-compliant; Difara, yes; Trudeau, yes; Catalano, yes.

New LED on-street signage for 186 Broadway is approved with a majority vote.

## **OLD BUSINESS**

Blaine and Domenico discussed a property on Riverside Dr.

## **NEW BUSINESS**

Difara asked Blaine if Tops on Church Street had secured any new funding for their capital project.

Blaine stated that no they have not, but that does not mean the project won't happen.

## **PUBLIC COMMENT**

## **ADJOURNMENT**

Motion to adjourn the meeting by Pelletieri, seconded Difara, all in favor, motion carried.

Meeting was officially adjourned at 7:37pm.

Meeting minutes prepared by Cassandra Hopkins, on December 5<sup>th</sup>, 2019

Community Development Administrative Assistant