



## Village of Saranac Lake

Planning Department  
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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 2/4/20

#### ATTENDANCE

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

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

#### CONVENE

Tom Boothe opened the meeting at 6:00pm.

Motion to approve January 7, 2020 Regular Meeting Minutes by Donna Difara, seconded by Elias Pelletieri, all in favor, meeting minutes approved.

#### PUBLIC HEARINGS

#### BOARD ACTION

#### **Pendragon Theatre, Site Plan Review for a Multi-Use building at 56 Woodruff St., Applicant Address: 15 Brandy Brook Ave.**

Paul Blaine, Development Code Administrator, gave an overview of the project. He stated that although there are site plans for future use and development at 56 Woodruff St., the approval before the board tonight is just for allowing storage and an office on site.

Bill Domenico asked about the structure behind the main building getting removed.

Blaine stated that it is something that the applicant will have to elaborate on. He's not sure why it will be removed, but stated that it seems reasonable.

Difara asked about current signage on the property.

Blaine explained the process he worked through with the applicant to get the current sign for Pendragon that is on Church St., he added that he is not sure if there are plans for signage on the front of the building.

Boothe asked if anyone can rent space in the building, or if it is just for Pendragon's storage.

Blaine said that yes, other individuals can rent the space. He presented the board with photos and the floor plans.

Domenico asked what the DRI timeline is as it relates to this project.

Boothe addressed the question to state that it is up to the awardee to set a project start date, and from there it is a five-year timeline. He added that he does not see any obstacles for granting approval tonight, however, the board would like to hear from the applicant.

Pelletieri asked to read over the wording in the letter submitted by Pendragon about renting space.

Boothe asked if there are any questions from the public at this time.

Cris Winters, neighboring property owner, asked if there will be any changes to the traffic pattern at that intersection of Church St. and Woodruff St.

Boothe stated that they do not have any thoughts on it at this time.

Pelletieri stated that Church St. is a state route so it is under DOT jurisdiction.

Winters expressed concern for pedestrian safety, especially given that the Saranac Lake Youth Center is located there as well.

Domenico echoed her concern as a property owner on Woodruff St. who frequently uses that intersection.

Boothe stated that this potential problem is something for the board to keep in mind moving forward.

Griffin Kelly, Adirondack Daily Enterprise reporter, asked how long the temporary use will be granted for.

Blaine stated that it will be used until the project and project funding moves forward for Pendragon Theatre.

Allison Studdiford, representative for Pendragon Theatre, gave an overview of the project. She showed the board where they plan to use space at 56 Woodruff St. using the floor plan. She added that there will not be any public meetings held there, and that they will place drapes over the windows and add posters to the front to help it appear less vacant. There will not be any demolition or construction of any kind. She stated that the use of the space is for an administrative office and storage.

Domenico asked the applicant how they determine who is renting the storage space.

Studdiford stated that it is word of mouth advertising at the moment. She added that Madden's is looking into using the space for excess storage that they would not need to access frequently.

Boothe asked the applicant if this use is to help offset utility costs.

Studdiford stated that they are currently heating the building to 48 degrees and that this is to help offset the cost of paying for heating fuel.

Boothe asked the applicant if this is for public storage.

Studdiford stated yes, but she is not looking to publicly advertise the space and attract more tenants to turn into a temporary large-scale storage facility/rental.

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

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

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

Motion to approve Site Plan Review as submitted by Domenico, seconded by Difara, all in favor, unanimous approval.

## **OLD BUSINESS**

## **NEW BUSINESS**

Boothe asked Blaine about the potential March 17<sup>th</sup> meeting date.

Blaine explained to the board that a previously approved subdivision of a property at 33 Depot St. needs to be filed with the county and a final sale of that parcel needs to be completed. The owner of the property, HES Ventures, is planning to sell to Play ADK. He explained that as part of this process, Play ADK is seeking Site Plan Approval before the sale is completed. At this point in time, the Play ADK applicant will not have a complete application together before the deadline for the March 3<sup>rd</sup> meeting.

Boothe stated that the board set a timeline of 120 days for the property owner to file with the county. He added that this can be extended.

Domenico asked for clarification.

Blaine stated that Play ADK would like the board to grant the project their Site Plan Approval before completing the purchase.

Boothe stated that he would rather have this project appear before the board at the regular board meeting in April.

Pelletieri added that a two-week delay is not a big deal.

Boothe stated that the timeline for filing with the county can be extended by the board at the next meeting, on March 3<sup>rd</sup>.

Blaine stated that he will follow up with the Play ADK applicant.

Discussion: Small Cell Wireless Regulations

Blaine gave an overview of the research that he has performed to better understand 5G and the potential impacts for the Village. He described to the board what 5G is and the aspects of 5G that relate to everyday life. Next, he outlined concerns with the implementation of 5G in a community, including, transmission distance between two antennas, associated equipment, emissions, and how people will react. He stated to the board that we need to ask where do we want this and how do we want to regulate this, now, as 5G is going to be installed and used here.

Domenico asked for more specifics on the installation of 5G antennas.

Blaine stated that prohibiting the installation of 5G in the Village is not an option. It will happen regardless, as the U.S. FCC has approved the use and support of 5G. He stated that regulations can be placed on how it is installed in the right of way, on public/municipal land and buildings. One of the goals for this process is to set priorities on placement of 5G antenna and equipment for the Village.

Domenico asked if this is a revenue generator.

Blaine stated that in the past, with the installation of other cellular towers, municipalities have charged cell companies, however, the Village opted not to do that in the past. He added that the FCC, Federal Communications Commission, has set regulations on how much to charge for these types of installations.

Domenico asked about the possibility of multiple carriers, or cell companies, using these installations.

Blaine stated that yes, there can be multiple cellular companies using these 5G installations, however, they may not use the same ones and instead install their own 5G antennas.

Difara asked where in the right of way would we see these installations and how does the development board restrict areas.

Blaine stated that he has done research and showed to the board examples of antennas being placed on public utilities, such as street lights. He stated that each installation of 5G antenna and equipment will go through a Site Plan Review process with the board.

Domenico suggested that the board develop a base line for approvals.

Blaine stated that will mean amending the development code. He explained to the board other concerns that have come up in his research, such as visuals of antenna and associated equipment, under-grounding as it is written into the development code, FCC regulated emissions, monitoring, and reporting back to the Village. Blaine stated that there may be excess equipment that can create an eye sore, but undergrounding or vegetative screening can prohibit that.

Difara stated that the negative effect on property values is a concern.

Blaine gave the board an overview of the potential amendments to the development code that he has drafted. He stated that he wants the development board's feedback on anything to add or take away before this goes to the Village board.

Domenico stated that there could be removal measures written for when this technology becomes obsolete and is no longer used.

Blaine added that any material change is already written into the code, and the metering fee would perhaps prohibit a company from continuing to pay for technology that is no longer used. He stated that there have been concerns over the placement of a collection of antennas and how that affects the Radio Frequency Emissions.

Boothe suggested writing in a mandate to test and report back to the Village on emissions for each installation.

Difara stated concern over following the FCC guidelines in the event that they change.

Boothe stated that the testing and reporting on RFE emissions can be according to the FCC regulations at the time.

Blaine stated that there is an instance of a collection of equipment, which can help reduce the singular antenna placement around town, but it requires a buy in and agreement among cell providers, which is not always easy given that locations may not be the same for each company. He stated that the excess equipment can be placed underground and is already a requirement in the development code for certain zoning districts in the Village. Blaine showed the board a few examples of streetlights being used for antennas and equipment, but added that the manufactured streetlamps are not favorable for the Village because of the difference from the existing streetlight set up.

Boothe stated that comments can be made tonight or in an email to Blaine later for the board's feedback on potential development code amendments.

Blaine stated that he will have an updated draft ready to send out before the next development board meeting.

Boothe suggested looking at neighboring communities to see how they are handling this.

## **PUBLIC COMMENT**

### **ADJOURNMENT**

Motion to adjourn the meeting by Difara, seconded by Pelletieri, all in favor, motion carried.  
Meeting was officially adjourned at 7:04pm.

Meeting minutes prepared by Cassandra Hopkins, on February 5<sup>th</sup>, 2020  
Community Development Administrative Assistant