



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

2/5/19

ATTENDANCE

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

Paul Blaine, Development Code Administrator, Present
Cassandra Hopkins, Administrative Assistant, Present
Public Attendees, as per sign in sheet

CONVENE

Tom Boothe opened the meeting at 6pm.

Motion to approve January 8, 2019 Regular Meeting Minutes by Bill Domenico, seconded by David Trudeau, all in favor, unanimous approval.

PUBLIC HEARINGS

BOARD ACTION

Stewarts Shops Corp., Area variance for nonconforming addition, 27 Bloomingdale Ave.

Boothe opened public hearing for Area Variance and Site Plan Review for 27 Bloomingdale Ave.

Chuck Marshall, Real Estate Development Representative for Stewarts, proceeded to describe the Stewarts project to the board using a project board to display previously submitted materials. Marshall gave the board members an official property deed document that had been previously submitted to the Development Code Administrator.

Edward Dukett added a deed and voiced concerns to the board over Stewarts' snow removal and the effect that has had on his building.

Marshall responded to the board regarding Dukett's concerns and the situation was resolved.

Motion to close public hearing by Donna Difara, seconded by Trudeau, all in favor, public hearing closed for Area Variance for 27 Bloomingdale Ave.

Motion to approve Area variance as requested for 27 Bloomindale Ave., by Difara, seconded by Trudeau, all in favor, unanimous approval.

Stewarts Shops Corp., Site plan review for Gasoline station/Retail sales, 27 Bloomingdale Ave.

Motion to open public hearing on site plan review by Domenico, seconded by Difara, all in favor.

Motion to close public hearing on site plan review by Difara, seconded by Domenico, all in favor, public hearing closed.

Elias Pelletieri brought up concerns over pedestrian safety in the parking lot of Stewarts. The board will not make improvements to pedestrian safety a condition for Site plan review approval, however, Marshall stated that he and other Stewarts employees will look into this.

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

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

Motion to approve Site plan review for 27 Bloomingdale Ave., with the following conditions:

- Brick to remain unpainted
- Rail on west boundary to be repaired/straightened and painted black
- Dumpster screening to exceed height of container
- Temporary signage to be removed from site and any future signage to be approved by the Development Code Administrator prior to installation

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

St. Joseph's, Special Use Permit for Multifamily Dwelling, 44 Marshall St.

Boothe opened the public hearing.

Michael Laramee, Project Manager from Andrew Chary Architect, p.l.l.c., reviewed the project plans. Laramee submitted the 'Village Development Public Hearing Project Narrative' document to the board.

Margaret Champion addressed the board regarding her concerns with lack of consistency of boundary between her property's deed and the project survey. Champion submitted a list of concerns with a copy of page one from her deed to the board.

Champion's property is the adjoining property directly to the south.

Shawn Boyer addressed the board with concerns over public notice of asbestos removal, the proper following of state mandated procedures, and the potential occupancy of the building.

Laramee assured the board that all required asbestos removal procedures would be followed.

Todd Smith addressed the board over concern with the project being an extension of St. Joseph's Addiction Treatment and Recovery Centers located in a residential area.

The board addressed Smith's concern and concluded that it was not a change of use.

Jim Hotalling addressed the board and urged the board to be careful with this approval because it could set a precedent with this type of project.

The board assured Hotalling that they are taking in all these factors when applying the Village of Saranac Lake Development Code.

Motion to close public hearing by Difara, seconded by Domenico, all in favor, public hearing closed for Special use permit for Multifamily Dwelling, 44 Marshall St.

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

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

Motion to approve Special use permit with the condition that prior to a certificate of occupancy being issued for the project, the dispute that was brought up by the adjoining neighbor will be resolved to the satisfaction of both parties, with the final submission of that resolution submitted to the Development Code Administrator.

Motion to approve Special use permit with condition by Domenico, seconded by Difara, all in favor, unanimous approval.

Tops Markets Inc, Site Plan Review for renovation of Tops Market, 156 Church St.

Boothe opened the public hearing for Site plan review.

Corey Auerbach, Zoning attorney representing Tops Markets Inc, presented to the board the project overview of the renovations to be performed.

It was suggested by the board that it would be good to have a second Tops sign on the North facing side of the existing building.

Blaine stated that the Tops building is allowed to display two wall signs in accordance with Village of Saranac Lake Development Code.

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

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

Motion to issue a negative declaration for purposes of SEQR by Trudeau, seconded by Difara, all in favor, unanimous approval.

Motion to approve Site Plan review with the condition to display a second Tops sign, similar to the existing one, on the North facing side of existing building, by Difara, seconded by Domenico, all in favor, unanimous approval.

Tops Markets Inc, Special Use Permit for renovation of Tops Market.

Motion to approve Special Use Permit by Trudeau, seconded by Pelletieri, all in favor, unanimous approval.

OLD BUSINESS

Development Code amendments are in the process of being drafted by Blaine, further discussion tabled until next meeting.

NEW BUSINESS

Discussion on the potential Saranac Lake Composting Co-op, Olive street & Sumner Avenue, which is Domenico's project that he proposed to the board.

The board suggested that the composting use is more appropriate for other, more industrial, areas in the Village of Saranac Lake.

ADJOURNMENT

Motion to adjourn the meeting by Difara, seconded by Trudeau, all in favor, motioned carried.

Meeting was officially adjourned at 8:20pm.

Meeting minutes prepared by Cassandra Hopkins, on February 6th, 2019
Community Development Administrative Assistant