



Village of Saranac Lake

Planning Department
39 Main St.
Saranac Lake, NY
Phone (518)891-4150
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 3/3/20

ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present
Donna Difara, Present
Bill Domenico, Present
David Trudeau, Present
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 February 4, 2020 Regular Meeting Minutes by Donna Difara, seconded by Elias Pelletieri, all in favor, meeting minutes approved.

PUBLIC HEARINGS BOARD ACTION

Adirondack Pregnancy Center, Site Plan Review for a Pregnancy Resource Center, 20 Academy St.

Paul Blaine, Development Code Administrator, gave an overview of the project including the building, previous use, and proposed use. He showed the board photos of the building as it exists now, noting that there are two apartments in the building, above and below. He mentioned to the board that the building has seen repairs on the left exterior corner, but it is not holding and may cause future problems. Blaine showed the board the proposed floor plan, including egress and presented the board with the criteria for a Site Plan Review.

Boothe asked the applicant present to share any other information about the project.

Lisa Tubridy, Treasurer of the Adirondack Pregnancy Center Board of Directors, described to the board how the space will be changed inside for a total of six rooms. She introduced a few members from the Adirondack Pregnancy Center Board of Directors. She added that no work has been planned for the exterior of the building, other than incorporating a sign, but they are working with Paul Blaine.

Bill Domenico asked the applicant what the purpose of the project is.

Tubridy stated the mission is to provide men and women crisis pregnancy support, parenting classes, counseling options related to pregnancy, and all-around support for anyone who is involved in a pregnancy.

Ken Wiley, neighbor on Academy St., commented that adequate parking seems like a potential problem.

Tubridy addressed the comment to state that the center will rely on on-street parking and the availability of a public parking lot around the corner.

Boothe asked the applicant how much traffic the center will expect to see in a week.

Tubridy stated that the center will most likely see three to five clients per week, maybe.

Domenico asked the applicant if the center will be used for birthing.

Tubridy stated that no, this is for pregnant women or women that think they may be pregnant. She stated that an ultrasound is free, and will be overseen by a doctor on staff.

Boothe asked about any other doctors or employees at this time.

Tubridy stated that the center will have an ultrasound tech, and, as she mentioned, a MD to oversee on staff.

Boothe asked for clarification.

Tubridy stated that a doctor is in Long Lake right now, but will provide oversight of what happens at the center once they open.

Boothe stated that the board needs to decide on how to classify this in a Site Plan Review. He asked the applicant if there will be a licensed therapist on site.

Tubridy stated that she did mention onsite counseling, however, this will be with trained client-advocate counselors.

Boothe asked if there will be a RN on staff.

Tubridy stated that ideally yes, and the center will send them to an ultrasound training to be the ultrasound tech for the center as well.

Difara stated that for her, parking is a concern for that particular location.

Pelletieri stated that there was once a beauty shop in that same location.

Carolyn Koestner asked the applicant why this location.

Tubridy stated that the Board of Directors selected this location because the space was available and it is affordable and sufficient for our needs.

Jennifer Hunt, member of the Board of Directors, stated that it was also chosen because this location is good for walking and is central to Saranac Lake's downtown district.

Boothe asked for any other comments from the board and/or public.

Pelletieri stated that he is all for the project.

Wiley asked to see the rear exit on the downstairs, from the images previously shared with the board.

Tubridy used the floor plan to show where the door to the hallway that leads to the rear exit will be on the first floor.

Wiley asked if that rear exit leads to the adjacent garage.

Tubridy stated no, just to a hallway and a door.

Boothe stated that there are two categories-medical clinic and a hospital definition under the code, and he has concluded that the hospital definition is closest to what is being proposed. He asked the board to consider those two options as well. Boothe asked the applicant if the facility will always be under the supervision of a medical doctor.

Tubridy stated that yes, this is under the supervision of the doctor in Long Lake, who the Board of Directors has already been coordinating with for insurance.

Boothe stated that a hospital is not great description of this use, but will fit when you read the code.

Pelletieri stated that he agrees.

Koestner stated that she has seen that these crisis pregnancy centers are well-known in communities for targeting pregnant women and forcing them to have babies. She stated concern to the board that a crisis pregnancy center is not legally required to provide factually accurate information and how the location conveniently fits a block away from a Planned Parenthood location. She added that she does not think that this center will serve the community well.

Boothe stated that the purpose of this board is for the physical impact on the surrounding community, and how relevant concerns are for the board to take into consideration and review. He stated that it's about proposed uses for development code zoning and if it fits within that code, and right now looking at the proposal and definitions in the code it is a Site Plan Review for a project that is seeking approval.

Koestner asked the board which would be the best forum after their decision to address concern over a place like this.

Boothe suggested the Village Board, explaining that the Development Board is a combination Zoning Board of Appeals and Planning Board.

Boothe asked the board for a motion to close the public hearing.

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

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

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

Motion to approve Site Plan Review by Pelletieri, seconded by Boothe. Boothe asked for a Roll Call Vote on approval

of the Site Plan Review for 20 Academy St.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, no, because the site as it exists, does not provide on-site parking; Boothe, yes; Trudeau, yes. Site Plan Review is approved with a majority vote.

SLove Health Club, Site Plan Review for a Restaurant, 69 Main St.

Blaine gave an overview of what is being proposed for the SLove Health Club. He presented the board with a survey map, recent photos, and the proposed floor plan. Blaine mentioned to the board that updates to the facade and signage have been approved previously. Blaine addressed the applicant to state that the top right corner of the building is failing and in need of repair.

Jeremiah St. Louis, building owner, business owner, and applicant, stated that the brick-repair and painting is on his radar for the spring.

Blaine stated to the board that no additional signage for the restaurant use has been proposed at this time. He shared with the board the Development Code criteria for a Site Plan Review. He also clarified that the proposed project is for the 1st floor.

Domenico asked the applicant if this is intended to be a standalone business from the health club.

St. Louis stated yes, but, clarified that the idea is to offer things that surround the fitness-health center itself, to make food accessible and healthy for anyone that walks through the doors.

Boothe asked for any more input on the project from the board or the applicant.

St. Louis stated that this is a unique space due to the previous use as a salon. He added that there will not be any cooking done that requires open flames, grease traps, or other heavy kitchen equipment.

Difara asked the applicant if this will be a sit-down eatery.

St. Louis responded that the intended capacity is as a recovery and social area with a bite to eat. He further clarified that his hope is to cater to meal prep and grab and go type foods.

Difara asked if he has applied for a liquor license.

St. Louis stated that yes, it is in his future plans to provide alcohol for social engagements and for the simulated golfing clients.

Pelletieri pointed out that in the application that was submitted to Blaine, there was mention of future alcohol use.

Boothe stated that per Blaine's staff report, there is a condition recommended with approval. He stated the condition that all delivery trucks for the property be unloaded from the Dorsey parking lot area in the rear of the building.

St. Louis stated that he can work with that very reasonable condition. He added that exercise equipment and packages are regularly delivered in the back of the building.

Boothe asked if that will mean using the interior of the building to navigate to the main floor where the restaurant will be.

St. Louis clarified that the unloading area is a grade below the kitchen because the Main St. level to the basement level is severely sloped. He will require deliveries to be moved up the covered walkway, so the exterior of the building on the North facing side.

Boothe asked for any other comments or questions from the public or the board.

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

Motion to issue a negative declaration for purposes of SEQR by Trudeau, 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 Trudeau, all in favor, motion carried.

Motion to approve Site Plan Review with condition that all delivery trucks for the property be unloaded from the Dorsey parking lot area as recommended by the Development Code Administrator, by Difara, seconded by Domenico, all in favor, unanimous approval

Barkeater Training, Site Plan Review for a Personal Training Facility/Martial Arts Instruction, 64 Broadway

Blaine gave an overview of the proposed project, including photos. He stated that there are several uses in the building, the use that is proposed tonight is for a fitness training center and martial arts instruction space. He noted that this space has already been in use by the applicant for such training. He stated that he'd like to work with the applicant on signage in the building.

Boothe asked the applicants if there is anything that they would like to add.

Paul Slebioda and Ellen Hoepfinger each introduced themselves. Slebioda went on to state that they are Cross Fit

Trainers and Hoepfinger is trained in Martial Arts. He added that the purpose of this project is to bring a supervised, healthy option for people in the community. He stated that the space provided is enough for the type of activity they will be doing.

Boothe stated that they will need to work with Blaine on signage.

Blaine clarified that there is existing signage currently in the windows, and a sign permit is needed.

Hoepfinger asked Blaine to clarify which signage he is referring to.

Blaine stated that all of it is considered signage and he will work with them on getting a sign permit.

Pelletieri commented that he thinks this is all great.

Difara stated that the parking area will be beneficial to this business.

Boothe asked for any other comments or questions from the public or the board.

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

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

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

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

OLD BUSINESS

Discussion: Small Cell Wireless Regulation

Difara stated that it looks like some minor adjustments have been made to the previous proposal of amendments regarding 5G installations.

Pelletieri asked for clarification on which changes have been made to the proposed amendments.

Blaine presented and explained each change with the reasoning to the Board. He included RFE, Radio Frequency Emissions, protocols and tests. Results of those RFE tests are to be submitted to him periodically.

Pelletieri asked about the order of priority, when it comes to land owned or controlled by the Village versus private land ownership.

Blaine stated that both options have been considered.

Pelletieri further clarified that his private land, which may have an existing utility pole on it, will come behind the Village owned and maintained land in the list of priority.

Domenico asked about forms of payment, like rent or other incentives to hosting infrastructure on land owned by the Village or a private citizen.

Pelletieri added that there is a hearing in Harrietstown for another utility-type pole on private land where the owner of the land can rent it out to interested companies.

Boothe added that he has seen this type of collection of payment.

Blaine stated that this type of free-for-all has changed recently, the U.S. FCC is now regulating the charges and use of poles for 5G and the charges might not cover all of the impact with undergrounding and such.

Pelletieri suggested that there may be a co-equal priority between land owned by the Village or a private citizen.

Blaine stated that the Village ranks higher. He went on to explain that with these proposed amendments to the code there will be a checklist for each as a Site Plan Review and Village will have a licensing agreement.

Boothe asked if the wireless provider will pay to the Village.

Blaine stated that yes, potentially.

After discussion and agreement with board members, Boothe stated that this board is willing to push these proposals forward to the Village Board.

Pelletieri asked if the Village has been doing anything about short term rentals after all of the press and discussion that has come out of Lake Placid.

Trudeau asked if it is a problem here in Saranac Lake.

Difara added that she owns nice apartments, but knows that it is becoming an issue because most nice apartments are just for short term rentals.

Domenico stated that it is worth looking at the advertising websites to see the sheer number of vacation rentals in Saranac Lake.

Pelletieri asked Blaine what he knows about it.

Blaine stated that he has not researched short term rentals as thoroughly as other Village staff and trustees have.

NEW BUSINESS

Announcement: APA Local Government Conf. April 29th and 30th.

Boothe stated that the dates have been announced for the annual APA Local Government Conf.

Cassandra Hopkins clarified that it will take place on a Wednesday and Thursday, April 29th and 30th, and that any board members interested in attending will need to get in touch with her.

Discussion: Board Member, Elias Pelletieri, end of term in April.

Boothe stated that the end of a term for Pelletieri is this April because he came on board to finish out another member's term. He added that Blaine will need to know Pelletieri's decision to renew or to be done so that the Village Board can be notified in time.

Koestner, an audience member, asked about how individuals get on this board.

Trudeau addressed her question to state that it is a process through appointment by the Village Board.

Discussion: Chair of Board, Tom Boothe, to be absent for April Meeting

Boothe asked Trudeau to take on the role of Chair for the next meeting, slated for April 7th.

PUBLIC COMMENT

ADJOURNMENT

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

Meeting was officially adjourned at 7:01pm

Meeting minutes prepared by Cassandra Hopkins, on March 6th, 2020

Community Development Administrative Assistant