



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES March 6, 2018

Location

Village of Saranac Lake Offices
39 Main Street
Saranac Lake, NY 12983

Attendance

Members: Leslie Karasin- Chairperson, Present
Donna Difara- Present
CJ Hagmann- Present after Aldi project
Bill Domenico- Present
David Trudeau- Present
Craig Catalano- Alternate
Tom Boothe- Alternate, Present for Aldi project

Paul Blaine, Code Enforcement Officer- Present
Courtney Temple, Assistant-Present

Public: As per sign in sheet

Convene

Karasin opened the public meeting with summarizing the agenda which consists of four separate projects, all of which has multiple components. Karasin stated she will open all public hearings simultaneously.

Public Hearing: Aldi's

Public hearing opened at 6:05 pm.

Karasin stated that during the February 6th public meeting, the board provided comments on changes they would prefer to see. Board has reviewed the changes made by Aldi but these changes have not yet been presented publicly.

Karasin requested that Kurt Charland with Bergmann Associates representing Aldi, provide an overview since the last meeting of changes with the application.

Charland stated the site plan demonstrates the major changes that were requested to be made which were to eliminate the spaces parked closest to Lake Flower Ave, extension of sidewalk to Will Rogers Dr., reduction of sizes to the outer areas of parking lot, addition of berm features and a plan view of 3 ft. in height of newly presented green space. Charland stated they reduced parking spaces to 83 spaces from original plan of 94, reduced sizes of some spaces around the canoe island and further out and reduced the width of the parking spaces to 9 ½ x 20. Charland stated for architecture changes the two main objectives were to provide the smoky glass in the tower area around the sign as well as going back to option of red brick. Aldi voluntarily added stone feature to all vertical elements that stand out.

Karasin asked for public comment at this time.

Jeremy Evans, resident of the Village; stated he had a narrative of the project. Evans stated to not give credit for both pad site and variance on impervious surface at the same time, have the pad site for future if everything is based off green space. He stated submit driveway aisles to be a minimum of 24 ft. which is in the code, add three islands that are cross hatched with paint to reduce impervious surface. Evans stated the board missed the detail on the bike rack in an embarrassing location, should be right next to the building. He stated the sidewalk that goes directly up to the road has a design and engineering issue, it should not be zig zag. Evans can't understand why additional driveway aisle needs to be in front yard, follow same driveway on the left-hand side which would further reduce impervious surface for both variances requested. Evans stated it was great the number of parking spaces were reduced. He stated the parking space sizes should be 9 ½ x 18 to further reduce imperious surface. Evans asks that the board focus on good findings for the project, it doesn't do anything to further achieve the goals of the Village, comprehensive plan, and bicycle plan. Evans stated the project doesn't, although its worthy because of service provided at site achieve any goals for the village, the development code has largely been ignored after 11 years of effort.

Alvin Fuller, resident of Paul Smiths stated parking spaces need width when a big pickup truck opens the door and slams into the one next to it. Fuller stated there is no other access to this except the main road, you can't get from one place to another without going into 4 lanes of traffic. Fuller asked the board why a sign in the front of the building can't be posted to find out where the meeting is in the building.

Karasin stated board would take last comment of Fuller under advisement for future. Karasin asked Mr. Fuller what his comment in regards to McDonald's being adjacent was?

Fuller stated he would like to get from one parking lot to another without going on the main road. Fuller stated now would be a good time to put a secondary road to have access to both parking lots to McDonald's right to Aldi's. Fuller then asked the board why they are so concerned of green space when we live in thousands of acres of green space.

Karasin stated we have a comprehensive plan and land use code that established community goals that included green space, pollution prevention and storm water drainage. The comprehensive plan and land use code was passed a few years ago and was noticed as a public hearing that could have had input at that time.

Karasin stated both Evans and Fuller gave the board many things to think about.

Domenico asked Kurt and Lew if there were any other areas they could voluntarily reduce impervious surface.

Charland stated they have done their best to reduce, technically they could have 70% impervious surface and they are at 61% overall site. They have reduced parking spaces, gave a lot of green space, mitigated the storm water required by DEC, which Aldi has exceeded that level. Charland stated the alternate is that nothing happens on this site and more impervious surface would be on this site in present than it would be in future with this project. Charland stated trucks have to make their deliveries, pedestrians don't care about an extra 30 ft with sidewalks that go down vs. over or over vs. down and they can't imagine the bike rack is a big issue.

Karasin asked Charland why aren't the parking spaces 9 ½ x 18 vs. 9 ½ x 20.

Charland stated big trucks are the reasons for the additional widths. More traffic on main entrance makes it difficult to back into oncoming traffic vs. separate driveway.

Difara stated this time of year big trucks have plows and hitches that need the additional length of a parking space.

Domenico asked Charland what the NE corner of paved surface was needed for and if the additional three spaces in SW corner could be eliminated.

Charland stated the NE corner of paved surface was used for trucks to make a maneuver-hammerhead for them to pull up and back out. Charland stated the spaces and existing curb line weren't going to be impacted, they try to minimize the construction and impact on overall site.

Karasin stated Jeremy Evans provided a copy of Tioga planning board minutes that stated Aldi has a proven building model that is adequate for 80 parking spaces for a 19,965 sq. ft. store.

Karasin requested Charland to explain why this is not what the development board has been told.

Charland stated Saranac Lake is a different market which needs more spaces in the winter months for snow piling, mostly the upper quadrant will be for snow storage.

Boothe and Trudeau stated they agree the island protects vehicles backing out to incoming traffic.

Karasin stated storm water requirements for the pad build out are calculations included of 80-85% of storm water accounted for. She questioned Charland on the sq. ft of area Aldi was calculating for the pad build out.

Charland stated he believe it was 3500 sq. ft. and has room for expansion for storm water pond that comes in for the future pad site. Charland stated should the pad site go forward in future then whoever engineers for the developer will have to decide the storm water, Aldi is not asking an approval for the pad site, only what they need on proposed site.

Karasin stated the board hopes that the pad site will be built out, it will achieve denser use of area.

Charland stated Aldi building coverage is 15%, the development code states 40%.

Boothe stated the variance requested is for impervious surface 30-55%, what is the requested amount of additional coverage.

Charland stated building coverage of 40% maximum with paved parking at 30% maximum, cover is 15-16% over impervious surface requirement, the existing site is already in a variance situation currently.

Charland provided material samples that were requested at February 20th meeting from board.

Difara, Trudeau and Boothe were in agreeance of CEE-9 site plan with red brick and cobble field chardonnay stone. Domenico agreed on red brick with Breckenridge stone.

Karasin asked if Aldi was going to provide an Adirondack style site plan as requested at February 6th meeting.

Charland stated corporate would not give an option to an Adirondack style, the new style buildings have many different variations to fit in all communities and Aldi has gone above with additional stone variations.

Karasin asked Charland to point out location of mechanicals.

Kibling stated only 1 hvac unit was needed in this climate, other unit is inside.

Difara questioned noise disturbance of unit.

Kibling stated the unit only ramps up as needed. The unit will ramp up and down so they are never at 100% which is a big energy saver than prior models.

Domenico stated he feels strongly of trees in parking lot and of the visual impact of parking lot.

Charland stated they declined trees in the front of building as requested by board, half of the green space is DOT, you can't plant mature trees and they have exceeded the number of trees normally planted on site.

Charland stated they are planting 3 ½ ft berms which meets code requirements and of what board requested from February 20th meeting.

Charland stated they are not taking out existing plants at all, they are adding more plantings so when they grow in it will almost make a complete hedge.

Difara stated she feels it will be gorgeous in 15 years as well as she complimented the landscape engineer on the project.

Karasin questioned Charland if the sidewalks will be maintained and shoveled throughout winter and if there could be a more direct crossing rather than zig zag.

Charland stated the board was in agreement at the last meeting on the sidewalk and bike rack. Charland stated Aldi will maintain shoveling sidewalks during winter and that the zig zag crosswalk is utilized to get pedestrians off the street quicker coming from the Village.

Karasin questioned how the esker would be stabilized during construction.

Charland stated esker will be OSHA standardized, with most likely using a backhoe to pull material off 8 ft. cut which is not extreme. He stated sheeting could be a metal plate that is temporary which is very standard practice to protect construction work.

Karasin asked Charland to address lighting and signage.

Charland stated all lighting faces downward, the monument sign will remain and wall signs will be replaced.

Karasin asked the dimensions of the sign and what the material would consist of.

Charland stated the dimensions are 9x7 ½, same material as in existing signs and aldi can provide sign cut sheets if necessary, they are well under sign requirements.

Trudeau made a motion to close the public hearing for Aldi. Difara seconded the motion. All in favor, motion carried.

Criteria Response for Impervious Surface-16% impervious surface variance

1. Reducing impervious surface-improvement rather than a detriment.
2. Explored every possible option-Originally proposed 94 parking spaces, down to 83.
3. The request is substantial at 16% increase.
4. No, reducing impervious surface form currently existing.
5. The total of impervious surface existing is not self-created, need a parking lot for a store, Aldi has mitigated to an acceptable level.

Domenico made a motion to approve area variance as proposed for impervious surface. Boothe seconded the motion. 4 ayes, 1(Leslie) abstention motion carried.

Criteria Response for area variance for front parking

1. Already additional parking in the front, Aldi has done the best they can to reduce amount of parking spaces.
2. Most feasible way to keep the existing store open and functioning during construction of new Aldi store.
3. Substantial to what is requested in the development code. Parking in front of a building is a big deal, substantial variance.
4. Doesn't exaggerate the existing condition, no environmental impact on neighborhood, improving with additional green space.
5. Yes, self-created as Aldi stated they couldn't close the store while constructing new store.

Domenico made a motion to approve variance for front yard parking as proposed. Difara seconded the motion. 4 ayes, 1 abstention(Leslie)motion carried.

Public Hearing: Sprint

Karasin stated the discussion will be of relevant conditions on the project that are necessary.

JR Lynch introduced himself as real estate agent with Transcend wireless for Sprint.

Karasin requested Lynch give an overview of project proposed.

Lynch stated existing site is at 60 Church St. located at the DeChantal apartment building. Currently there are 6 antennas that are being switched out for newer technology that have better capability as cell phone usage is growing and driving these changes. Lynch stated basically it's the same antenna; same size and paint will be matched.

Karasin asked if this was an expansion or keeping up with technology.

Lynch stated this is keeping up with changing technology to improve coverage area. This site will touch all surrounding sites for the time being. If any areas are not covered now they will possibly be changed in the future.

Karasin requested exact dimensions.

Lynch stated antennas are 72 in. as existing are 71 ½. In.

Difara made a motion to close the public hearing for Sprint. Trudeau seconded the motion. All in favor, motion carried.

Difara made a motion that the proposed project was in conformance with LWRP policy standards and conditions. Trudeau seconded the motion. All in favor, motion carried.

Difara made a motion to make a negative declaration on the unlisted action under SEQR. Trudeau seconded the motion. All in favor, motion carried.

Trudeau made a motion to approve project as proposed. Difara seconded the motion. All in favor, motion carried.

Public Hearing: Peter Rogers

Karasin requested an overview of project and reason for subdivision at 20 Sumner Place.

Rogers stated his reasons for subdividing was to eventually sell the two-family residential home while keeping multifamily unit on property. Rogers stated rubbish storage areas, and flood lights that are downward facing are existing. No material changes are being made with only proposed items to mitigate some impacts of existing changes. Rogers stated parking spaces are 8 1/2 x 18 which allows extra space for snow removal in winter time.

Karasin asked Allott if there are any issues with changing property lines.

Stacey Allott from Geometrics Land Surveying stated the existing structure on site will be used as a natural dividing line of parcels to match setback requirements using artificial lines. Allott stated property was once two parcels then merged by previous owners. Allott stated a significant number of cars parked in visibility of Dorsey St., this is not increasing use of parking.

Rogers stated this will decrease the amount of parking currently in the main front parking area where trees will be planted to minimize view of parking. Parking for multi-unit will now be in the garage. Rogers stated if he were to sell property there would be 4 spaces available for four family dwelling.

Karasin asked if the functionality of buildings would change.

Rogers stated they would remain the same.

Alan Fuller, Paul Smiths resident asked where the second building was located.

Michelle Wilson, neighbor of Peter Rogers on Sumner Place asked Rogers how the driveway will be behind the house.

Rogers stated traffic will be decreased by 2 cars, there are currently 6 vehicles that access the drive now, it will be reduced to 4.

Wilson asked what will be planted for trees.

Rogers stated 3-5 ft. hedges and cedars.

Additional public comment by Susan Moody via email addressed.

Difara made a motion to close public hearing for Peter Rogers. Trudeau seconded the motion. All in favor, motion carried.

Domenico questioned Rogers on how many currently access thru right of away.

Allott clarified the right of way is north of the parking lot, no one else has access to drive thru driveway.

Karasin asked Blaine to give an opinion on project.

Blaine stated parking is congested in Dorsey St. parking lot. He stated the area variance is similar to Aldi, has a front and side yard, screening of parking addressed in site plan as well as ensure lighting is downcast pointed at a downward angle.

Blaine mentioned to board to provide any additional conditions on screening.

Trudeau made a motion that the proposed project is in conformance with LWRP policy standards and conditions. Difara seconded the motion. All in favor, motion carried.

Difara made a motion to make a negative declaration on the unlisted action under SEQR. Trudeau seconded the motion. All in favor, motion carried.

Blaine stated variance requested for setback to the accessory structure is 1 ft. 9, 8 ft. is required. Blaine stated the setback for principal structure is 1 ft. 8, 10 ft. is required. A multi-use dwelling in this district requires special use permit, the two-family home could have received administrative approval. The subdivision process is approving the plot, a special use permit is a minor project where written findings are not required.

Karasin asked the board if any conditions need to be attached to the project.

Difara stated conditions of all lighting be downcasted.

Criteria Response for side setback variance

1. No, reasoning that all conditions are existing, the property line would only be apparent to owners of property.
2. No
3. Same owner will still own both properties. Donna says yes to substantial, Dave says no.
4. No
5. Yes, self-created

Trudeau made a motion to grant setback variance. Difara seconded the motion. 4 Ayes, 1 Nay(Bill). Motion carried.

Criteria response for front parking variance

1. No, will be an improvement on reducing amount of parking.
2. No
3. No
4. No

5. Yes

Trudeau made a motion to grant front parking variance. Difara seconded the motion. All in favor, motion carried.

Trudeau made a motion to approve minor subdivision. Hagmann seconded the motion. 4 Ayes, 1 Nay(Bill). Motion carried.

Hagmann made a motion to approve special use permit with one condition of existing or newly added lighting to property to be downward facing. Difara seconded the motion. All in favor, motion carried.

Public Hearing: Kathleen Bullard

Karasin asked Bullard to give an overview of project.

Bullard stated she has owned the property since 1999, running the bed and breakfast for the past 5 years. She stated the first project is the front porch extension to open a door way instead of the window on the only sunny side of the house which basically would allow the guests to sit in the sun on the porch in the morning. This would also give guests stairs to a closer access from the parking lot onto to new porch to the front door. The second project is to renovate a two-story carriage house into a small house with an upstairs bedroom, small kitchen and fireplace. This is a straight remodel on interior.

Karasin asked Blaine why this project needs development board approval.

Blaine stated the bed and breakfast will have a material change which is front porch, specifically item 10 and 11 in development code in historic district.

Bullard stated the same roof line will go on left of house as is on the right for the front porch extension, the red brick will be repointed which will improve structurally as well as basic foundation for the pillars will match and be more secure than is existing.

Bullard stated her husband spoke with Jeff Dora, DPW superintendent, in regards to a pumping station that can connect with village sewer at corner of road.

Karasin asked Bullard if she had any intentions on subdividing the lot.

Bullard stated she has no intentions at all.

Karasin asked Bullard for a timeframe as to when she would like to begin project.

Bullard stated both projects would be ideal for spring start up after thaw.

Karasin asked Bullard what the details of the carriage house project are.

Bullard stated currently the carriage house is strictly used for storage. A window off the back will be installed for safety and ventilation as well as the exterior finish of siding will match the bed and breakfast when complete.

Board reviewed notice of decision from prior approval of project on June 19, 2013.

Trudeau made a motion that the proposed project is in conformance with LWRP policy standards and conditions. Hagmann seconded the motion. All in favor, motion carried.

Hagmann made a motion to make a negative declaration on the Type 1 action under SEQR. Domenico seconded the motion. All in favor, motion carried.

Karasin asked Bullard on material specifics.

Bullard stated shingles on porch were upgraded shingles from when they initially purchased home, the shingles will match on proposed porch extension. Bullard stated they will match material as close as possible with wood clad boards on existing bed and breakfast.

Karasin stated there is no change to existing garbage can screening. She stated to Bullard if lighting gets changed it needs to be downward facing.

Bullard stated any additional lighting will be decoration, motion sensed and downward facing.

Karasin stated approval for project will be on April 3, 2018 in response to letter from Essex County referral. Materials for architecture on Historic building are being requested for April 3, 2018 meeting.

Difara made a motion to close public hearing for Kathleen Bullard. Domenico seconded the motion. All in favor, motion carried.

Difara made a motion to adopt the fact of findings and notice of decision for Aldi's. Domenico seconded the motion. 4 Ayes, 1 Abstention. Motion carried.

Meeting Minutes

Trudeau made a motion to approve February 20, 2018 regular meeting minutes. Domenico seconded the motion. All in favor, motion carried.

Adjourn

Trudeau made a motion to adjourn the meeting. Difara seconded the motion. All in favor, motion carried.

Meeting was adjourned at 11:49 P.M.

Minutes prepared by:

Courtney Temple
Administrative Assistant