



## Village of Saranac Lake

Community Development Department  
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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES April 3, 2018

#### Location

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

#### Attendance

Members: Tom Boothe- Chairperson, Present  
Donna Difara- Present  
CJ Hagmann- Present  
Bill Domenico- Present  
David Trudeau- Present  
Elias Pelletieri- Alternate, Present

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

Public: As per sign in sheet

#### Convene

Public meeting opened at 6:00p.m.

Boothe introduced himself as the new chair of the development board. All members congratulated him. Boothe discussed the rearrangement of the agenda.

## Meeting Minutes

**Difara made a motion to approve the regular meeting minutes from March 6, 2018 with condition of adding a mention of the discussion of the finding of facts in future minutes. Trudeau seconded the motion. All in favor, motion carried.**

### Items for Board Action: Grizle T's

Boothe requested Adam Harris, owner of Grizle T's give an overview of the proposed project.

Harris stated he has owned Grizle T's for eleven years and the building has generations of neglect.

Harris proposes to re-build existing back deck and add a two-story addition for kitchen.

Trudeau stated concerns of fire escape.

Harris addressed concerns with stating the fire escape will be repaired and repainted at this time with hopes of replacing it with a pressure treated wood fire escape in future.

Harris stated only members to use fire escape are Owl's Nest employees.

Trudeau asked Harris to describe where the kitchen will exhaust.

Harris stated on the opposite side of egress door, the exhaust will leave through the upstairs in the enclosed back area.

Difara stated concerns of ensuring that fires will not leap from building to building.

Harris stated the deck will be built of wood and both Madden's and Blu Moon Café buildings are brick buildings.

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

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

### Items for Board Action: Bullard

Boothe asked Blaine to give an overview of Bullard project as applicant was not present.

Blaine gave opinion that the board should request Bullard have historic carriage house investigated by an engineer for structural soundness prior to Pat Giblin, code enforcement officer approves building permit.

Board discussion on conversion of the historic carriage house on material, sewage, electrical underground, screening of propane tank and engineering of house.

**Difara made a motion to approve project with conditions to bury electrical utility service to the carriage house, screening of propane tank if one is required, and structural evaluation of the carriage house through the building permit process. Hagmann seconded the motion. All in favor, motion carried.**

**New Business:**

Blaine discussed main triggers for applications are “land use and development” and “material change” in the development code.

Blaine stated his initial process for determining project is to look at the entire project from existing use to proposed use. He then uses development code schedule 1 table to see if project is allowed and what approvals are necessary then uses dimensional table to figure the necessary applications for variances if required, then looks at the design standards.

Boothe requested Blaine use more bullet points in staff report for board members to be prepared on decisions being made for project.

Boothe asked that board members come to the meetings prepared with focusing on staff report details.

Boothe stated Haggmann will now be an alternate member to the development board while Elias Pelleteri will be replacing his position, subject to approval by the Village Board.

Board discussion on prior Lake Flower hotel project as owners are looking to move forward within next month for breaking ground.

Blaine stated he would reach out to Lake Flower project owners to gather appropriate documents needed for development board approval prior to moving project forward.

Boothe tentatively scheduled meeting on April 17, 2018 for further discussion on Lake Flower project, to be confirmed.

**Adjourn:**

**Difara made a motion to adjourn the meeting. Trudeau seconded the motion. All in favor, motion carried. Meeting was adjourned at 7:00 p.m.**

Meeting Minutes Prepared by:

Courtney Temple  
Administrative Assistant