



Village of Saranac Lake

Planning Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 5/17/2022

ATTENDANCE

Development Board Members:
Elias Pelletieri, Chairperson, Present
Adam Harris, Present
Rick Weber, Present
Paul Herrmann, Present
Meg Cantwell-Jackson, Present
Bill Domenico, Alternate, Excused
Dan Reilly, Alternate, Excused

CONVENE

Chair, Elias Pelletieri opened the meeting at 6:00pm.

Motion to approve May 3, 2022 Regular Meeting Minutes by Paul Herrmann, seconded by Rick Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Adam Harris, yes; Meg Cantwell-Jackson, yes; Herrmann, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

PUBLIC COMMENT

No members of the public chose to comment.

Motion to close public comment by Herrmann, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, yes; and Pelletieri, yes. All in favor, public comment closed.

PUBLIC HEARINGS/BOARD ACTION

Magbro, Inc., Minor three lot subdivision with Site Plan Review and Area Variance request, 101 Clinton Ave.

Herrmann stated that this project before the Board can lead to a short-term rental or a long-term rental.

The Board determined that the type of rental, long-term or short-term, is not relevant to their decision tonight.

Weber stated that, at present, the submitted Site Plan calls the structures, 'proposed buildings' and asked the applicant to edit the Site Plan to read 'residences' instead.

Herrmann stated that the requested variance may be self-created.

Weber stated that the proposed set backs do not create a significant change for the neighborhood.

Pelletieri stated that with the requested area variance for the set back, this allows more room for the existing structure on the site.

Pelletieri stated that a water mitigation plan was submitted. He added that the applicant, Weber, and himself did not find there to be Japanese Knotweed on the property, therefore no mitigation plan is needed.

Motion to approve Minor three lot subdivision by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, abstain; and Pelletieri, yes. Majority in favor, minor three lot subdivision approved.

Motion to issue a negative declaration for purposes of SEQR by Weber, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, abstain; and Pelletieri, yes. Majority in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Weber, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, abstain; and Pelletieri, yes. Majority in favor, declaration moved.

Motion to approve Site Plan by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, abstain because there is potential for the residences to become short-term rentals; and Pelletieri, yes. Majority in favor, site plan approved.

Motion to approve Area Variance by Weber, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, no because the request for variance is self-created; and Pelletieri, yes. Majority in favor, area variance approved.

Saranac Waterfront Lodge, Site plan amendment, 250 Lake Flower Ave.

Pelletieri reviewed an email sent by the applicant to the Board and the drawing that was sent on May 5th. He noted that the Board's initial question on the duration of the temporary tent set up has been answered by the General Manager, John Berndt, as two to three days.

Herrmann suggested moving the tent out of the parking lot.

Mayor Jimmy Williams reached out to Berndt to confirm that tents can be moved out of the parking lot when set up.

Berndt stated no tents in parking lot.

Motion to approve site plan amendment with condition that the temporary tents not be placed in parking lots by Herrmann, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, yes; and Pelletieri, yes. All in favor, site plan amendment approved.

OLD BUSINESS

Pelletieri addressed the Board to reinforce the importance of public transparency, discuss the town houses working document, and encourage the Board to identify zoning code areas for improvement.

NEW BUSINESS

Weber stated that he will work on the meeting format. He also stated that there are four hours of training per year required for each Board member.

Pelletieri introduced the new Board member, Meg Cantwell-Jackson.

ADJOURNMENT

Motion to adjourn the meeting by Herrmann, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; Herrmann, yes; and Pelletieri, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 7:15pm.

Meeting Minutes prepared by Mayor Jimmy Williams and Cassandra Hopkins, Administrative Assistant.