



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 5/18/2021

ATTENDANCE

Development Board Members:

Donna Difara, Chairperson, Present

Bill Domenico, Present

Elias Pelletieri, Present

CJ Hagmann, Present

Adam Harris, Present after meeting start- 6:11pm

Bob Bevilacqua, Alternate, Present in a Non-Voting Capacity after meeting start- 6:12pm

Paul Blaine, Development Code Administrator, Present

Cassandra Hopkins, Administrative Assistant, Present

CONVENE

Donna Difara opened the meeting at 6:00pm.

PUBLIC HEARINGS

BOARD ACTION

1) **Stacey Allott, Site Plan Review for a single-family dwelling, 82 Riverside Drive**

Difara asked for the applicant to address the Board.

Stacey Allott, applicant, stated that she has provided additional information for the potential driveway access off of Riverside Dr., although her preference is Maryland Ave.

Difara asked about the potential access off of Maryland Ave.

Paul Blaine, Development Code Administrator, stated that the easement has been provided to the Board, along with a map.

Allott stated that the driveway will be part of the easement with the neighbor and is proposed with the least disruption to existing trees and plantings, plus the change of grade is lower eliminating the need for retaining walls. She stated that the plan is to only use the easement area for driveway access, not for utilities.

Difara asked for any public comment on the project. She stated that there are four voting Board members on the meeting at this time.

Laura Jean Swanson, neighbor at 53 Maryland Ave., asked about the proposed Maryland Ave. access to the property and how that might affect existing features, such as old trees and a transformer.

Steve Greis, neighbor at 72 Maryland Ave., stated concerns for safety, increased vehicle traffic, and the potential disturbance to his home caused by the headlights of vehicles using this access. He also asked if there is potential for more vehicle traffic to use this access if, in the future, there is more development in the area.

Motion to close the public hearing by Allie Pelletieri, seconded by Adam Harris.

Difara noted that a fifth voting Board member has now joined the meeting.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Difara, yes; CJ Hagmann, yes; Bill Domenico, yes; and Harris, yes; all in favor, public hearing closed.

Domenico stated that in looking at the two proposed access points, his preference for the applicant to pursue is the Maryland Ave. access. He stated that having an easement with the neighbor is something that makes it a good option. He asked about the potential for screening of the driveway.

Harris stated that he agrees.

Alternate, non-voting Board member, Bob Bevilacqua, contributed to the discussion to state that the alternative access off of Riverside Dr. looks to be more disruptive to existing trees on the property.

Pelletieri stated that the overall better choice for access is off of Maryland Ave. because it will do less damage to the landscape, the grade change is less which makes it safer, and because of the easement. He asked the Board about the change to the neighborhood with the potential of this developed property turning into a rental. He stated concern for existing traffic issues already affecting the neighborhood, with the commercial property on Riverside Dr. Harris stated that whether or not a property before the Board for a site plan approval becomes a rental property isn't a concern of this Board.

Difara stated that the rental conversation has been taken up by the Village Board of Trustees.

Domenico stated the all decisions made are through interpretation of the Village Development Code.

Blaine stated there is a definition in the Code for a short-term rental.

Difara stated that the project for review tonight is under the definition of a single-family dwelling.

Allot agreed with Difara.

Difara stated that there is potential for regulation of short term rental properties within the Village, but that would come from a Village Board of Trustees decision.

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

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, yes; Hagmann, yes; and Harris, yes; all in favor, declaration moved.

Difara asked for any additional comments on the Local Waterfront Revitalization Project's waterfront assesment on this project. Difara read through several sections of the submitted, complete form.

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

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, yes; Hagmann yes; and Harris, yes; all in favor, declaration moved.

Difara asked the Board about the potential for conditions along with an approval for this project.

Domenico stated that vegetative screening around the access was suggested.

Difara stated that a condition can be to require the applicant to provide screening and/or fencing around the access on Maryland Ave.

Pelletieri added that screening should be made a condition for the entire length of the driveway given the proximity to the neighbors.

Difara rephrased the condition to stated that prior to receiving a certificate of occupancy, a plan indicating screening as designed by the professional for the entire access from Maryland Ave., be submitted to the Development Code Administrator's office.

Blaine stated that will work.

Motion to approve Site Plan Review with condition that prior to receiving a certificate of occupancy, a plan indicating screening as designed by the professional for the entire access from Maryland Ave., be submitted to the Development Board by Harris, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, yes; Hagmann yes; and Harris, yes; all in favor, unanimous approval.

NEW BUSINESS

OLD BUSINESS

The Board discussed the Village Development Code sections and standards as they relate to the planning of townhouses in the Village.

Bevilacqua asked the Board about procedures related to public comment that is submitted before or after the meeting.

PUBLIC COMMENT

Fred Balzac, 124 Shepard Ave., asked about making public the contact information for this Board.

ADJOURNMENT

Motion to adjourn by Domenico, seconded by Harris.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Domenico, yes; Difara, yes; Hagmann yes; and Harris, yes; all in favor, meeting adjourned.

Meeting was officially adjourned at 6:42pm.

Meeting minutes prepared by Cassandra Hopkins, May 20th

Community Development Administrative Assistant