



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

5/5/20

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 March 3, 2020 Regular Meeting Minutes by Dave Trudeau, seconded by Donna Difara.

Boothe asked for a Roll Call Vote.

Roll Call: Trudeau, yes; Bill Domenico, yes; Elias Pelletieri, yes; Difara, yes; Boothe, yes. All in favor, meeting minutes approved.

PUBLIC HEARINGS BOARD ACTION

HES Ventures, Extension of Minor Subdivision approval, 33 Depot St.

Boothe asked Paul Blaine, Development Code Administrator, to present the request to the board.

Blaine stated that this project had previously come before the board and was granted approval for a minor subdivision in December of 2019. He stated that HES Ventures has submitted a revised survey map of the property. He showed the board documents of the change, indicating that the property lines at the northwest corner has changed and that the Village right of way may or may not be in that area.

Domenico asked for clarification.

Tim Reilly, applicant, responded to say that this adjusted piece of the property is located in the back of the lot and provides access to the property, which has been used for years. He added that there is an agreement for this adjustment with the Saranac Lake Volunteer Rescue Squad.

Boothe stated that this looks to be a minor adjustment.

Blaine stated that there is a procedure for review, even for a minor adjustment, in case there are any impacts. He asked Reilly if he has seen the deed or any agreement on the use of that part of the property as a right of way.

Reilly stated that he has not, and that after 25 years of owning the property this has never come up, even when land was given for the fire department expansion.

Boothe stated that an extension of this board's approval is the current request. He stated that the board can move to grant approval of the extension, subject to Blaine's review of this minor adjustment.

Blaine stated that yes, he will review the adjustment and has requested a copy of the agreement between HES Ventures and the Saranac Lake Volunteer Rescue Squad. He will conduct an administrative review of the lot line adjustment.

Boothe asked the applicant about the desired length of the extension request.

Reilly responded that they are close to completing this minor subdivision, but just to be safe, 120 days is fine.

Boothe suggested the board make a motion to approve the extension of a minor subdivision approval by 120 days with the condition that Blaine conducts an administrative review of the lot line to make sure that there are no negative impacts.

Motion to approve extension of the minor subdivision approval by 120 days with administrative review of the change in lot line to be conducted by Blaine, by Domenico, seconded by Trudeau.

Boothe asked for a Roll Call Vote.

Roll Call: Trudeau, yes; Domenico, yes; Pelletieri, yes; Difara, yes; Boothe, yes. All in favor, extension of the minor subdivision is approved.

Kiwassa LLC, Area Variance for Expansion of Nonconforming use, 302 Lake Flower Ave.

Boothe asked Blaine to give an overview of the project and the requested variance.

Blaine stated that this is an expansion of a nonconforming use as it is an accessory structure on a property that does not have a primary structure. He stated that it is important to note that the proposed parking will take up almost the entire property and may encroach on the road into the right of way. He added that he wants to place on the record that a neighbor contacted him with concerns about the parking proposed on such a small lot.

Boothe asked each board member individually about their thoughts on this project.

Trudeau stated that he does not see any problems with the proposed project, as long as the parking does not encroach upon the road. He added that he likes the idea of the lighting for the boat house to be on a manual switch so as not to be on all the time. He stated that he is okay with the addition of the solar panels to the boat house.

Pelletieri stated that he will echo Trudeau, in that he is okay with the proposed project as long as the parking does not encroach upon the road.

Difara stated that she wasn't sure about the use of the parking space as a 'head-in' spot and thought that maybe using the space to parallel park would be better. She added that after looking at the site there is a guardrail along the road that offers more protection for a vehicle parked 'head-in.' She stated that ultimately, she is okay with approving the project.

Domenico stated that he would rather see that parking area used to parallel park along the road, as the ruts along the side of the road there indicate.

Boothe stated that he is okay with the lighting and solar panel additions to the boat house, but is concerned about the proposed parking space creating a safety issue along a busy road. He added that creating a parking space at that location for 'head-in' parking does create a safety hazard and sets an example of this type of approval from the board.

Jerry Michael, applicant, stated that he understands the concern from the board over the proposed parking space. He clarified that he is trying to improve the material that exists where he currently parks so as not to park on dirt. He added that the lot does not allow for adequate space to parallel park without encroaching on the neighboring Village property. He explained how he currently safely backs into the spot and added that his vehicle does not encroach upon the right of way. He did state that he is willing to work with the DOT if needed.

Domenico asked what the potential liability is for the Village should this get approved and if an accident were to occur.

Boothe responded that he is not sure.

Trudeau asked if an approval can be made without explicitly calling the improvement a parking space.

Domenico stated concern over future use of the property as an approval goes with the property even after changing hands.

Difara asked about the proposed material to be used.

Boothe stated that the material proposed is concrete pavers with space for grass growth.

Michael added that he has proposed the grass paver material because it looks good and is a better surface than dirt.

Trudeau added that he has seen that style paver used and it does look better than just stone or dirt.

Domenico stated concern over future use of the parking area as the board can not dictate which vehicles are used there.

Blaine stated that the parking area is addressed in design standards in the Development Code, all of which are reviewed for any expansion of a nonconforming use.

Boothe stated that this project as proposed does violate three different parts of the Development Code and creates a safety issue. He asked for any other comments or questions from the public.

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 Difara, seconded by Trudeau.

Boothe asked for a Roll Call Vote.

Roll Call: Trudeau, yes; Domenico, yes; Pelletieri, yes; Difara, yes; Boothe, yes. All in favor, declaration moved.

Boothe asked for someone to make a motion to approve the project.

Motion to approve Area Variance for Expansion of a nonconforming use with condition that exterior lighting to be operated by manual switch only and while boathouse is being actively utilized and the improved parking area to use grass paver material, by Trudeau, seconded by Difara.

Boothe asked for a Roll Call Vote.

Roll Call: Trudeau, yes; Domenico, yes; Pelletieri, yes; Difara, yes; Boothe, no, because of the parking. Area Variance for Expansion of a nonconforming use is approved with a majority vote.

Pickens/Pawlewicz, Area Variance for a Carport, 93 Old Military Rd.

Boothe asked Blaine for a description of the proposed project and requested variance.

Blaine stated that an existing structure on site will be demolished and replaced with a carport. He stated that Dan Reilly and Aggie Pelletieri, neighbors, had written in to share their support of the project. He added that another neighbor, Lorraine Finnigan, had also written in to state she has no objections.

Leo Pickens, applicant, added that another comment from a neighbor was submitted with the original packet to Blaine. He stated that Richard and Suzanne Brosseau, neighbors, had written to state that they had no concerns or problems.

Boothe asked each board member individually about their thoughts on this project.

Trudeau stated that he thinks the proposed project looks good and the carport is a good project for the location.

Pelletieri stated he thinks the proposed project is great with the shed roof and does not see an issue with the setback.

Difara stated that this proposed project is good for that neighborhood and it is always good to hear positive feedback from the neighbors. She asked about the note for metal fasteners.

Blaine addressed the question to state that metal fasteners are for aesthetics and are typically asked for when an approval is sought.

Domenico stated that he thinks the project is good as submitted.

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

Valerie Pawlewicz, applicant, stated that they have been working to improve the property in pieces and that the addition of the carport adds safety and space for two vehicles. She added that the shed roof allows for better drainage on the property and she plans to create more catchment for rain water with the addition of plants.

Boothe asked the applicants if they are okay with the request for concealed metal fasteners.

Pawlewicz stated yes.

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

Boothe stated that this is a fine project with the proposed shed roof. He stated that there is no need to require a hip-style roof and given the potential cost of concealed fasteners, they will not be made a requirement upon approval.

Motion to approve Area Variance for a carport, by Boothe, seconded by Difara.

Boothe asked for a Roll Call Vote.

Roll Call: Trudeau, yes; Domenico, yes; Pelletieri, yes; Difara, yes; Boothe, yes. All in favor, Area Variance for a carport is approved.

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT

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

Meeting was officially adjourned at 6:48pm.

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

Community Development Administrative Assistant