



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

6/2/20

ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present
Donna Difara, Present
Bill Domenico, Present
David Trudeau, Present
Elias Pelletieri, Absent, Excused
Craig Catalano, Present
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 May 5, 2020 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Craig Catalano, yes; Difara, yes; David Trudeau, yes; Domenico, yes; Boothe, yes. All in favor, meeting minutes approved.

PUBLIC HEARINGS

BOARD ACTION

Carroll, Area variance for expansion of a nonconforming structure, 14 Leona Ln.

Paul Blaine, Development Code Administrator, stated that this project is requesting a variance for an expansion of a nonconforming structure. He added that the structure currently encroaches into the side set-back area by about 0.5'. He showed the board the submitted site plan and explained the reason for the proposed change to the structure. The addition will be a minor expansion of the structure.

Boothe asked each board member in turn their thoughts on the project. They all responded positively.

Motion to approve Area Variance for Expansion of a nonconforming structure, by Catalano, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Catalano, yes; Difara, yes; Trudeau, yes; Domenico, yes; Boothe, yes. All in favor, area variance is approved.

Testa, Area variance for a dock in the side setback area, 153 Riverside Dr.

Boothe asked Blaine to give an overview of the project.

Blaine stated that the proposed project is on the water on a property where a boat house previously stood and a wooden dock previously floated. He stated that the project will require an area variance for a new dock to be placed as it will intrude into the allowed side setback area.

Boothe asked the applicant for any comments on the project.

Robert Testa, explained the physical characteristics of the property, referencing the concrete pad at the far end of the shoreline. He explained that the new dock will attach to the concrete pad in order to minimize difficulty in accessing the waterfront and reduce risk.

Boothe asked if there is any public comment.

Blaine stated that he did receive two emails from neighboring properties. Blaine stated that John Omohundro, 163 Riverside Dr., sent notice of approval of the project and William Martin, 159 Riverside Dr., sent notice of approval of the project.

Domenico asked why the project required a variance approval from this board, given that the applicant previously had a wooden dock in the same location.

Blaine explained that there is an allowance of replacement of a non-conforming structure if deemed unsafe, so as to be made safe once again.

Boothe stated that this project may not follow that same blueprint. He asked each board member for their thoughts on this project. They all responded positively.

Testa addressed the board in order to emphasize that the placement of the dock on that side of the property is logical given the proximity to the existing stairs on that side of the property. He added that is to avoid a much steeper ramp or set of stairs, which would create a greater safety risk, to provide access to the water at any other point along the shoreline.

Motion to approve Area Variance for a dock in the side setback area, by Trudeau, seconded by Domenico.

Boothe asked for a Roll Call Vote.

Roll Call: Catalano, yes; Difara, yes; Trudeau, yes; Domenico, yes; Boothe, yes. All in favor, area variance is approved.

Hex & Hop Inc., Site plan review for a Tavern use with accessory retail use in a Multi-use building, 36 Broadway.

Boothe asked Blaine for a description of the proposed project.

Blaine described the proposed interior layout to the board using the site plan provided. Blaine detailed the history of this property as it relates to Hex & Hop Inc.

Boothe stated that the applicant will need to work closely with Blaine to clarify any remaining details for this project. He asked the project applicant for any comments.

Ethan Mikesell, owner of Hex & Hop Inc., stated that the project is in coordination with several other local small businesses. He stated that this will create a small farm hub with alcohol served, but not brewed, on site.

Difara asked for clarification on the signage on site.

Mikesell stated that back in February, a temporary sign was posted, however, moving forward they plan to place a more permanent sign on site, which is mentioned in the packet that was submitted to Blaine.

Boothe asked for a specific location on site where this sign will be placed.

Mikesell clarified for the board that there will be two signs on site; one in the window, at eye level, and one on the sidewalk, to be taken in and out each day for open business hours. He stated that the final design for the window sign will be submitted to Blaine.

Motion to issue a negative SEQR declaration, by Difara, seconded by Trudeau.

Boothe asked for a Roll Call Vote.

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

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

Boothe asked for a Roll Call Vote.

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

Motion to approve Site plan review for a tavern use with accessory retail use in a multi-use building, by Domenico, seconded by Difara.

Boothe asked for a Roll Call Vote.

Roll Call: Catalano, yes; Difara, yes; Trudeau, yes; Domenico, yes; Boothe, yes. All in favor, site plan is approved.

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Motion to adjourn the meeting by Difara, seconded by Boothe, all in favor, motion carried.
Meeting was officially adjourned at 6:26pm.

Meeting minutes prepared by Cassandra Hopkins, on June 5th, 2020
Community Development Administrative Assistant