



Village of Saranac Lake

Planning Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 6/1/2021

ATTENDANCE

Development Board Members:

Donna Difara, Chairperson, Present
Bill Domenico, Present
Elias Pelletieri, Excused
CJ Hagmann, Excused
Adam Harris, Present
Bob Bevilacqua, Alternate, Present

Paul Blaine, Development Code Administrator, Present
Cassandra Hopkins, Administrative Assistant, Present

CONVENE

Donna Difara opened the meeting at 6:00pm.

Motion to approve May 4, 2021 Regular Meeting Minutes by Bill Domenico, seconded by Adam Harris.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Bob Bevilacqua, yes; Harris, yes; and Difara, yes, all in favor, meeting minutes approved.

Motion to approve May 18, 2021 Regular Meeting Minutes by Bevilacqua, seconded by Harris.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Bevilacqua, yes; Harris, yes; and Difara, yes, all in favor, meeting minutes approved.

PUBLIC HEARINGS

BOARD ACTION

1) Cedar Ridge Holdings, Inc., Special Use Permit with Site Plan Review for Townhouses, 57 Duprey St.

Difara asked for the applicant to address the Board with any recent changes, given that this is an application that the Board has seen before.

Keith Braun, applicant, stated that there are no significant changes at this time. He added that more applications specific to this project will be submitted to the Board.

Difara asked Paul Blaine, Development Code Administrator, about any complete applications in hand right now.

Blaine stated no and asked if any of the Board members are planning to recuse themselves from this application this evening.

Bevilacqua stated yes.

Blaine clarified that that means having no vote or input on the application. He added that the Board member not present tonight, CJ Hagmann, has recused himself from decisions on this project as well.

Difara asked if the Board should proceed with any decisions on this application tonight.

Blaine stated that at this point, additional information will need to be submitted by the applicant. He added that the soonest this Board can next meet to make a decision on this application, taking into consideration the public notification process, and if we are sticking to Tuesday evenings, is June 22nd, 2021.

Braun stated that he will submit those materials by the end of this week.

Blaine clarified that the process will be one) submission of new application materials to his office two) public notification process three) concurrently with the timeline of public notification, the Board will review the new application materials. He reiterated that June 22nd is the earliest this Board will be able to convene to make any decisions.

Difara stated that there is a way to get to a June 22nd meeting, but if the application isn't submitted or is not deemed complete, this project will be on the July agenda. She opened the public hearing, with clarification that the members of the Board will not vote on this project tonight.

Claudia Braymer, attorney representing neighbors Walter McClure and Mary Beth Wigger, stated that she wants to reiterate a few points from a previous meeting of this Board to remind them of the reasoning why the project should be denied. She stated that the proposed development far exceeds the density that is allowed on lot of that size in the A-2 zoning district. She added that the increased traffic and use of the property will add to the congestion and traffic safety hazards on the small streets in that area, which is a concern. She stated that this project does not fit within the Village.

Si Flores, neighbor at 77 Duprey Street, asked for more clarification on the potential Special Use Permit in light of the new applications that the applicant talked about submitting.

Blaine stated that once the new application is received and deemed complete, then he will set an order of business which will be publicly noticed because it will involve a public hearing at the next meeting. He stated that this may be confusing because there is a lot of overlap between planning and the zoning.

Flores asked if the previously submitted application package is incomplete now.

Difara clarified that because the project has changed since the Board first saw it, the application needs to be changed.

Flores asked about the process of a final vote by this Board in regards to what they will be voting on.

Blaine stated that the first step to determine that final vote or series of votes is to see a complete application from the applicant.

Fred Balzac, 124 Shepard Ave., asked the Board about future meetings that may not be held on the first Tuesday of the month, about the potential for conflict of interest on this project, and the number of members needed for a vote on this project.

Difara stated that four members present is enough for a vote, and that if there is not a down vote with only three members present than a project can still be approved.

Motion to adjourn the public hearing until the next meeting by Harris, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; and Difara, yes, all in favor, public hearing adjourned until the next meeting.

2) ADK Real Property, LLC., Site Plan Review for renovations, 80 Main Street

Harris is the applicant present tonight.

Difara asked for Harris to recuse himself and then tell the Board about the project.

Harris stated that he recuses himself. He stated that there have been limitations with redoing the façade for this project due to supplies of windows from the manufacturer and given that he hasn't worked out the exact supplies yet, that is why he is asking for an adjournment.

Difara stated that is fine and asked for a member of the Board to make a motion for adjournment.

Motion to adjourn the public hearing until the next meeting by Bevilacqua, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Bevilacqua, yes; and Difara, yes, all in favor, public hearing adjourned until the next meeting.

3) Kathleen Bullard, Site Plan Review amendment for a B&B, 30 Clinton Avenue

Kathleen Bullard, applicant, addressed the Board to give a brief history of this project. She stated that the purpose is to open up more outdoor area seating in light of COVID-19. She added that this new plan does use the same footprint as the original plan for this project.

Motion to approve the Site Plan amendment by Harris, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; Bevilacqua, yes; and Difara, yes, all in favor, amendment approved.

4) NorthWind Fine Arts, LLC., Site Plan Review for an Arts Space, 85 Main Street

Susan Whiteman, applicant, stated that the purpose is to create a gallery space, especially in time for summer in order to make up for lost ground during COVID.

Russ Hartung, member of NorthWind Fine Arts, LLC, stated that this art gallery has a history with the community and they are looking forward to continuing to provide for artists in the years to come.

Motion to close the public hearing by Domenico, seconded by Harris.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; Bevilacqua, yes; and Difara, yes, all in favor, public hearing closed.

Difara stated her approval of the project.

Motion to approve Site Plan Review for an Arts Space by Harris, seconded by Bevilacqua.

Difara asked for a Roll Call Vote.

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

5) Saranac Waterfront Lodge, Site Plan Review amendment, 250 Lake Flower Avenue

Joe Garso, engineer, stated that there are a few items regarding the landscaping that are part of this amendment including a sidewalk that was damaged and has been removed and will be replaced with paver stones, rounded stone to fill where grass cannot grow on the property, installed shrubs in the landscaping plan, and to replace the temporary timber wall with a paver stone wall.

Motion to approve amendment by Bevilacqua, seconded by Harris.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; Bevilacqua, yes; and Difara, yes, all in favor, amendment approved.

6) Bitters & Bones, Site Plan Review amendment, 65 Broadway

Jim Williams, owner, stated that on the recently added upper deck, they would like to keep the height of the privacy fence just above 5ft., this is 10.5 inches shorter than what is on the plans for Bitters and Bones.

Difara asked for any questions from any Board members.

Motion to approve Site Plan amendment by Harris, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; Bevilacqua, yes; and Difara, yes, all in favor, amendment approved.

7) Grizzle T's, Site Plan Review amendment, 53 Main Street

Harris recused himself from the project. He stated that this is for the Garagery project and that an agreement has been made with the neighboring property owner, Bill Madden, to purchase a part of the property, which will result in a lot line adjustment.

Difara asked for any questions from any Board members. She asked Blaine if this should be filed and recorded prior to obtaining a certificate of occupancy, and should that be a condition to the Site Plan approval.

Blaine stated that would be appropriate.

Harris stated that is doable.

Motion to approve Site Plan amendment with condition that the lot line changes be recorded with the County before an issuance of a Certificate of Occupancy by Bevilacqua, seconded by Domenico.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Bevilacqua, yes; and Difara, yes, all in favor, unanimous approval.

8) Cure Cottage Development, LLC, Site Plan Review for a Private Recreation Facility, 631 Park Avenue
Blaine stated that this project is part of the development of the AMA property, now under new ownership, and the plan is to take the historic chapel and use it as an event space. He stated that this requires Site Plan approval, plus there will be an accessory use on site of the auditorium. He mentioned that it may be important to have applicants clearly delineate parking spaces and pedestrian walkways as more development occurs on the property.

Difara asked for any public comment on the project.

Joel Bartlett, neighbor at 327 Trudeau Rd., asked about potential noise, hours of operation, and traffic, out of concern for safety.

Motion to close public hearing by Domenico, seconded by Bevilacqua.

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; Bevilacqua, yes; and Difara, yes, all in favor, public hearing closed.

Blaine stated that the proposed hours of operation for the property are 8am to 9pm, 7 days a week, but it will depend on the event.

Harris stated that this is a good use of the space, but they should be cognizant of the neighbors with regard to noise.

Difara stated that she agrees.

Domenico stated that it's clear that once more development occurs on the property, traffic is going to increase to former levels when the property was more occupied.

Difara stated that there was public comment about parking and safety and asked the applicant if he would like to add anything.

Brian Draper, applicant, clarified that all traffic flow will be coming from the Trudeau Rd.

Bevilacqua asked for clarification on the hours of operation and if events will end at 9pm.

Draper stated that the chapel will just be used as a wedding chapel and likely it will not be used that late, although all on site residents have been notified of those potential hours.

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

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

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

Motion to approve Site Plan by Bevilacqua, seconded by Harris.

Difara asked for a Roll Call Vote.

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

NEW BUSINESS

OLD BUSINESS

PUBLIC COMMENT

Fred Balzac, 124 Shepard Ave., asked about the scheduling of Development Board meetings, minutes, and recordings.

Motion to close the public comment of the meeting by Domenico, seconded by Bevilacqua.

Difara asked for a Roll Call Vote.

Roll Call: Bevilacqua, yes; Domenico, yes; Difara, yes; and Harris, yes; all in favor, public comment closed.

ADJOURNMENT

Motion to adjourn by Harris, seconded by Bevilacqua.

Difara asked for a Roll Call Vote.

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

Meeting was officially adjourned at 7:02pm.

Meeting minutes prepared by Cassandra Hopkins, June 21st

Community Development Administrative Assistant