



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 6/7/2022

ATTENDANCE

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

APPROVAL OF MINUTES

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

1) Motion to approve May 17, 2022 Regular Meeting Minutes by Paul Herrmann, seconded by Rick Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Meg Cantwell-Jackson, yes; Reilly, abstain; and Pelletieri, yes. Majority in favor, meeting minutes approved.

I. PUBLIC HEARING

1) Application of: HES Ventures, Minor two lot Subdivision, 33 Depot St.

Motion to open the public hearing by Herrmann, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Cantwell-Jackson, yes; Reilly, abstain, due to a close relationship with the applicant; and Pelletieri, yes. Majority in favor, public hearing opened.

No members of the public chose to comment.

Motion to close the public hearing by Herrmann, seconded by Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Cantwell-Jackson, yes; Reilly, abstain; and Pelletieri, yes. Majority in favor, public hearing closed.

II. ITEM FOR BOARD ACTION

1) HES Ventures review of Minor Subdivision

Tim Reilly, applicant, stated the reasoning for the minor two lot subdivision and shared the history of the parcel.

Jerry Michael, applicant, confirmed that the easements on the parcel are for sewer and storm drain services.

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

Pelletieri asked for a Roll Call Vote.

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

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

Pelletieri asked for a Roll Call Vote.

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

Motion to approve Minor Subdivision with conditions that (1) Approval of the two-lot subdivision does not authorize any other new land use and development on either parcel, (2) All new land use and development on the parcels created through this subdivision shall be in compliance with Village of Saranac Lake Code Chapter 106, Development Code, and (3) Survey maps and/or deeds for project as approved shall be submitted to Franklin County, NY, by Herrmann, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Cantwell-Jackson, yes; Reilly, abstain; and Pelletieri, yes. Majority in favor, project approved.

III. PUBLIC HEARING

2) Application of: Schwartzberg/Black Mountain Architecture, Area Variance at 16 Academy St.

Motion to open the public hearing by Pelletieri, seconded by Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Cantwell-Jackson, yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

John Huttlinger, neighbor at 30 Academy St., stated support for the proposed project.

Ken Wiley, neighbor at 14 Academy St., stated his and his wife, Patty's, support for the proposed project.

Motion to close the public hearing by Herrmann, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

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

IV. ITEM FOR BOARD ACTION

2) Schwartzberg/Black Mountain Architecture review of Area Variance

Jesse Schwartzberg, applicant, introduced the project to the Board and explained that Black Mountain Architecture is expanding and so will be tearing down the existing structure to replace it with office space in a two-story building. He stated that this project will be back before the Board for Site Plan Review soon.

Motion to approve Area Variance by Herrmann, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Cantwell-Jackson, yes; Reilly, yes; and Pelletieri, yes. All in favor, project approved.

V. PUBLIC HEARING

3) Application of: Saranac Lake Brewing Company, LLC, Site Plan Amendment for a brewpub at 79 Woodruff St.

Motion to open the public hearing by Herrmann, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Cantwell-Jackson, yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Dave Filsinger, Trestle Street, LLC, 91 Woodruff Street, coordinator/owner, stated his support for the revised aspects of the proposed project, however, he asked that the tree in the southwest corner of the parcel be removed by the applicant. He asked about the results of the boring test on site that was used to form the stormwater management plan.

Motion to close the public hearing by Herrmann, seconded by Reilly.

Pelletieri asked for a Roll Call Vote.

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

VI. ITEM FOR BOARD ACTION

3) Saranac Lake Brewing Company, LLC review of Site Plan Amendment

Pelletieri stated that the APA review for this project is complete and that the Saranac Lake Brewing Company has a settlement.

Weber asked the applicant about the geotech reports for the infiltration system and ground water measurements on site. He also asked for confirmation on the number of raingardens included in this site plan.

Herrmann asked the applicant about exact shoreline setback for the building from the Saranac River. Jonathan Haynes, project designer with Phinney Design Group, stated that the APA, in their settlement, recognized that with the new building proposed for the site, the hardscape from the river is actually further back. Pelletieri stated that the Development Code sets the shoreline setback for 50ft. Haynes referenced the APA review language and correspondence with the former Development Code Administrator at the Village. He stated that with the hardscape being further from the water than as exists on site now, the APA acknowledged the improvement to the site in their review. He added that initially the interpretation of the Development Code did not dictate that 50ft. shoreline setback for the river. He added that the change in hardscape is also accounted for in the stormwater management plan.

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

Pelletieri asked for a Roll Call Vote.

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

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

Pelletieri asked for a Roll Call Vote.

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

Motion to approve Site Plan Amendment with conditions that (1) All landscaping shall be installed as proposed and maintained for the life of the project (2) Applicant will remove one 14" Norway Maple from the western boundary, and (3) Any future changes to the approved Site Plan to return to the Development Board for approval by, Weber, seconded by Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, abstain; Cantwell-Jackson, yes; Reilly, yes; and Pelletieri, yes. Majority in favor, project approved.

OLD BUSINESS

NEW BUSINESS

Jamie Konkoski stated that the Village has retained consultants, and has a project committee in place in order to amend the Development Code. This is for the NYS Cannabis Law.

The Board confirmed a switch to a 5pm meeting start.

ADJOURNMENT

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

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 7:20pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant.