



VILLAGE OF SARANAC LAKE

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES - July 10, 2018

Attendance

Members: Tom Boothe- Chairperson, Present
Donna Difara- Present
Bill Domenico- Present
David Trudeau- Present
Elias Pelletieri- Present
CJ Hagmann- Alternate, Excused
Craig Catalano- Alternate, Excused

Paul Blaine, Development Code Administrator- Present
Public - As per sign in sheet

Convene

Chairperson Tom Boothe opened the Public meeting at 6:00p.m.

Meeting Minutes

Difara made a motion to approve the June 5, 2018 regular meeting minutes. Trudeau seconded the motion. All in favor, motion carried.

Area Variance – William Peer, 215 Glenwood drive

Chairperson Boothe opened the Peer Public Hearing.

William Peer discussed the project with the Board. Blaine provided information regarding the property being a corner lot which limits placement of the structure and the natural vegetative screening on site.

Difara made a motion to close the public hearing. Trudeau seconded the motion. All in favor. Motion carried.

Difara made a motion to approve the Area Variance. Trudeau seconded the motion. All in favor. Motion carried.

Minor Subdivision – Donna Walsh, 12 Labrador lane

Chairperson Boothe opened the Walsh Public Hearing.

Stacey Allott, representative for Walsh discussed the project with the Board. Difara discussed the subdivision of the parcel on Moody Pond and conformance with area dimensional requirements. Blaine provided that the parcel will be merged to provide compliance.

Difara made a motion to close the public hearing. Trudeau seconded the motion. All in favor. Motion carried.

Difara made a motion to issue a negative declaration for purposes of SEQR. Trudeau seconded the motion. All in favor. Motion carried.

Trudeau made a motion to find the project in conformance with LWRP policy standards and conditions. Difara seconded the motion. All in favor. Motion carried.

Domenico made a motion to approve the Minor Subdivision with the following conditions:

- Utility easement language to be included in property deed
- Merge of parcels on Moody pond with proposed parcels at 12 Labrador lane
- Submission of survey map and deeds for project as approved with proof of recording with Essex County to the Development Code Administrator within 120 days

Difara seconded the motion. All in favor. Motion carried.

Area Variance – Jay Champion, Duprey street

Chairperson Boothe opened the Champion Public Hearing.

Jay Champion discussed the project with the Board. Champion provided information on the proposed structure siting and property features to include topography.

Difara made a motion to close the public hearing. Trudeau seconded the motion. All in favor. Motion carried.

Difara made a motion to approve the Area Variance. Pelletieri seconded the motion. All in favor. Motion carried.

Area Variance – Enis Radoncic, 161 Margaret street

Chairperson Boothe opened the Radoncic Public Hearing.

Enis and Edvin Radoncic discussed the project with the Board. Blaine provided that the addition was started prior to obtaining a building permit. The variance request is substantial but the project is an opportunity to resolve existing issues. The Board discussed removal of all portions of the Radoncic residence to the property line. Enis Radoncic agreed to do so by October 31, 2018 and to provide proof to the Village.

DEVELOPMENT BOARD MEETING MINUTES - July 10, 2018, Cont'd

Difara made a motion to close the public hearing. Trudeau seconded the motion. All in favor. Motion carried.

Difara made a motion to approve the Area Variance with the following conditions:

- Removal of all portions of structure encroaching on the Molloy property
- Stamped survey map to be submitted to the Development Code Administrator demonstrating structure is not encroaching on Molloy property prior to Certificate of Occupancy being issued
- Project to be completed no later than October 31, 2018

Trudeau seconded the motion. All in favor. Motion carried.

Site Plan Review – Jeremiah St. Louis, 69 Main street

Chairperson Boothe opened the St. Louis Public Hearing.

Jeremiah St. Louis discussed the project with the Board. Paint colors, siding materials and alternatives were discussed.

Difara made a motion to close the public hearing. Trudeau seconded the motion. All in favor. Motion carried.

Pelletieri made a motion to issue a negative declaration for purposes of SEQR. Domenico seconded the motion. All in favor. Motion carried.

Trudeau made a motion to find the project in conformance with LWRP policy standards and conditions. Difara seconded the motion. All in favor. Motion carried.

Pelletieri made a motion to approve the Site Plan. Domenico seconded the motion. All in favor. Motion carried.

Site Plan Review – Osita Ezumah(Bitters & Bones), 65 Broadway

Chairperson Boothe opened the Public Hearing.

John and Jim Williams discussed the project with the Board to include the change from a proposed addition for storage to now including an exterior deck, retaining walls, grading and landscaping. Blaine provided an overview of the property and work completed prior to the required Site Plan approval from the Board. Blaine discussed concerns for structure siting, surface water drainage and impact of lighting and noise to neighboring properties. Blaine informed the Board that a resident at 173 Olive street asked that he inform the Board that the owner has concern for a retaining wall and trees that may be impacted by the project. The Board expressed interest in approving the storage addition and acting on the remaining site plan when a complete application is submitted.

Domenico made a motion to close the public hearing. Difara seconded the motion. All in favor. Motion carried.

Difara made a motion to issue a negative declaration for purposes of SEQR. Trudeau seconded the motion. All in favor. Motion carried.

Difara made a motion to find the project in conformance with LWRP policy standards and conditions. Trudeau seconded the motion. All in favor. Motion carried.

DEVELOPMENT BOARD MEETING MINUTES - July 10, 2018, Cont'd

Trudeau made a motion to approve the storage addition and drain portion of the Site Plan with conditions:

- Storage addition and drain construction to proceed with approval of Development Code Administrator
- Site Plan to be submitted for amendment when determined complete by the Development Code Administrator for all remaining items

Pelletieri seconded the motion. All in favor. Motion carried.

Old Business

Blaine provided a draft resolution recommending the Village Board of Trustees amend the Development Code to define and provide for a Brewpub use.

Difara made a motion to approve the resolution. Domenico seconded the motion. All in favor. Motion carried.

New Business

Blaine provided information on a project that would create visual tools for implementing the Village Development Code.

Trudeau made a motion to express support for the visual tools project and prioritized the districts involved in the following order; E1, E2, E3,B1,B4, G. Difara seconded the motion. All in favor. Motion carried.

Adjourn:

Trudeau made a motion to adjourn the meeting. Difara seconded the motion. All in favor, motion carried. Meeting was adjourned at 8:45 p.m.

Meeting Minutes Prepared by:
Paul Blaine, Development Code Administrator