



Village of Saranac Lake

Community Development Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

7/2/19

ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present
Donna Difara, Present
Bill Domenico, Present
David Trudeau, Absent
Elias Pelletieri, Excused
Craig Catalano, Alternate, 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 June 4, 2019 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico, all in favor, unanimous approval.

PUBLIC HEARINGS

BOARD ACTION

Paul Johnson, Area Variance for deck in the side setback area, 34 Fawn St.

Paul Johnson gave an overview of the project. He stated the reasoning for putting a deck on the property.

Boothe asked what the elevation of the proposed deck will be.

Johnson stated that it will be on the same elevation as the front walk area, about 4ft. from the retaining wall.

Boothe asked about the colors.

Johnson stated they will be medium gray or brown to match with the house.

Boothe asked about the entrance to the house.

Johnson explained the access to the front door of the house by way of the proposed deck and a simple set of stairs.

Domenico expressed concern over the stairs protruding into the driveway.

Johnson explained the plans for the stairs off of the deck and into the driveway.

Domenico asked about the previous plans for the stairs.

Johnson explained why the plans for the stairway have changed since the last time he went before the board.

Boothe brought up two points from a previous development board meeting during which this property was discussed.

Johnson explained the actions that he took after that meeting and how he had worked out the driveway dispute with his neighbor.

Boothe asked Paul Blaine for a staff report.

Blaine gave an overview of the requested area variance and brought up the points from a previous development board meeting that involved this property.

Johnson explained his response to a request for tapering the retaining wall down.

Blaine explained the requirement that was made in the building permit application process.

Boothe explained how that was part of the approval from the development board meeting.

Johnson stated that he did not understand that from the meeting and that he will try to accomplish that. He clarified that he will be cutting down the retaining wall just above the grade of the existing slope.

Boothe asked the neighbor for her thoughts on the deck.

Kathy Meritt, next-door neighbor, stated that she votes no.

Johnson responded to the board to explain how he feels that the proposed deck area does not infringe upon the next-door property.

Boothe asked if he would build the deck without the variance approval.

Johnson explained the possible scenarios for building the deck.

Meritt stated that she still would vote no to the deck being built.

Difara asked Meritt about the distances along her property line.

Meritt stated that she would say yes if there was lattice work done on the side of the deck.

Johnson stated that he plans to do a railing all along the deck.

Merritt explained her reasoning for not approving of the project and asked when the project will be done.

Johnson stated that he will be done by the end of next summer.

Craig Catalano asked about the previous driveway dispute.

Johnson stated that an easement had been granted by a previous owner of Meritt's property to his sister specific to the driveway.

Difara asked for the easement document to be provided to Blaine as part of the file for the property with the Village.

Motion to close the public hearing by Difara, seconded by Catalano, public hearing closed.

Motion to approve a 1ft. area variance for side setback for a deck with the following conditions:

- Provide a copy of the document that allows the driveway to remain on a portion of the neighbor's property with deeded access, and if not, to remove it
- Cut the retaining wall to match the slope of the yard down to the street
- Install a 5ft. high square, lattice-style trellis along the side of the deck that is facing the neighbor's property

Motion to approve the area variance by Difara, seconded by Domenico.

Roll call for the approval of a 1ft. area variance with conditions; unanimous yes.

Stewarts Shops, Site Plan Amendment, 27 Bloomingdale Ave.

Tyler Fronte, representing Stewarts Shops, introduced the site plan amendment and gave the reasoning for the request.

Domenico stated concern for the parking lot safety at Stewarts Shops.

Blaine gave an overview of the approvals previously given to Stewarts Shops for this project.

Domenico asked about alternate locations on site for the propane tanks.

Fronte stated that it has to be at least 10ft. from any electrical source to meet the code.

Difara expressed concern for smokers around the propane tanks.

Fronte explained the security measures that will be taken around the propane tanks, including the installation of bollards as a barrier to cars.

Difara asked about the width of the propane tank case.

Catalano asked about the diameter of the bollard.

Fronte stated that the case is 58 inches wide and the bollards are 4 inches in diameter. He explained the reasoning for the placement of the bollards and that there will be 4 total additional bollards placed on this site.

Blaine clarified the submitted plans to the Village with what Fronte had stated at the meeting.

Fronte added that Stewarts Shops would like to add a panel for screening of the storage area on the left side of the building as you look at it.

Motion to approve the site plan amendment to include propane tank storage as close to the existing ice chest as allowable, with bollard protection, additional screening for the storage area, and a reduced outdoor display of firewood by Boothe, seconded by Difara.

Roll call vote for site plan amendment approval; Catalano, yes; Domenico, no, because of the concern over parking lot safety; Difara, yes; Boothe, yes. Motion passes with three yes votes.

OLD BUSINESS

Blaine gave an overview of where the development code amendments are in process with the Village Board.

NEW BUSINESS

Blaine stated that there is a potential challenge by a neighbor to the board's previous decision on the Rabideau subdivision at 19 Fox Run Rd.

ADJOURNMENT

Motion to adjourn the meeting by Domenico, seconded by Difara, all in favor, motioned carried. Meeting was officially adjourned at 7:16pm.

Meeting minutes prepared by Cassandra Hopkins, on July 3rd, 2019
Community Development Administrative Assistant

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Motion to adjourn the meeting by Domenico, seconded by Difara, all in favor, motioned carried. Meeting was officially adjourned at 7:16pm.

Meeting minutes prepared by Cassandra Hopkins, on July 3rd, 2019
Community Development Administrative Assistant