



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 7/6/2021

ATTENDANCE

Development Board Members:

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

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

CONVENE

Donna Difara opened the meeting at 6:00pm.

Motion to approve June 1, 2021 Regular Meeting Minutes by Bill Domenico, seconded by Adam Harris.

Difara asked for a Roll Call Vote.

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

Elias Pelletieri abstained from the vote.

PUBLIC HEARINGS

BOARD ACTION

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

Difara stated that this application has been withdrawn by the applicant. She stated that anyone can make a final comment before the Board closes the public hearing.

Fred Balzac, 124 Shepard Ave., asked the Board about a new application.

Difara stated that there isn't a new application at this time.

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

Difara asked for a Roll Call Vote.

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

Paul Blaine, Development Code Administrator, stated that no formal additional application has been submitted at this time. He gave a brief overview of what has been talked about to do on the site including a two-family dwelling and a single-family dwelling. He reiterated that there are no formal plans at this point and that this is just a concept.

Difara stated that there is work to be done if they are to get an application in before the next meeting.

Keith Braun, applicant, stated that the plan right now is to subdivide the current lot, with one lot for the existing single-family dwelling, and the front, Duprey St. side, lot is where the two-family dwelling will be built.

Difara stated that it sounds like a project that will fit the character of the neighborhood.
Braun stated that he would love any feedback from the Development Board.
Domenico asked about the definition of a two-family dwelling in the Code.
Blaine clarified that the allowed use table has that use for a two-family dwelling.

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

Difara asked if any Board members are recusing themselves tonight.
Harris stated that he recuses himself. He stated that this application was on the previous agenda and now they have the materials picked out for the window replacement on the building.
Difara stated that it will look very nice.
Domenico asked if this building is on the Historic Registry.
Harris stated yes.
Domenico asked if that influenced the choice in colors.
Harris stated that it did and the colors made sense with the updated windows.
Blaine stated that there is a public hearing on this project.
Motion to close the public hearing by Pelletieri, seconded by Domenico.
Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Pelletieri, yes; and Difara, yes, all in favor, public hearing closed.
Motion to issue a negative declaration for purposes of SEQOR by Pelletieri, seconded by Domenico.
Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Pelletieri, yes; and Difara, yes; all in favor, declaration moved.
Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Domenico.
Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Pelletieri, yes; and Difara, yes; all in favor, declaration moved.
Motion to approve Site Plan by Pelletieri, seconded by Domenico.
Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Pelletieri, yes; and Difara, yes; all in favor, unanimous approval.

3) Michael Kinville, Site Plan Review for lot size and accessory building, 88 Woodruff St.

Michael Kinville, applicant, addressed the Board to state that a 14' by 36' pre-fab storage building has been placed on a lot that he owns. He added that the parcel is directly behind the main lot and that the storage building is from Adirondack Storage Barn.
Difara mentioned that the Board may place the condition of an updated survey and/or deed be submitted to Blaine along with proof of recording by the county clerk.
Motion to close public hearing by Pelletieri, seconded by Harris.
Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Harris, yes; Pelletieri, yes; and Difara, yes, all in favor, public hearing closed.
Motion to issue a negative declaration for purposes of SEQOR by Harris, seconded by Pelletieri.
Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Harris, yes; Pelletieri, yes; and Difara, yes; all in favor, declaration moved.
Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Harris. Difara asked for a Roll Call Vote.
Roll Call: Domenico, yes; Harris, yes; Pelletieri, yes; and Difara, yes; all in favor, declaration moved.
Difara asked if the potential condition should be required before the applicant receives a certificate of occupancy.
Blaine stated that this is an after-the-fact approval and the applicant will have to file for a building permit, but it may not be necessary to add that to the condition. He stated that he just wanted to give the applicant appropriate time to get that filed with the county clerk.

Difara asked if the 120 days to file and provide proof is okay with the applicant.

Kinville stated yes.

Pelletieri asked about the building, and if there was any hook-up to it.

Kinville stated that there are no utilities.

Pelletieri asked if there was any other way to go about this without the cost of a new survey given that this is a relatively minor change to the property.

Blaine stated that part of the approval tonight has to do with the change to the lot, given that the Code does not allow for an accessory structure without a primary structure, his recommendation was to combine the two lots and proof of that can be as simple as rewriting the deed.

Pelletieri asked about the survey map.

Blaine stated that the survey map would need to be revised, although that is not needed, the applicant could just revise the deed.

Difara stated that the Village does need to keep an inventory of what is where and so this condition is the only solution that she sees.

Motion to approve the Site Plan with condition that survey maps and/or deeds for project as approved with proof of recording by County Clerk be submitted to the Development Code Administrator within 120 days by Harris, seconded by Domenico.

Difara asked for a Roll Call Vote.

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

4) MX Petroleum Co., Special Use Permit with Site Plan Review for an office and accessory garage, 89 John Munn Rd.

Brian Savery, representative for MX Petroleum Co., stated that this is a property that was recently bought and the plan is to make upgrades. He stated that the plan is to add a 1,750 sq.ft. office building and an attached garage that will come later.

Domenico asked for more details on the building.

Savery stated that the office building will have grey vinyl siding and a shingle roof. He added that the garage will be similar with a standing seam metal roof and greenspace is planned for around the building. He added that there will be a right of way for the Town of Harrietstown to come through.

Domenico asked what the greenspace plan is.

Savery clarified that they will be putting in topsoil and grass, along with fourteen additional trees, and some cosmetic shrubs.

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

Difara asked for a Roll Call Vote.

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

Difara asked Blaine if there was anything to add.

Blaine stated that within the SEQR, it should be noted that this property is adjacent to a wetland and the plan now has a proper separation from the wetlands, including the planed septic system.

Pelletieri asked why there isn't a plan to hook-up to Village sewer.

Blaine stated that there would need to be a forced main and that expense is prohibitive so it is more economical to do an on-site septic system. He added that the septic system has been approved by the Village DPW Superintendent.

Domenico asked about the vinyl siding.

Difara stated that it is a pre-fab building that they are placing on the property.

Savery stated that is correct, it is a building built by New York State BOCES.

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

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

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

Harris stated that this is a great project.

Blaine asked for clarification from the Board on which Site Plan they are approving tonight. He stated that there is a revised Site Plan that was more recently submitted with his recommended changes, including the access for the Town across the property.

Difara asked if the Board should require an easement.

Blaine stated that is something that can be made a condition.

Savery stated that the Town will have access without any fencing and that he does not see a need for the easement.

Motion to approve Site Plan revised version with the one-way access for the Town by Harris, seconded by Domenico.

Difara asked for a Roll Call Vote.

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

5) Adirondack Center for Writing, Site Plan Review for an office, 15 Broadway

Nathalie Thill, applicant, described the plan for the Adirondack Center for Writing to move into 15 Broadway, currently occupied by the Loon Center. She added that there are no major changes planned.

Balzac stated that this is an important non-profit in the region.

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

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

Roll Call: Domenico, yes; Harris, yes; Pelletieri, 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 Difara.

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

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

6) Main Street Saranac Development, LLC, Special Use Permit with Site Plan Review for Retail Sales, 75 Main St.

Brian Draper, applicant, stated that the Adirondack Center for Loon Conservation will move from 15 Broadway to the main floor of the old bank. He added that this goes to keeping businesses in town and filling a space.

Difara stated that the requirements to put this application before the Board tonight are based on the Code.

Draper stated he understands that.

Domenico asked if Draper represents the owner.

Draper stated yes.

Domenico asked about the use of the rest of that property.

Draper stated that currently The Carry is occupying part of the second floor with plans to expand and take over more of that space.

Domenico asked if there was opportunity for residential space in the building.

Draper stated that it is not conducive to that.

Melinda Little, 118 Shepard Ave., stated her support for this project as it will be great to have this building occupied.

She added that the next step is to take down the façade.

Nina Schoch, Executive Director for the Loon Center, stated that this move will open up space for exhibits for education and space for offices.

Blaine stated that he is glad to see more of that building utilized.

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

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

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

7) Saranac Lake Civic Center, SEQRA and LWRP determination for a proposed project, 213 Ampersand Ave.

Blaine stated that within the typical LWRP form, the applicant has completed Section B and he has provided some answers for the Board to review in Section C, and if they approve, then a determination can be made for LWRP.

Pelletieri stated he reviewed the suggested answers and he has no questions.

Difara asked the applicant to add anything.

Joe Garso, applicant, stated that this is in support of some expansions to be made to the Civic Center, including improved parking, new locker rooms, additional storage, and more, which is all tied to the World University Games. He added that NYS ESD has provided funding to this expansion project and the applications for LWRP and SEQR before the Board tonight are to go before ESD for their meeting.

Domenico asked if it would be possible to set up a site visit and if Garso could email potential dates to Difara and Blaine.

Blaine stated that as long as no business is discussed, the Board can come together for the site visit.

Garso stated yes, and that he will send some potential dates.

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

Difara asked for a Roll Call Vote.

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

Blaine stated that in Part 2, Section 1 that he indicated a suggested answer of yes where there will be no or small impact, and that he still suggested a negative declaration for an unlisted action in Part 3, and if the Board is in agreement with these suggested answers, then they can move on to a vote for SEQR.

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

Difara asked for a Roll Call Vote.

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

NEW BUSINESS

Blaine stated that at the August meeting the Development Board will return to in-person meetings in the Village Board Room.

OLD BUSINESS

PUBLIC COMMENT

Balzac asked about what to do if it is suspected that a project mid-construction is not following through with approvals received from this Board.

Blaine addressed the question.

Aaron Cerbone, Saranac Lake correspondent for the Enterprise, asked with the future meetings in person if there will be the Zoom feature as well.

Blaine stated that it will be in-person only, without the capabilities to simultaneously host a virtual component as well.

He stated that there are accommodations for everyone in-person in the Village Board Room.

Difara added that in-person is open to everyone.

Motion to adjourn the public comment of the meeting by Domenico, seconded by Difara.

Difara asked for a Roll Call Vote.

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

ADJOURNMENT

Motion to adjourn by Domenico, seconded by Harris.

Difara asked for a Roll Call Vote.

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

Meeting was officially adjourned at 7:00pm.

Meeting minutes prepared by Cassandra Hopkins, July 7th

Community Development Administrative Assistant