



## Village of Saranac Lake

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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 8/6/19

#### ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present  
Donna Difara, Present  
Bill Domenico, Present  
David Trudeau, Present  
Elias Pelletieri, Present  
Craig Catalano, Alternate, Excused  
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 July 2, 2019 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico, all in favor, unanimous approval.

#### PUBLIC HEARINGS

##### BOARD ACTION

#### **Mark and Mary Rooks, Area variance for an accessory structure placed in the front setback area, 7 Cedar Ridge Dr.**

Mark Rooks gave an overview of the project and explained the placement of his shed.

Boothe asked Paul Blaine, Development Code Administrator, for a staff report.

Blaine gave an overview of the scope of the project. He stated that the type of structure and siding materials meet the development code. Two parcels owned by the Rooks were merged before a variance was requested. All other project components are in conformance with the existing Village Development Code.

Boothe asked for any other comments on the project.

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

Motion to approve an area variance for front for an accessory structure by Elias Pelletieri, seconded by Difara, all in favor, unanimous approval.

#### **Holloway Ortman, Area variance for parking spaces located in the front yard and retaining wall exceeding maximum height in the front yard, 38 Riverside Dr.**

Holloway Ortman explained the scope of the project, including the history of the property, the existing conditions on the property and existing concern over safety.

Boothe clarified that the proposed parking area will be 17' by 20' in front of the house, this had been discussed briefly early in the day, but was not included on the submitted plans. He asked about the landscaping around the

parking area.

Ortman stated that materials to be used for landscaping/screening along the parking area are gray rocks and boulders.

Blaine gave a staff report on the project. He stated that the variances are being sought because of the topography and the character of the property.

Boothe asked for clarification from Ortman on the property line.

Ortman explained that there is not a survey at this time, that the bill of sale for the property did not include it.

Boothe stated that accurate property lines will need to be delineated.

Trudeau stated that an updated survey is necessary to start and complete the project and a copy will be kept with the project file for the Village.

Ortman stated that the proposed retaining wall will be adjusted to reflect the updated parking space area (17' by 20').

Domenico stated that it should be properly planned with an engineer.

Ortman stated that hiring an engineer for the retaining wall is the plan.

Boothe stated that the updated project plans will reflect the change in parking area to 17' by 20'.

Difara stated that this project allows safety improvements to the property to be made, and to look to the building code.

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

Motion to approve the Area variance for parking spaces located in the front yard and retaining wall exceeding maximum height in the front yard with the following conditions:

- Verify the property lines and submit with the project file to Paul Blaine
- Modify the parking area to 17' x 20'

Motion to approve by Domenico, seconded by Difara, all in favor, unanimous approval.

### **Justin Pallack, Special Use Permit for a two family dwelling with Site Plan Review and Area Variance for nonconforming structure and parking, 26 Cantwell Way.**

Justin Pallack gave an update on his existing project at 26 Cantwell Way, noting that he has discussed with Blaine the future use of the structure as an ADA compliant, two-family dwelling.

Blaine gave a staff report on the plan submitted by the applicant that changed the project from when the board last saw it in June. He stated that he has concerns over the project and that has led him to suggest a few minor changes.

Boothe asked Blaine for the changes that he would make.

Blaine presented the board with a revised site plan to show a structure that utilizes the center of the lot, and a reduced area for parking.

Pallack clarified that his site plan does allow for 17' from the adjacent lot on one side, and that his intent for the main structure is to make as much of an effort that he can to meet the Village's side setback requirements. He noted the difficulty of this given the topography of the lot.

Difara asked Blaine for clarification on which variances are being sought tonight.

Blaine stated the following requested variances:

- Variance for off street parking in front yard
- Variance for Front yard setback for principal structure
- Variance for Side yard setback for principal structure
- Variance for a retaining wall exceeding 4' high in front yard

Domenico asked the applicant for clarification on the proposed driveway and its access to both Cantwell Way and Old Military Rd.

Blaine suggested that the board hold off on that type of approval until the Village DPW is consulted.

Pallack stated that he has had conversations with the DPW. He stated he will obtain both a stormwater drainage plan and a snow removal plan.

Difara asked for more details on that part of the project.

Pallack described the stormwater drainage plan as a thorough plan with space on the property to create two detention basins. He stated that the stormwater prevention plan will be completed before that access is created (between Old Military Rd. and Cantwell Way).

Domenico suggested creating a buildable envelope for this property to properly be planned on the lot.

Pelletieri asked for clarification on what is meant by a buildable envelope.

Domenico explained the need for more detailed plans before this project is approved at the development board level, therefore a buildable envelope can be created to allow for proper planning on the lot.

Ira Weinberg, neighbor and property owner of the private road and private sewer line that services Cantwell Way, addressed the board with his concerns with the proposed project. He stated that the increased traffic that a two-family dwelling attracts will create a detriment to the road and sewer line.

Difara stated that the sewer line will be worked out in the permitting phase.

Trudeau stated that the scope of the project in front of the board tonight for approvals does not include that level of detail.

Difara stated that a way to avoid potential future problems on a private road with a private sewer line is to use the existing lot frontage on Old Military Rd.

Pallack said he will explore this option.

Motion to adjourn the public hearing by Difara, seconded by Domenico, public hearing adjourned.

Motion to approve area variance for front setback of 5' on the north edge of the property and side setback of 5' on the west side, for a primary structure with the following conditions:

- Take down the existing structure to the foundation and safely cover or fill any holes in the ground by 31 October.
- A complete application to be submitted to Paul Blaine by the deadline for the November meeting. This plan will include engineered plans and a stormwater drainage plan.
- The condition that these variances will be rescinded should any conditions not be met by the applicant.

Motion to approve by Trudeau, seconded by Difara, all in favor, unanimous approval.

## **OLD BUSINESS**

Blaine gave an overview of where the development code amendments are in process with the Village Board. The Board will make a motion for a public hearing on the 12<sup>th</sup> of this month. The Board will then hold a public hearing on the proposed development code amendments at the August 26<sup>th</sup> public meeting.

## **NEW BUSINESS**

None.

## **PUBLIC COMMENT**

The following residents of the neighborhood where the May meeting item, a Minor two-lot subdivision at 19 Fox Run, was approved spoke to the board:

Laura Jean Swanson

Jamie Ackerson

Darlene Ploof

These residents voiced concerns relating to a project that is on the property that the Development Board had approved a Minor two-lot subdivision for on May 7<sup>th</sup>, before the project was submitted to the Village's Development Code Office. A record of the May meeting minutes can be found on the Village's website, or by contacting Paul Blaine. The following are some of the repeated concerns addressed to the board tonight; Lack of notification to nearby residents, timeline of the project, process of approval, dangerous entrance onto Fox Run, and legal representation for Rabideau Corp. at the May meeting

Paul Blaine responded to the comments made to state that per the Village Development Code, the proper notification was issued within the proper timeframe for the May meeting.

Boothe stated that the Village attorney will respond to the letter that was sent to the Village dealing with these issues.

## **ADJOURNMENT**

Motion to adjourn the meeting by Difara, seconded by Domenico, all in favor, motioned carried. Meeting was officially adjourned at 8:40pm.