



VILLAGE OF SARANAC LAKE

Community Development Department
39 Main Street
Saranac Lake, NY 12983
Phone (518) 891-4150
Fax (518) 891-1324
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES - August 7, 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 July 10, 2018 regular meeting minutes. Trudeau seconded the motion. All in favor, motion carried.

Site Plan Review/Area Variance – Denise Purzycki, 8 Franklin avenue

Chairperson Boothe opened the Purzycki Public Hearing.

Blaine provided information regarding the property being a corner lot with three front yards. Photos of the project site were provided to include a 2/8/18 photo of the northeast area with a retaining wall. The vegetation in this area has been removed, soils excavated, and retaining wall installed without a required building permit or Board approval. A portion of the retaining wall is encroaching on the neighboring property. The Board discussed site plan items to include parking and the need to resolve the encroaching retaining wall.

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

DEVELOPMENT BOARD MEETING MINUTES – August 7, 2018, Cont'd

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

Trudeau made a motion to approve the following Area Variances:

- Off street parking located in the front yard
- Off street parking within five feet of a property line
- Retaining wall exceeding four feet in height in the front yard

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

Trudeau made a motion to approve the Site Plan with conditions:

- Retaining wall encroachment to be resolved within 90 days.
- Resolution of issue to be reviewed and approved by the Village attorney and Development Code Administrator.

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

Area Variance – Joann Foster, 18 Dewey lane

Chairperson Boothe opened the Foster Public Hearing.

Joann Foster discussed the project with the Board. Blaine provided an overview of the project. The Board discussed the property boundaries and concurred that the lot abutted a street right of way and the project would require a variance for placing an accessory structure in the front yard.

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

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

- Pool to be a minimum of 8 feet from the west lot line
- Shed size to be a maximum of 8 feet by 10 feet
- Shed to be a minimum of 8 feet from all property lines
- Fence in compliance with Development and Building Code to be installed

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

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

Blaine provided information on the new survey map and site plan documents recently submitted. The proposed addition and deck have now been shifted north on the plan as the original plan would have encroached on the neighboring property. Blaine discussed continuing concern for privacy fence siting, surface water drainage pattern, unsafe exterior stairs and conflicting information between the survey map and site plan. The Board discussed safety issues with the site to include the stone steps and proper egress for the occupant load as determined by the building code.

DEVELOPMENT BOARD MEETING MINUTES - August 7, 2018, Cont'd

Trudeau made a motion to approve the Site Plan amendment with conditions:

- Merge of lots with copy of deed and proof of recording with Franklin County to Development Code Administrator
- Development Code Administrator to approve final grading to ensure drainage pattern as submitted prior to Certificate of Occupancy being issued
- Stone stairs to be removed or brought into compliance with Development and Building code
- Removal of stones/debris placed on adjacent property
- Submission of as built stamped survey map providing location of all new structures, fencing and retaining walls prior to issuance of Certificate of Occupancy

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

Old Business

Blaine provided updates on the Development Code amendment to define and provide for a Brewpub use, Saranac Lake Resort Hotel project and Development Code Visualization tool progress.

New Business

Blaine provided information on training available to the Board.

Adjourn:

Trudeau made a motion to adjourn the meeting. Difara seconded the motion. All in favor, motion carried. Meeting was adjourned at 8:05 p.m.

Meeting Minutes Prepared by:
Paul Blaine, Development Code Administrator