



## Village of Saranac Lake

Community Development Department  
39 Main Street Saranac Lake, NY  
Phone (518) 891-4150  
Fax (518) 891-1324  
[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES

9/3/19

#### ATTENDANCE

Development Board Members: Tom Boothe, Chairperson, Present  
Donna Difara, Present  
Bill Domenico, Present  
David Trudeau, Absent  
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 August 6, 2019 Regular Meeting Minutes by Donna Difara, seconded by Bill Domenico, all in favor, unanimous approval.

#### PUBLIC HEARINGS BOARD ACTION

##### **Saranac Lake Center, LLC/Tops Markets Inc., Extension of Special Use Permit with Site Plan Review for renovation of Tops Market, 156 Church St.**

Boothe stated that the applicant had received approval for their Special Use Permit with Site Plan Review from the development board at the February meeting, and the applicant is now requesting a six-month extension to explore additional sources of funding for the Tops renovation project.

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

Blaine stated that the Village had received a letter from the attorney representing Tops requesting the extension, and that he recommends the board to approve a six-month extension.

Difara suggested a one-year extension.

Motion to approve a one-year extension of Special Use Permit with Site Plan Review by Domenico, seconded by Difara, all in favor, unanimous approval.

##### **MX Petroleum Corp., Special Use Permit with Site Plan Review to operate a Chemical and Petroleum storage facility, 29 Van Buren St.**

Boothe asked the applicant to give a brief overview on the project.

Michael Miller, MX Fleet Manager, explained the project to the board. MX plans to expand storage use on site to residential propane tanks and improve the property grading, property's screening and driveway access.

Boothe clarified that the increase in storage will only be for residential propane tanks.

Domenico asked about the current available space and how that will be changed on the site.

Miller responded with a statement regarding future plans for Van Buren St., which is only what was put forth in the Site Plan Application.

Boothe asked Blaine for a staff report.

Blaine explained the allowed uses in that area and the terminology used on the application, that being 'Chemical and Petroleum storage facility' which is accurate according to the code.

Miller stated that there will only be petroleum storage on site.

Blaine gave a brief history of the property including a previous Site Plan Review before the board in 2012. Blaine presented the board with the current site plan and the 2012 site plan.

Miller stated that the engineer on site did not see any extension of the boulder wall necessary this time around.

Boothe asked for any public comment on the project.

Mary Benham, neighbor, stated her concern that the proposed screening plans may not be enough and may not be followed through by the applicant beyond the Development Board approval.

Miller responded to explain the current plans for screening of the site and that he would follow through on agreements.

John Baird, MX President, stated that MX would like to make the site better-looking and offered to provide company photographs from other well-maintained MX sites and stated that MX will be improving screening on the side of the site facing the neighbor's property.

Domenico asked about any other federal or state regulations for this type of storage facility.

Miller stated that Homeland Security has a list of regulations to be met.

Tim Reilly, previous owner of Home Energy which operated on the same site, responded that they have met Homeland Security's regulations for this type of storage facility.

Miller stated that there isn't any major change in use that would raise a red flag. MX is looking to include residential propane tank storage.

Boothe addressed the lack of screening on the Van Buren St. side of the site. He suggested a fence that is taller than the other fencing on the property.

Blaine stated that any variance for exceeding height will not be necessary with the approval of a Site Plan tonight.

Motion to close the public hearing by Difara, seconded by Pelletieri, all in favor public hearing closed.

Motion to issue a negative declaration for the purposes of SEQOR by Domenico, seconded by Difara, all in favor, declaration moved.

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

Motion to approve Special Use Permit with Site Plan Review with the condition that the applicant place a ten-foot-high chain link fence with green screening along the proposed site plan for the driveway, along the property boundary with Van Buren St., and connected to each of the two proposed gates for the property, by Boothe, seconded by Pelletieri all in favor, unanimous approval.

## **OLD BUSINESS**

## **NEW BUSINESS**

The Board briefly discussed the option to fulfill mandated training hours at the October Local Government Conference. Blaine introduced the Board to the next step in the NYS DRI process.

Boothe commented that most projects that were announced by the state are waiting on state contracts and direction to move on through development.

Difara asked for clarification on the projects that were not included in award announcements.

Blaine stated that there is a process that sets a priority for projects that were submitted as part of the DRI process, but were not ultimately awarded.

## **PUBLIC COMMENT**

**ADJOURNMENT**

Motion to adjourn the meeting by Boothe, seconded by Domenico, all in favor, motioned carried. Meeting was officially adjourned at 6:55pm.

Meeting minutes prepared by Cassandra Hopkins, on September 9th,  
2019 Community Development Administrative Assistant