



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 2/2/2021

ATTENDANCE

Development Board Members:

Donna Difara, Chairperson, Present

Bill Domenico, Absent

David Trudeau, Present

Elias Pelletieri, Present

CJ Hagmann, Present

Craig Catalano, Alternate, Present

Paul Blaine, Development Code Administrator, Present

Cassandra Hopkins, Administrative Assistant, Present

CONVENE

Donna Difara opened the meeting at 6:04pm.

Motion to approve January 5, 2021 Regular Meeting Minutes by CJ Hagmann, seconded by Elias Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Pelletieri, yes; Craig Catalano, yes; David Trudeau, yes; and Difara, yes, all in favor, unanimous approval.

PUBLIC HEARINGS

BOARD ACTION

Melinda Little, Minor Subdivision with Site Plan Review and Area Variance, 118 Shepard Ave.

Difara asked Paul Blaine, Development Code Administrator, to give the rest of the Board an overview of the project.

Blaine stated that this project is a subdivision of a parcel, that will then lead the Board to make a decision on Site Plan Review and Area Variance for a proposed structure on the newly created lot.

Difara asked for the applicant to explain the plan.

Melinda Little, applicant, stated that the plan, ultimately, is to use the subdivision to create a lot where she can build a home that she plans to occupy.

Difara asked for public comment on this project.

Motion to close the public comment by Hagmann, seconded by Trudeau.

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Hagmann, yes; Trudeau, yes; and Difara, yes; all in favor, public comment closed.

Difara stated that in looking at the Site Plan Review, that the proposed 7,700 sq.ft. lot from the subdivision, will be similar in size to other lots in the neighborhood. She asked for other Board members to comment on the proposed plan.

Pelletieri stated that he does not see any issue with the proposed lot size.

Blaine stated that the order of approvals will be separated tonight. He suggested the subdivision and Site Plan Review be brought to the Board together to start.

Difara asked the Board for the first motion on the agenda tonight.

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

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Trudeau, yes; Catalano yes; Hagmann, yes; and Difara, yes, all in favor, declaration moved.

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

Difara asked for a Roll Call Vote.

Roll Call: Pelletieri, yes; Catalano yes; Trudeau, yes; Hagmann, yes; and Difara, yes, all in favor, declaration moved.

Motion to approve Site Plan and Subdivision by Hagmann, seconded by Trudeau.

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Trudeau yes; Catalano, yes; Pelletieri, yes; and Difara yes, all in favor, unanimous approval.

Blaine stated that there have recently been changes made to the Development Code regarding the minimum front setback for a primary structure, which has to do with the Area Variance being requested tonight. He stated that the purpose of the Code is to maintain consistency when it comes to structure setback from the street, and the proposed structure includes a front setback that will stay within the character of the neighborhood.

Difara asked for comment on the Area Variance requested from the Board.

Pelletieri stated that this Area Variance is just for the front setback. He added that he has no problem with the proposed structure and noted that it doesn't impede driver's sight when navigating that intersection.

Hagmann stated that he agrees with Pelletieri and this looks to be a good project.

Difara asked for clarification on the removal of trees from the property.

Little stated that any tree removal proposed is strictly for building the structure and for a potential power source for the structure, in the future, when she hopes to place solar panels on the roof.

Motion to approve Area Variance by Pelletieri, seconded by Trudeau.

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Trudeau yes; Catalano, yes; Pelletieri, yes; and Difara yes, all in favor, unanimous approval.

NEW BUSINESS

Blaine stated that there are several projects that have been proposed and may come up in next month's agenda.

OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Motion to adjourn by Trudeau, seconded by Hagmann.

Difara asked for a Roll Call Vote.

Roll Call: Hagmann, yes; Trudeau yes; Catalano, yes; Pelletieri, yes; and Difara yes, all in favor, meeting adjourned.

Meeting was officially adjourned at 6:19pm

Meeting minutes prepared by Cassandra Hopkins, on February 12th
Community Development Administrative Assistant