



Capital of the Adirondacks

Village of Saranac Lake 39 Main Street, 2nd Floor Suite 9 • Saranac Lake, NY 12983-2294 • Phone: (518) 891-4150 • www.saranaclakeny.gov

PUBLIC NOTICE

The Saranac Lake Village Board of Trustees will hold a Public Hearing on Tuesday, October 13, 2020 at 5:30pm in the Harrietstown Auditorium at 39 Main Street in Saranac Lake to hear public comment regarding an amendment to the Development Code. Written public comment may also be submitted to the village clerk at clerk@saranaclakeny.gov or may be dropped off at the Village Office. Details regarding the amendment may be found at www.saranaclakeny.gov under public notices or by calling the village office at 518-891-4150 ext 236 or on the bulletin board at the village office 39 Main Street, Saranac Lake.
Pub.: October 1, 2020

REFERRAL CALLING FOR A PUBLIC HEARING

WHEREAS, in 2016 the Village Board adopted the Village of Saranac Lake Unified Development Code; and

WHEREAS, amendments to the Code are allowed for purposes of public necessity, convenience and the general welfare, and

WHEREAS, the Board has received a written request for amendment; and

WHEREAS, the Board has received a recommendation from the Development Board supporting the request for amendment; and

WHEREAS, in consideration of the circumstances as described above the Board seeks to call a public hearing and to consider adoption of the draft amendment.

NOW, THEREFORE, BE IT RESOLVED THAT,

- (1) The Village of Saranac Lake Board of Trustees hereby sets a public hearing for Tuesday October 13, 2020 at 5:30PM in the Harriestown Town Hall Auditorium at 39 Main Street, for purpose of gathering public input about the proposed Local Law amending the Village of Saranac Lake Unified Development Code.

EXHIBIT A:

STRAB VENTURES, INC.

50 Cedar Ridge Drive, Saranac Lake, NY 12983

8-14-20

Development Board
Village of Saranac Lake
39 Main Street, Suite 9
Saranac Lake, NY 12983

Re: 21 Duprey Street

This company recently purchased the above parcel which contains a single-family residence which we wish to raise and replace. However, current zoning does not allow for this use as it was somehow conflated with the commercial district which straddles Lake Flower Avenue, three lots away. We can build a rooming house on the property and we can build a short-term rental on the property and we can build a single-story cottage on the property, but we cannot build a single-family residence. Also, on either side of this lot are residential structures. Given that the lot is now zoned commercial, we could put a brew pub between them. This does not make sense.

We believe that the inclusion of this lot in the B4 commercial district was an error and we ask for a zoning district line adjustment to correct it.

Per the attached map, we reference that the subject property represents an aberration of the smooth boundary line between the B4 commercial zone and the A2 residential zone, where just the lots adjoining Lake Flower Avenue are part of the commercial district, excepting for the marina area.

We respectfully request that the 21 Duprey Street parcel be made part of the adjoining A2 district.

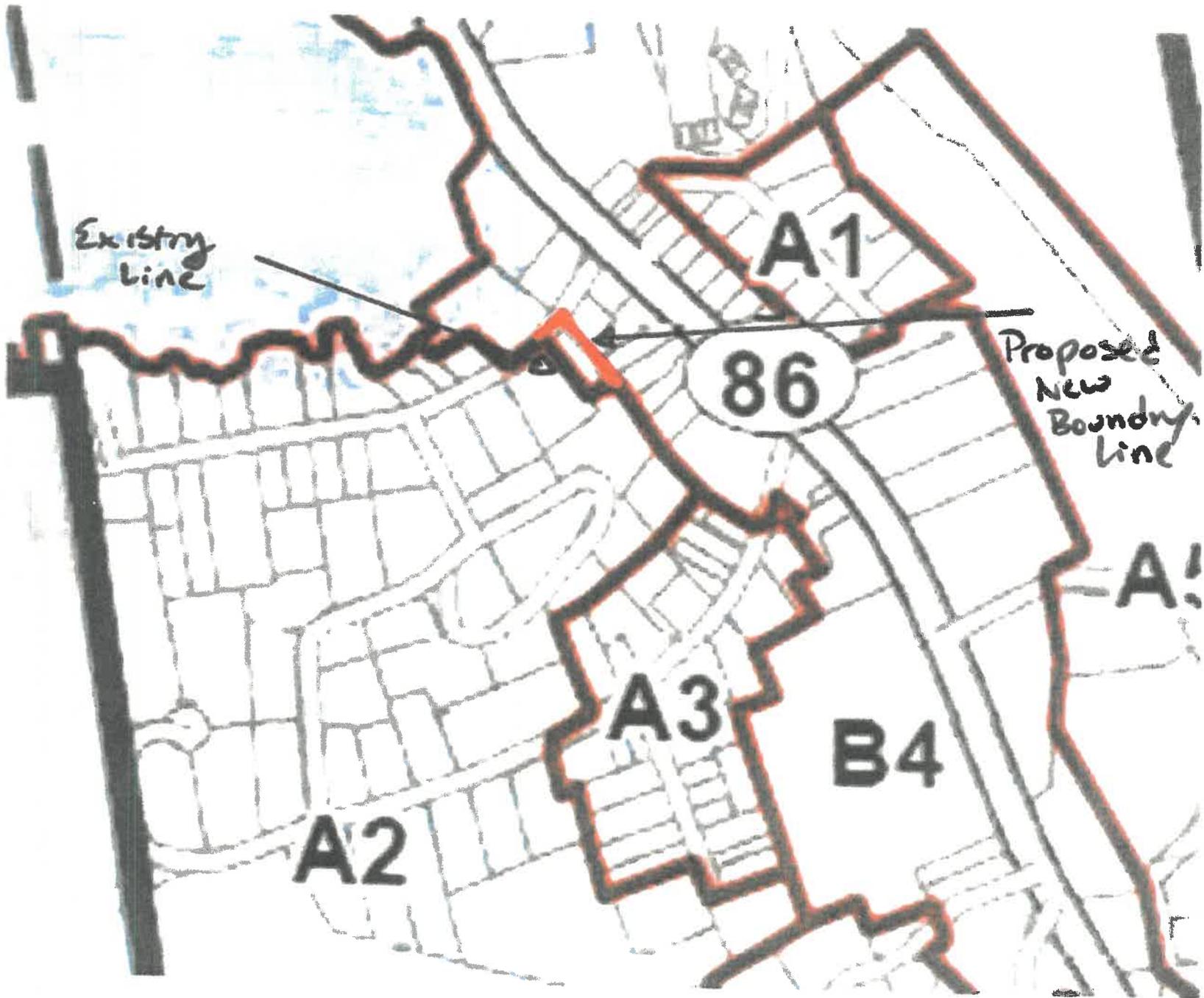
Disclosure Statement: Clyde Rabideau is a partial owner of this company.

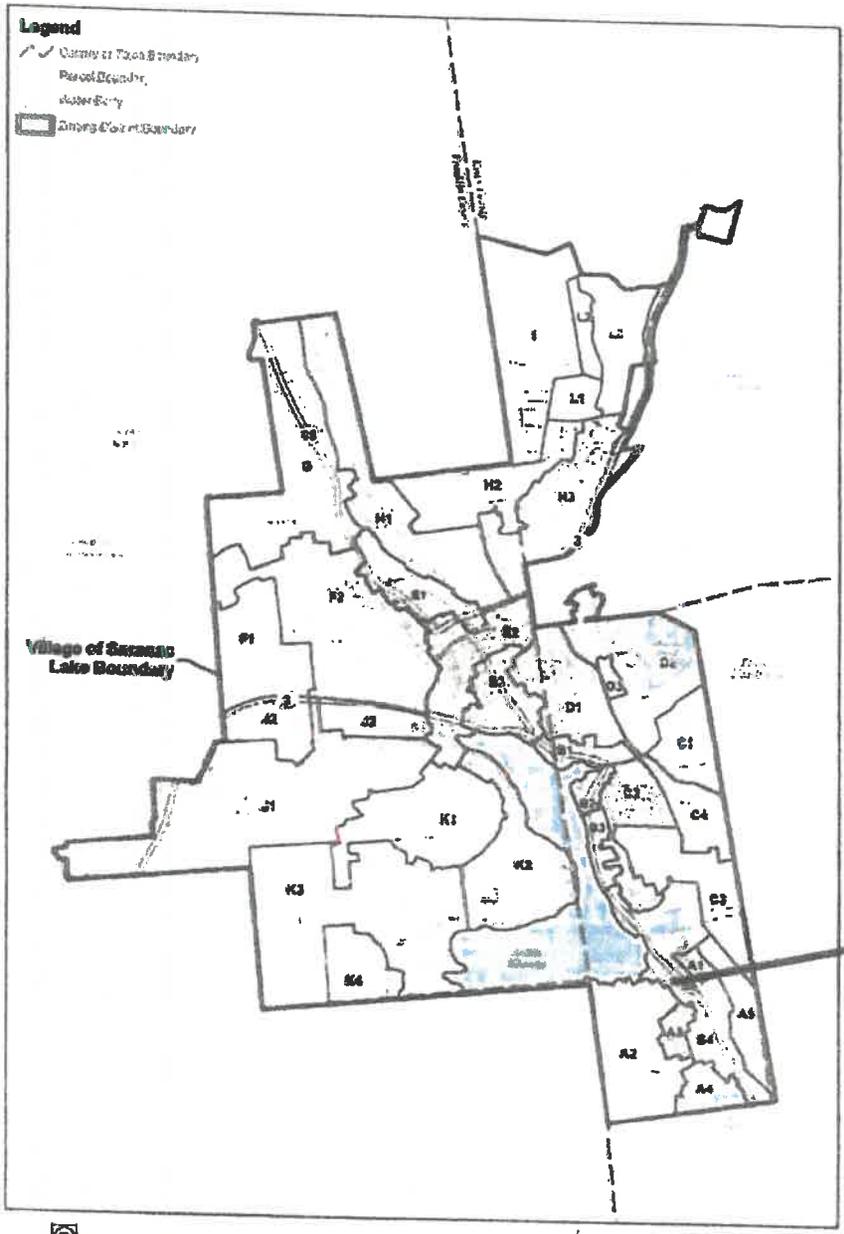
Keith Braun shall be our representative to the board and village.

Thank you


Joel Stretch
President

Attachment





21 Duprey St
 SLK NY 12983

 Village of Saranac Lake
 Zoning Map

EXHIBIT B:

**SARANAC LAKE VILLAGE DEVELOPMENT BOARD
RESOLUTION NO. 1 - September 1, 2020**

**RECOMMENDING CHANGES TO THE DEVELOPMENT CODE ZONING MAP,
DISTRICTS A-2 AND B-4**

WHEREAS, in 2016 the Village Board adopted the Village of Saranac Lake Unified Development Code; and

WHEREAS, amendments to the Code are allowed for purposes of public necessity, convenience and the general welfare, and

WHEREAS, the Board has received a written request for amendment; and

WHEREAS, the Village Board referred the request to the Development Board for review and comment;

NOW, THEREFORE, BE IT RESOLVED, that the Village Development Board offers to the Village Board of Trustees the following recommendation:

1. The Board recommends redrawing districts A-2 and B-4 to include the property at 21 Duprey street in the A-2 district.