



**Village of Saranac Lake**

Community Development Department

39 Main Street

Saranac Lake, NY 12983

Phone (518) 891-4150

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[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

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**PUBLIC HEARING NOTICE  
SARANAC LAKE VILLAGE BOARD OF TRUSTEES  
VILLAGE OF SARANAC LAKE, INC.**

**NOTICE IS HEREBY GIVEN**, that the Saranac Lake Village Board of Trustees will hold a PUBLIC HEARING on Monday July 9, 2018 at 5:30pm in the Village Office at 39 Main Street Saranac Lake NY 12983. The purpose of the hearing is to receive public comment on proposed Development Code amendments related to use of steep slopes in Districts H-2 and I. The amendments can be found at [www.saranaclakeny.gov](http://www.saranaclakeny.gov) or reviewed at the Village Office at 39 Main Street, Saranac Lake NY.

Dated: June 12, 2018

**RESOLUTION  
OF THE  
VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES**

**SUBJECT: RESOLUTION CALLING FOR A PUBLIC HEARING**

**WHEREAS**, the Village of Saranac Lake Board of Trustees hereinafter referred to as the "Board", has public safety concerns with regard to development and building as a result of noteworthy physical constraints and environmental conditions in an area of the Village situated within Development Code District H-2 and the southerly portion of Development Code District I; and

**WHEREAS**, the Board has received draft Village Development Code amendments with input from the Village Development Board and staff; and

**WHEREAS**, in consideration of the circumstances as described above the Board needs to amend the boundaries of zoning district H-2 and I of the Village Development Code Zoning Map Section 106 attachment 3:1, add Section 106-104.A. District H-2 Steep slope standards, revise or add Definitions Section 106-6, amend Schedule 1 Allowed Uses Section 106 attachment 1 pages 1-3; and

**WHEREAS**, the Board seeks to call a public hearing and to consider adoption of the draft amendments.

**NOW, THEREFORE, BE IT RESOLVED**, the Board makes the following findings and determinations with respect to the proposed project:

(1) A public hearing shall be held in the Village of Saranac Lake offices on the proposed adoption of amendments to the Development Code at 5:30 p.m. on July 9, 2018, after which the Board shall consider possible adoption.

MOTION: Trustee Little

SECOND: Trustee Murphy

Approved/Denied on Roll Call as follows:

<u>Murphy</u>	Yes/No
<u>Little</u>	Yes/No
<u>Van Cott</u>	Yes/No
<u>Shapiro</u>	Yes/No
_____	Yes/No

Resolution - Passed / Failed

## **Exhibit "A"**

### **Village of Saranac Lake Development Code amendments**

- 1. Section 106-6; Revised or New Definitions**
- 2. Section 106-104 A; Add District H-2 Steep slope standards**
- 3. Section 106 attachment 1:1 and 1:2; Amend Schedule 1 Allowed Uses for District H-2**
- 4. Section 106 attachment 3:1; Amend boundaries of the Village of Saranac Lake Zoning Map, Zoning Districts H-2 and I.**

**§ 106-6 Definitions.**

**COUNTOUR INTERVAL**

The change in elevation represented by the space between two adjacent topographic "rings" on a topographic map

**DIAMETER AT BREAST HEIGHT (DBH)**

The diameter of a tree trunk measured at a point four and one half (4.5) feet above ground level

**DISTURBANCE**

Any physical activity which results in the modification of topography by cutting or filling, stripping of topsoil, and/or placing of physical structures or improvements thereon.

**MODERATELY STEEP SLOPES**

Are those areas of land where the grade is 15 percent to 25 percent.

**STEEP SLOPES**

Are those areas of land where the grade is 15 percent or greater.

**VERY STEEP SLOPES**

Are those areas of land where the grade is greater than 25 percent.

**§ 106-104. A. District H-2 Steep slope standards.**

- A. Purpose. The purpose of this Section is to provide for reasonable use of steep slopes in the H-2 District while ensuring development will not induce soil erosion, require excessive grading, increase slope instability, or create sewage disposal problems and shall be in conformance with the following objectives:
- (1) Guard against property damage and personal injury, and minimize the potential for erosion, slope failure, stream siltation, increased runoff, flooding and contamination of surface waters caused by the adverse effects of site preparation and construction on steep slopes;
  - (2) Conserve existing woodlands for air quality, water quality and ecological benefits;
  - (3) Protect the historic and environmental character of the area;
  - (4) Permit land uses by right that are compatible with protection of steep slope areas, and encourage the use of steep slope areas for open space and conservation uses;
  - (5) Require development to avoid steep slope areas wherever possible, and require all land use, clearing, grading, and construction to satisfy development standards;
  - (6) Regulate expansion of land use or development that existed on steep slope areas prior to enactment of these requirements; and
  - (7) Protect adjoining properties from harmful consequences of development permitted under these requirements.
- B. Areas of steep slope shall be further divided into the following two categories;
- (1) Moderately steep slope; and
  - (2) Very steep slope.
- C. Applicability. All land use activities encompassing an area of steep slope are considered to be major projects and shall, prior to the issuance of a building permit or a certificate of occupancy; receive approval of a special use permit from the Development Board pursuant to the standards and procedures set forth in Article XII.
- D. General provisions. For any lot or portion thereof within an area of steep slope the following regulations shall take precedence over the regulations of the district in which the lot is located:
- (1) Moderately steep slopes. No more than 30 percent of moderately steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed;
  - (2) Very steep slopes. No more than 15 percent of very steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed. In addition, the disturbance permitted on very steep slopes shall be limited to the following activities:
    - [1] Selective tree removal, when conducted in compliance with § 106-97 A. Clear-cutting or grubbing of trees is prohibited on very steep slopes.
    - [2] Grading for the minimum portion of a road or driveway necessary for access to the principal use and sewer, water and other utility lines when it can be demonstrated that no other routing is feasible.

- (3) The dimensional standards for the H-2 District in terms of yard setbacks and building height remain in effect. Lot coverage and minimum lot size standards and limits of disturbance for the underlying District shall be superseded by the standards set forth in this Section;
- (4) The minimum lot size for lots where the disturbance is proposed within areas of steep slope shall be one acre;
- (5) All uses, activities and development occurring within any steep slope area shall be undertaken only in strict compliance with the provisions of this Section, with all federal and state laws, and with all other applicable Village codes and laws;
- (6) Finished slopes of all cuts and fills shall not exceed 33 percent, unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately to the satisfaction of the Development Board. The Development Board may consult with the Village Engineer or an engineer of their choice to determine the adequacy of the slope stabilization proposed;
- (7) All cuts shall be supported by retaining walls and comply with the requirements of § 106-91. E. Depending upon the nature of the soil characteristics, such retaining walls are to be reviewed and approved by the Village Engineer or an engineer selected by the Development Board;
- (8) Any fill placed on the lot shall be properly stabilized and, when found necessary depending upon existing slopes and soil types, supported by retaining walls or other appropriate structures as approved by the Village Engineer or an engineer selected by the Development Board;
- (9) Any disturbance of steep slopes shall be completed within one construction season, and stabilization measures (temporary and/or permanent) in disturbed areas shall comply with stormwater control measures as specified in Article XVIII. Stormwater Control;
- (10) No trees with a diameter at breast height (DBH) of eight (8) inches or more shall be removed from steep slope areas and other clearing shall comply with the requirements of § 106-97. A;
- (11) The alignment of roads and driveways shall follow the natural topography, minimize regrading and comply with design specifications of § 106-128;
- (12) The maximum grade of a road or driveway shall not exceed ten percent (10%).

E. Application Standards. To ensure compliance with the resource protection standards in areas of steep slope as specified in this Section, the following information shall be submitted by the applicant when applying for special use permit.

- (1) Delineation of steep slope areas. For the purpose of application of these regulations, slope shall be measured over three or more two-foot contour intervals (six cumulative vertical feet of slope.) All slope measurements shall be determined by a topographic survey signed and sealed by a licensed surveyor or engineer.
- (2) The plan depicting the areas of steep slope and any proposed uses shall be prepared by a professional engineer, landscape architect, and/or surveyor and licensed by the NYS Department of Education. The plan as submitted shall accurately delineate the areas of moderately steep slope and/or very steep slope, the proposed use(s), and a topographical survey with contour elevations at no greater than 2-foot intervals, where feasible;

- (3) A separate plan depicting and quantifying the proposed modifications to the existing topography and vegetative cover;
- (4) The use of storm water control devices and erosion control measures as specified in Article XVIII;
- (5) Specifications for building construction and materials, including filling, grading, storage of materials, and water supply and sewerage facilities;
- (6) Documentation of any additional engineering and/or conservation techniques designed to alleviate environmental problems that may be created by the proposed activities; in compliance with municipal sedimentation and erosion control regulations;
- (7) Written confirmation from the Saranac Lake Volunteer Fire Department that emergency access is satisfactory to provide adequate fire protection.

DEVELOPMENT CODE

Village of Saranac Lake - Unified Development Code:  
Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35		
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3		
<b>Residential</b>																																					
1 Community House																																					
2 Dwelling, Manufactured Home	A																																				
3 Dwelling, Multi-Family					SP																																
4 Dwelling, Single Family	P	P	P	P	P																																
5 Dwelling, Townhouse	SP				SP																																
6 Dwelling, Two Family	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
7 Group Home	P	P	P	P	P																																
8 Manufactured Home Community																																					
9 Rooming House					SP	SP																															
<b>Public/Institutional</b>																																					
1 Assisted Living Residence					SP																																
2 Athletic Facility					SP																																
3 Cemetery																																					
4 Club/Lodge					SP	SP																															
5 College, Private					SP																																
6 Community Garden, Up to One (1) Acre	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7 Community Garden, Over One (1) Acre	SP	SP	SP	SP	SP					SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP												
8 Garage, Public Parking					SP																																
9 Government Office					SP																																
10 Hospital																																					
11 Library																																					
12 Multi-Modal Trail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
13 Museum					SP																																
14 Nursing/Convalescent Home					SP																																
15 Park	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
16 Parking Lot, Public	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
17 Place of Worship					SP	SP	SP		SP	SP		SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
18 Public Utility Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
19 Railroad Depot																																					
20 Railway					SP					SP																											
21 Recreation Facility, Public					SP	SP			SP																												
22 Rehabilitation Center					SP																																
23 School																																					

Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required Special Use Permit Required  
 Notes: 1. Residential uses in buildings within the E-2 District are not allowed on the first floor. Note: Blank cells indicate use is not permitted.

SARANAC LAKE CODE

Village of Saranac Lake - Unified Development Code  
 Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34			
<b>Commercial</b>																																					
1 Amusement and Recreation Services																																					
2 Antique Shop																																					
3 Agri-Business																																					
4 Artisan Workshop																																					
5 Arts Spaces																																					
6 Automotive Dealer																																					
7 Automotive Repair/Service																																					
8 Bank																																					
9 Bank, Drive-Through																																					
10 Bed and Breakfast																																					
11 Boat Storage, Commercial																																					
12 Building Material Supply																																					
13 Car wash																																					
14 Cinema																																					
15 Driving Range																																					
16 Farmer's Market																																					
17 Funeral Home																																					
18 Gasoline Station																																					
19 Gasoline Station/Auto Repair/Service																																					
20 Gasoline Station/Retail Sales																																					
21 Greenhouse, Commercial																																					
22 Hotel/Motel																																					
23 Housekeeping Cottage																																					
24 Kennel																																					
25 Marina, Type I																																					
26 Marina, Type II																																					
27 Medical Clinic																																					

Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required S Special Use Permit Required Note: Blank cells indicate use is not permitted.

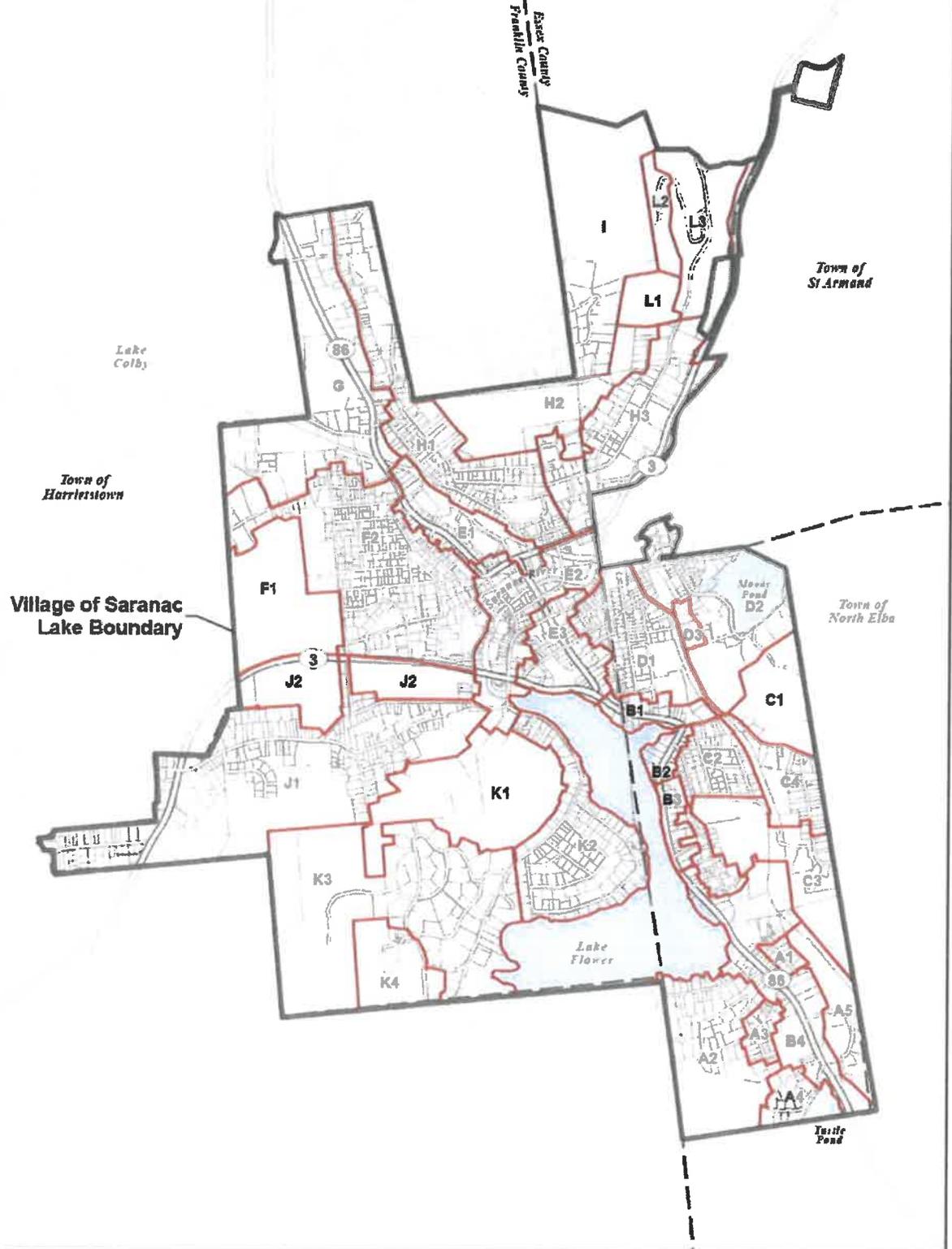
DEVELOPMENT CODE

Village of Saranac Lake - Unified Development Code  
 Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																						
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	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3				
<b>Commercial (continued)</b>																																							
28 Mixed Use						A	A		A								A	SP	A																				
28 Multi-Use Building						SP			SP								SP	SP	SP			A															SP		
29 Office						A	A		A								A	SP	A			A																SP	
30 Outdoor Storage, Type II																																						SP	
31 Personal Services						A	A	A	A									A	SP	A			A															SP	
32 Recreation Facility, Private						SP	SP		SP									SP	SP	SP			SP					SP										SP	
33 Research and Development Facility							A	A	A								SP	A	SP	A			A																SP
34 Restaurant						A	A	A	A									A	SP	A			A																SP
35 Restaurant, Drive Through																		A	SP	A			A																SP
36 Restaurant, Fast Food						A	SP	SP	SP									SP	SP	SP			SP																
37 Retail Sales, Type I						A	A		A									A	SP	A			A																SP
38 Retail Sales, Type II																																							SP
39 Retail Sales, Outdoors																																							
40 Retail Store, Convenience						SP	SP		SP																														
41 Sawmill																		SP	SP				SP																
42 Self-Service Storage Facility																																							
43 Shopping Center																																							
44 Tavern						SP	SP		SP									SP	SP	SP																			
45 Tourist Attraction						SP			SP									SP	SP				SP																
46 Veterinary Clinic/Hospital						SP	SP		SP									SP	SP				SP																
<b>Industrial</b>																																							
1 Chemical and Petroleum Storage																																							
2 Contractor Storage Yard																																							
3 Heavy Equipment Repair																																							
4 Industry, Type I																																							
5 Industry, Type II																																							
6 Mining						SP																																	
7 Transfer Station																																							
8 Warehouse																																							
<b>Accessory Uses</b>																																							
For All Districts and Sub-Districts: Allowed accessory uses are those uses that are customarily subordinate and incidental to allowed principal uses.																																							
Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required S Special Use Permit Required Note: Blank cells indicate use is not permitted.																																							

**Legend**

-  County or Town Boundary
-  Parcel Boundary
-  Water Body
-  Zoning District Boundary



**Village of Saranac Lake  
Zoning Map**



Project 2017006  
Date 08/07/2017