



# Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294

Phone: (518) 891 - 4150

Fax: (518) 891 - 1324

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

APPLICATION #: PB-005

DATE RECEIVED: 2/19/24

DATE PAID: 1/19/24

## AREA VARIANCE APPLICATION REQUIREMENTS

Incomplete application forms will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, applicant is encouraged to reach out and schedule a pre-application conference with the Community Development Director to discuss application requirements.
  
2. **Mandatory staff review submission:**
  - A. **Submit one electronic copy of the following to [comdevassist1@saranaclakeny.gov](mailto:comdevassist1@saranaclakeny.gov):**
    - Area Variance Application Form, signed
    - Area Variance Checklist
    - Copy of survey map showing all necessary dimensions with regard to the proposed action
    - Most recent deed to property (must be in applicant's name)
    - Short Environmental Assessment Form (SEQR)– complete Part 1. Refer to DEC's online mapping tool to complete the form: <https://gisservices.dec.ny.gov/eafmapper/>
    - Waterfront Assessment Form (WAF) - complete Section 1 only
  - B. **Application fee of \$200.00**, in accordance with the [Building, Planning, Zoning, and Public Works Fee Schedule](#). Make check payable to Village of Saranac Lake.
  
3. **Final submission for review by the Development Board:**
  - A. **Submit one electronic copy of the following to [comdevassist1@saranaclakeny.gov](mailto:comdevassist1@saranaclakeny.gov), and one hard copy addressed to the Community Development Director:**
    - Area Variance Application Form, signed
    - Area Variance Checklist
    - Copy of survey map showing all necessary dimensions with regard to the proposed action
    - Most recent deed to property (must be in applicant's name)
    - Short Environmental Assessment Form (SEQR)- complete Part 1
    - Waterfront Assessment Form (WAF) - complete Section 1 only

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983.

## STANDARDS OF PROOF AREA VARIANCE

Asking the Development Board for an Area Variance means that you want relief from the sections of the Village Development Code that pertain to distance and measurement. For example, your home is in the J-1 District and you want to build an addition that would be 5ft. from your side-yard property line. The Village Development Code requires a setback of at least 10ft. Your permit would be denied because the addition will not meet the requirements of the Development Code.

You have the right to appeal to the Development Board to grant<sup>1</sup> a variance from that section of the Development Code. However, the Development Board cannot grant any Area Variance unless proof is provided by you, the applicant, that your property warrants special treatment. The fact that you simply "want" a variance is not enough. You may bring photos, drawings, etc. with you to explain your situation to the Board. You may also bring letters of support from neighboring property owners if they are unable to attend the public hearing.

The New York State Legislature has enacted into law requirements that an applicant for an Area Variance must furnish as proof to the Development Board establishing the following "hardship tests:"

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- Whether the requested area variance is substantial;
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Development Board, but shall not necessarily preclude the granting of the area variance.

In making its determination, the Development Board shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The Development Board, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

"Proof" is not just parroting these criteria. **You must produce "facts" so as to enable the Development Board to carefully consider each of the criteria.** Then the Development Board will weigh the benefit to you as contrasted with the detriment to the Village. Remember that this is your case. The Development Board does not have the power to grant variances unless the required proof is furnished. Applying for a variance does not guarantee that the Development Board will grant the request. The burden of proof is on the applicant for meeting the hardship tests.

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<sup>1</sup> Note: If you are granted the variance(s) requested, you must then contact the Code Enforcement Officer regarding the building permit for your project or the Community Development Director if your project will require further review by the Development Board (e.g., Site Plan Review).

**AREA VARIANCE APPLICATION FORM**

<b>Applicant Information</b>	
Applicant Name	Pendragon Inc.
Applicant Address	15 Brandy Brook Ave., Saranac Lake, NY 12983
Mailing Address, If Different	
Applicant Email	managingdirector@pendragontheatre.org
Applicant Phone	518-891-1854

<b>If Different from Project Applicant</b>	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

**Project Information**

1. Project Address 56 Woodruff Street, Saranac lake, NY 12983
2. Tax Map # 447.69-5-1
3. Zoning District E-2
4. Current Lot Size 0.82 Acres
5. Current Use Commercial (Retail Store, Convenience)
6. Proposed Use Art Space (Theatre)

7. Please provide a written description of the project (description of construction, alteration, extension, expansion restoration). Indicate the exact variance that you are seeking. Example: Rear-yard setback is 20ft., seeking a 5ft. setback.

The project proposes an adaptive re-use of a former commercial property that is currently abandoned. It is proposed to renovate the existing one-story CMU building and construct an addition for use as a theater (Art Space use per town code). The following variances are sought:

- 1) Structure setback: The required front setback is 0 feet, requesting a 4 foot setback (Woodruff St) and a 91 foot setback (Church St).
- 2) Structure setback: The required rear setback is 0 feet, requesting a -0.93 foot setback.
- 3) Parking: Code prohibits parking in the front side of the lot, requesting a variance to allow limited parking in the front.

8. Explain why the variance is necessary:

The existing building footprint currently does not meet the required front or rear setback. The addition that is proposed attempts to correct the front setback to the extent feasible by extending the north wall towards Woodruff Street and the west wall toward Church Street. Due to the existing sidewalk and construction of the foundation for the new addition, it is not feasible to attain a 0 foot building setback along Woodruff Street. It would far exceed the scope of the building construction to attain a 0 foot setback along Church Street. The rear wall of the existing building extends over the property line from 0.00 to 0.93 foot for a distance over 37 feet.

Due to the position of the existing structure, the front yard provides the only space feasible to locate parking for patrons. Parking has been reduced in the front yard by 98

9. Explain why this variance will not change the character of the neighborhood or cause detriment to nearby properties:

The building addition will be constructed closer to the front yard property line along Woodruff Street to help to contribute to a more village-like character streetscape. However, other existing structures along Church Street and Woodruff Street exhibit similar minor deficiencies in meeting the zero setback and front parking in the vicinity of this block. Also, the variances requested are not substantial.

10. List the feasible alternatives (can your goal be achieved by some means other than a variance?):

A feasible alternative would be to demolish the existing structure and build completely new from a clean slate. However, that approach would also diminish a significant project goal that is to promote a responsible environmental development. The adaptive re-use of the existing structure will result in a reduction in the use of new materials and the production of less waste than an entirely new construction.

11. Explain why this variance will not have an adverse effect on the physical or environmental conditions in the neighborhood:

The project will not have an adverse effect on the physical or environmental conditions in the neighborhood. In fact, the renovation of the building and redevelopment of the site will result in a benefit in the form of improved pedestrian access and circulation, landscaping, and improved drainage and stormwater treatment.

12. Explain why this alleged hardship is not self-created (did you purchase the property with knowledge of the hardship)?

The hardship could be considered self-created in that the property was purchased with an understanding of the current conditions. As a result, all efforts have been made for the project to result in an overall benefit to the built environment and the community, despite the hardships that are present.

13. Refer to Code dimensional standards at <https://ecode360.com/attachment/SA0109/SA0109-106b%20Schedule%202.pdf> to complete the 'Allowed/Required' column on the Project Data Table below. Complete the 'Requested Relief' column for each standard from which a variance is requested.

Project Data Table	Allowed/Required	Proposed	Requested Relief
Lot Area	Site Plan Review	0.82 (Existing)	None
Front Setback	0' [Mandatory]	4' / 91'	4' / 91'
Rear Setback	0'	-0.93'	-0.93'
Side Setback	0'	34'	34'
Shoreline Setback	N/A	N/A	N/A
% of lot coverage by principle building	Site Plan Review	44%	Determined During SPR
% of lot coverage by impervious surface	Site Plan Review	33%	Determined During SPR
Building height/stories	Min: 24' & 2 stories Max: Site Plan Review	28'	SPR

14. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
Erik Sandblom, P.E.	SRA Engineers	Civil Engineer	518-761-0417 v21	eriks@sraengineers.com
George Green, AIA	JMZ Architects / Planners	Architect	518-793-0786	GGreen@jnzarchitects.com
Harry Gordon, FAIA	Architectural Advisor / Volunteer	Architect	202-669-0640	harrygordonfaia@gmail.com

Applicant's Signature Michael Aguirre Date 1/17/24

Property Owner's Signature Melinda Little Date 1/17/2024

	For Office Use Only – Public Hearing	Date
<input type="checkbox"/>	Public Hearing Set	
<input type="checkbox"/>	Mailing list provided to the applicant	

For Office Use Only - Essex County Referral		Y	N
Property is located within 500 feet of:			
Property located in Essex County		<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundary (village or town)		<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks		<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads		<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities		<input type="checkbox"/>	<input type="checkbox"/>

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing


**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

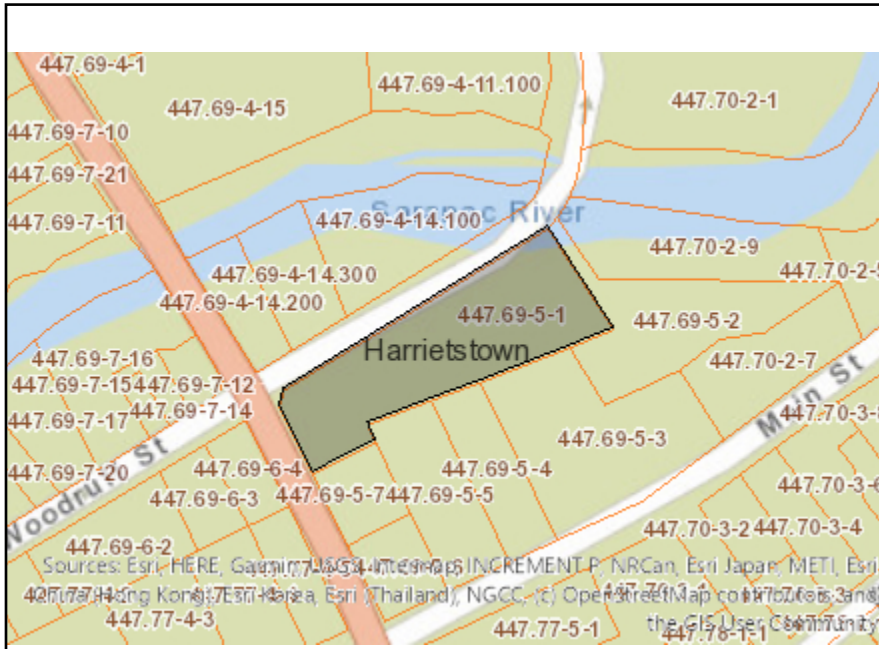
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Pendragon Theatre			
Project Location (describe, and attach a location map): 56 Woodruff Street, Saranac lake, NY 12983			
Brief Description of Proposed Action: Renovate the existing one-story CMU building and construct an addition. Exterior improvements include new utilities, drainage improvements and improved stormwater treatment practices, reconstructed driveway and parking, sidewalks, landscaping and lighting.			
Name of Applicant or Sponsor: Pendragon Theatre		Telephone: 518-891-1854	
		E-Mail: managingdirector@pendragontheatre.org	
Address: 15 Brandy Brook Ave			
City/PO: Saranac Lake		State: NY	Zip Code: 12983
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Saranac Lake Site Plan Review, Area Variance, and Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.82 acres			
b. Total acreage to be physically disturbed? _____ 0.82 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.82 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? The property is adjacent to the Church Street Historic District b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? Within proximity to Saranac River (not adjacent) b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Stormwater will be directed to municipal storm sewers and on site stormwater treatment practices.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ An underground storage tank was discovered on the property. It has been removed and remediated to the NYSDEC satisfaction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: Erik Sandblom, P.E., Agent for Pendragon Theatre _____ Date: 1/15/2024		
Signature:  _____ Title: Engineer		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

### ***Short Environmental Assessment Form Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



## Village of Saranac Lake

Community Development Department  
 39 Main St.  
 Saranac Lake, NY 12983  
 Phone (518) 891-0490  
 Fax (518) 891-5928  
[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

### VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

#### Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at [www.saranaclakeny.gov](http://www.saranaclakeny.gov). A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

#### SECTION B. Description of Site and Proposed Action

1. Name of applicant: <b>Pendragon Theatre</b>	
2. Mailing address: <b>15 Brandy Brook, Saranac Lake, NY 12983</b>	3. Telephone Number:
4. Location of action: <b>56 Woodruff Street, Saranac Lake, NY 12983</b>	5. Tax Map # (s): <b>447.69-5-1</b>
6. Size of site: <b>0.82 Acres</b>	7. Present land use(s): <b>Retail Store, Convenience</b>
8. Present zoning classification: <b>Principal Commercial District</b>	9. Percentage of site which contains slopes of 15% or greater: <b>3%</b>
10. Type of action (check appropriate response) <input checked="" type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input checked="" type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:	
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size(in acres): _____	
12. Describe nature and extent of action: <b>Addition to existing commercial building for future arts space (theatre)</b>	
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <b>None</b>	
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency? _____	

## SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	<u>YES</u>	<u>NO</u>
<b>1. Will the proposed action have a <u>significant effect</u> upon:</b>		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Will the proposed action <u>involve</u> or <u>result in</u> any of the following:</b>		
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Project:</b>		
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input type="checkbox"/>
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input type="checkbox"/>

## SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

**SECTION E. Preparer Information**

Preparer's Name (Please print):

Title:

Organization Name:

Phone Number:

Signature:

Date:

**SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)**

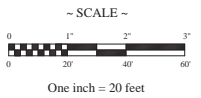
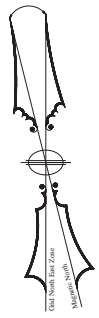
The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

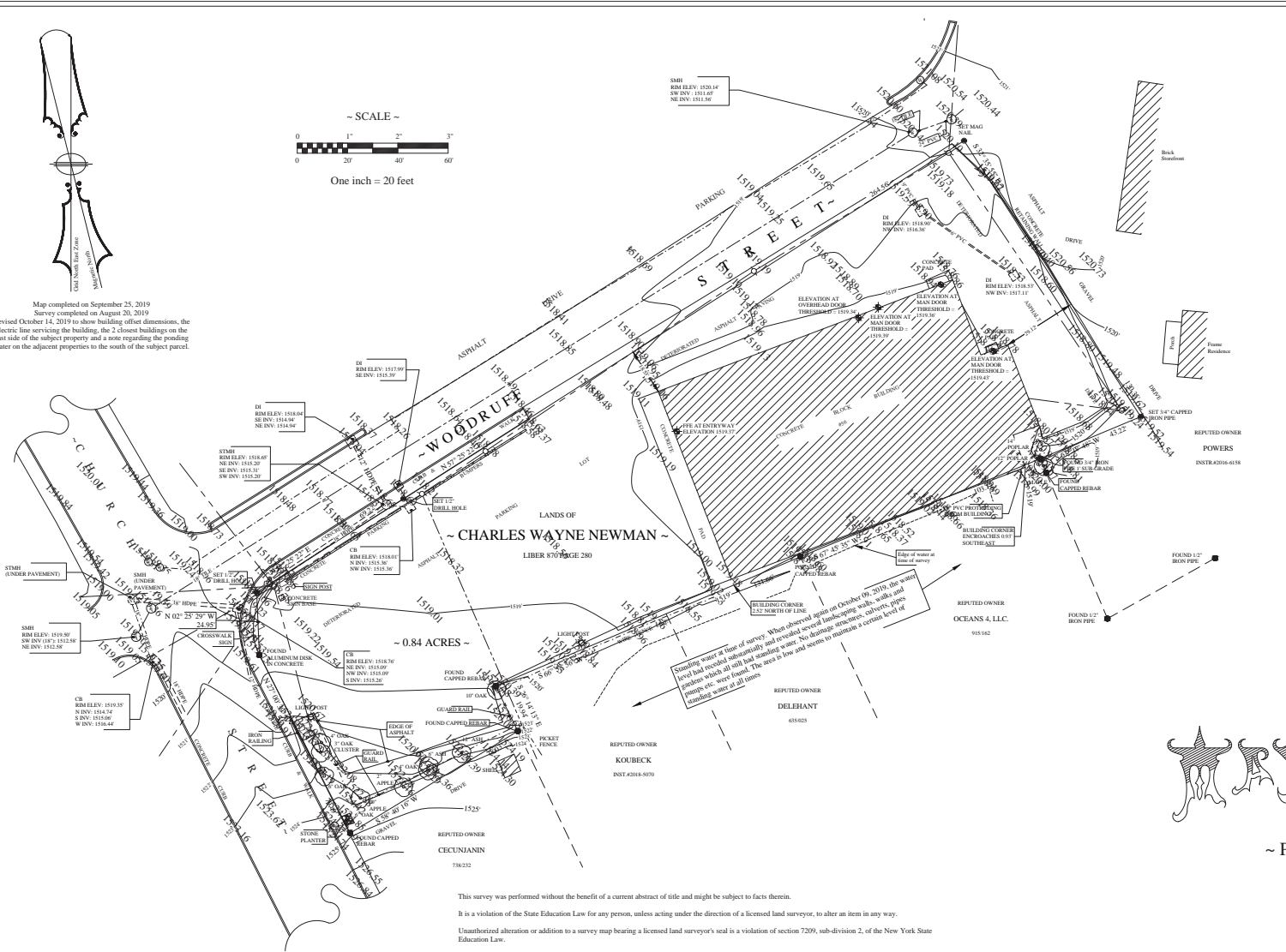
\_\_\_\_\_  
Print Name of Planning Board Chair

\_\_\_\_\_  
Signature of Planning Board Chair

\_\_\_\_\_  
Date



Map completed on September 25, 2019  
 Survey completed on August 20, 2019  
 Revised October 14, 2019 to show building offset dimensions, the electric line servicing the building, the 2 closest buildings on the east side of the subject property and a note regarding the ponding water on the adjacent properties to the south of the subject parcel.



LEGEND	
Sanitary manhole	
Storm manhole	
Catch basin	
Round catch basin	
Utility pole	
Utility pole with light	
Light Post	
Bollard	
Guy anchor	
Water valve	
Hydrant	
Traffic sign	
Mailbox	
Telephone manhole	
Sanitary sewer line	
Storm sewer line	
Water line	
Overhead utility line	

MAP REFERENCES:  
 "MAP SHOWING SURVEY OF PROPERTY FOR ADIRONDACK SURGICAL GROUP, L.P.", by Glenn D. Odore, Land Surveyor, dated April 22, 2002.



SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY

FOR  
 Situate in

~ PENDRAGON THEATRE ~

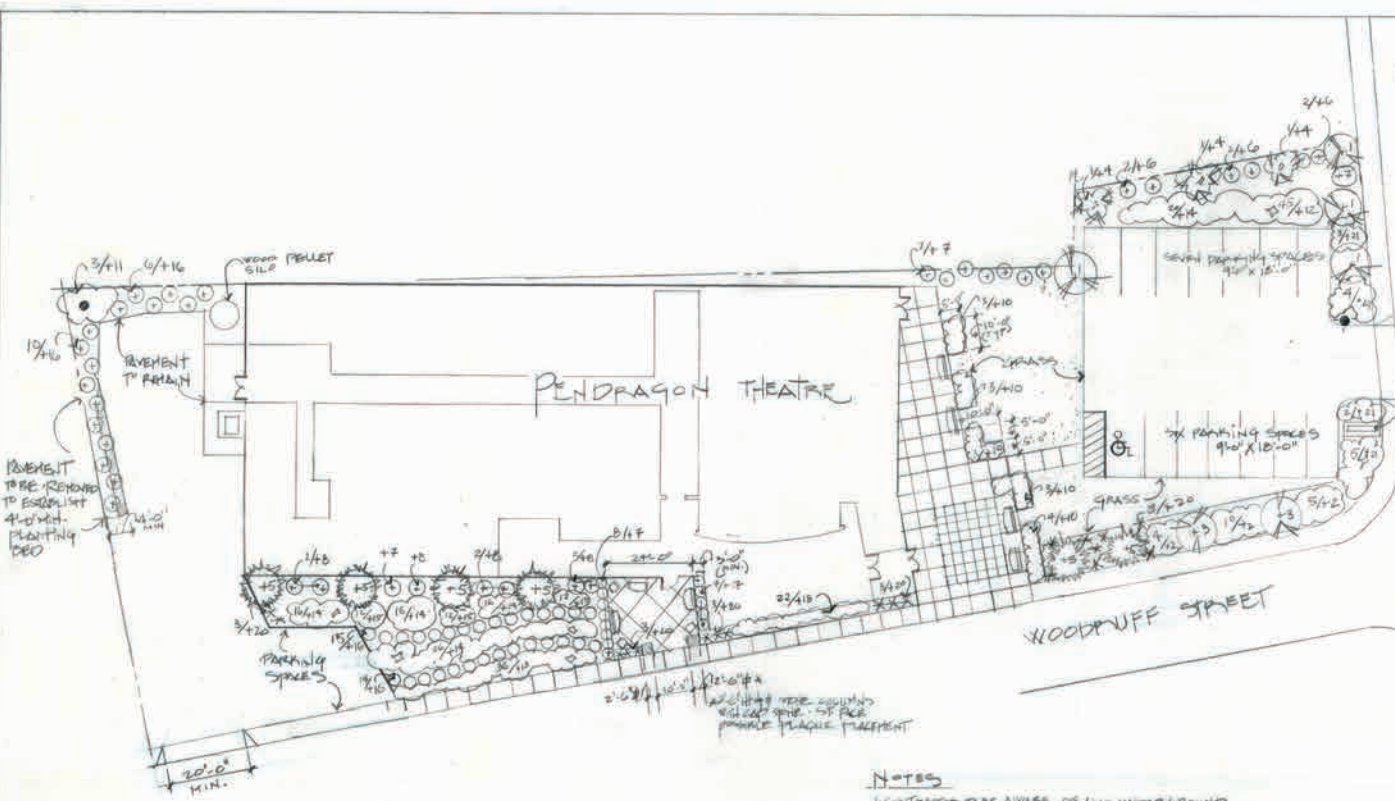
VILLAGE OF SARANAC LAKE  
 TOWN OF HARRIETSTOWN  
 COUNTY OF FRANKLIN  
 STATE OF NEW YORK

NOTES:  
 Contour interval: 1 foot  
 Elevation datum: NAD 83  
 All underground waterlines, sanitary sewer lines and storm sewer lines were located as marked out, with paint lines on the ground, by their respective authorities.

This survey was performed without the benefit of a current abstract of title and might be subject to facts therein.  
 It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way.  
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.  
 Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.  
 Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.  
 A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.  
 Only title surveys bearing the makers embossed seal should be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, additions, and changes.  
 Copyright 2019 Leifheit Land Surveying All Rights Reserved  
 The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.  
 The certifications herein are not transferable.  
 The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

~ LEIFHEIT LAND SURVEYING ~  
 6581 NYS ROUTE 86 JAY NEW YORK 12941  
 BLLEIFHEIT@LEIFHEITLANDSURVEYING.COM  
 OFFICE: 518-327-3476 CELL: 716-598-0927  
 SUCCESSOR TO LEIFHEIT LAND SURVEYING, PLLC



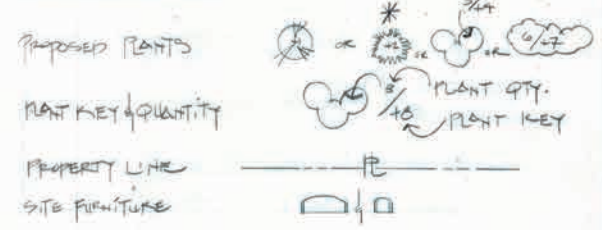


### PLANT LIST

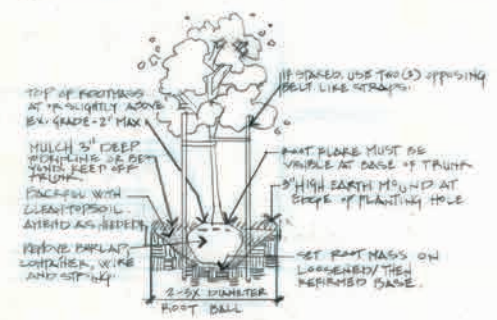
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
1	<i>Castanopsis 'Cora-gull' v. Inermis</i>	THORNLESS HAWTHORN	2' CAL	4
2	<i>Castanopsis 'Cora-gull'</i>	CROW LOW FRAGRANT SUMAC	#3	17
3	<i>Castanopsis 'Cora-gull'</i>	THORNLESS HAWTHORN	2' CAL	2
4	<i>Pestiva nigra</i>	CLUMP KIVER PINE	10'0" HT	3
5	<i>Pinus strobus</i>	BRIGHT WHITE PINE	6'0" HT	6
6	<i>Ilex verticillata</i>	WINTER RED WINTERBERRY	4'0" HT	6
7	<i>Ilex verticillata</i>	MALE 'JIM DANDY' WINTERBERRY	5' CAL	1
8	<i>Viburnum dentatum</i>	BLUE HUFFAL VIBURNUM	4'0" HT	7
9	<i>Viburnum ciliatum</i>	CHINA VIBURNUM	7' CAL	1
10	<i>Claytonia virginiana</i>	HORNED LARK	20" HT	10
11	<i>Euphorbia dubium</i>	LITTLE JOE	2' CAL	10
12	<i>Penstemon</i>	SPIDER VIEW SCARLET	1' CAL	95
13	<i>Asperula</i>	WALKERS LOW	1' CAL	30
14	<i>Asperula</i>	BLUE FORTNITE	1' CAL	30
15	<i>Ranunculus</i>	SHIRT TAILORED MOUNTAIN MIT	1' CAL	32
16	<i>Hylotelephium</i>	AUTUMN JOY	1' CAL	39
17	<i>Echinops</i>	BLUE GLOBE THISTLE	1' CAL	15
18	<i>Coreopsis</i>	MOONBEAM	1' CAL	23
19	<i>Panicum</i>	STENANDRUM	2' CAL	16
20	<i>Calamagrostis</i>	KENT BLUEGRASS	2' CAL	17
21	<i>Pinus strobus</i>	CROW LOW FRAGRANT SUMAC	2' CAL	14

\* PLANTS BY OTHERS

### LEGEND



### TREE PLANTING DETAIL



### NOTES

1. CONTRACTOR TO BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING ANY WORK.  
 2. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS, UTILITIES, DIMENSIONS, DETAILS AND OTHER REQUIREMENTS WITH ACTUAL CONDITIONS.  
 3. CONTRACTOR TO NOTE DISCREPANCIES, IF ANY, PRIOR TO COMMENCEMENT OF WORK.  
 4. ALL WORK TO BE DONE IN CONFORMANCE WITH REQUIREMENTS OF THE VILLAGE OF SARASOTA, FLORIDA, AND ANY OTHER AGENCIES HAVING JURISDICTION.  
 5. CONTRACTOR SHALL NOTIFY OWNER OR THEIR AGENT OF ANY ALTERATIONS TO PROPOSED WORK & RECEIVE AUTHORIZATION PRIOR TO CONTINUATION OF WORK.

**CHRISTOPHER COHAN**  
LANDSCAPE ARCHITECT

4000  
11 BROADLAND MANOR  
SARASOTA, FLORIDA 34231  
TEL: 941.552.1000 FAX: 941.552.1001

---

PENDRAGON THEATRE  
50 WEST PALM BLVD. SARASOTA, FLORIDA

LANDSCAPE PLAN

DATE: 11/10/10

**Project**

**Pendragon Theatre**

56 Woodruff St  
Saratoga Lake, NY 12983

**Theater Consultant:**  
Don Hirsch Design Studio, LLC  
55 Upper Barrett Rd.  
Montpelier, VT 05602  
tel. 802.233.9623  
donhirschstudio.com

**Acoustical and A/V Designer:**

Acentech  
53 Madison Street  
Cambridge, Massachusetts 02138  
tel. 617-499-8000  
www.acentech.com

**Structural & Civil Engineer:**

S&A Engineers  
Evergreen Professional Park  
453 Dixon Road, Ste. 7, Bldg. 3  
Queensbury, NY 12904

**M.E.P. Engineer:**

M/E Engineering, P.C.  
433 State Street, Suite 410  
Schenectady, New York 12305  
tel. 518-533-2171  
meengineering.com

**Asbestos & Hazmat Testing:**

Ambient Environmental, Inc.  
520 Washington Avenue  
Albany, New York 12203-9522  
tel. 518-482-0704  
ambient-env.com

**Estimator:**

Trophy Point, LLC  
6398 South Park Avenue  
Blasdell, New York 14219  
tel. 716-823-0066  
trophypoint.com

Revisions		
No.	Description	Date

**Seat:**

**SD ESTIMATE  
SET - NOT FOR  
CONSTRUCTION**

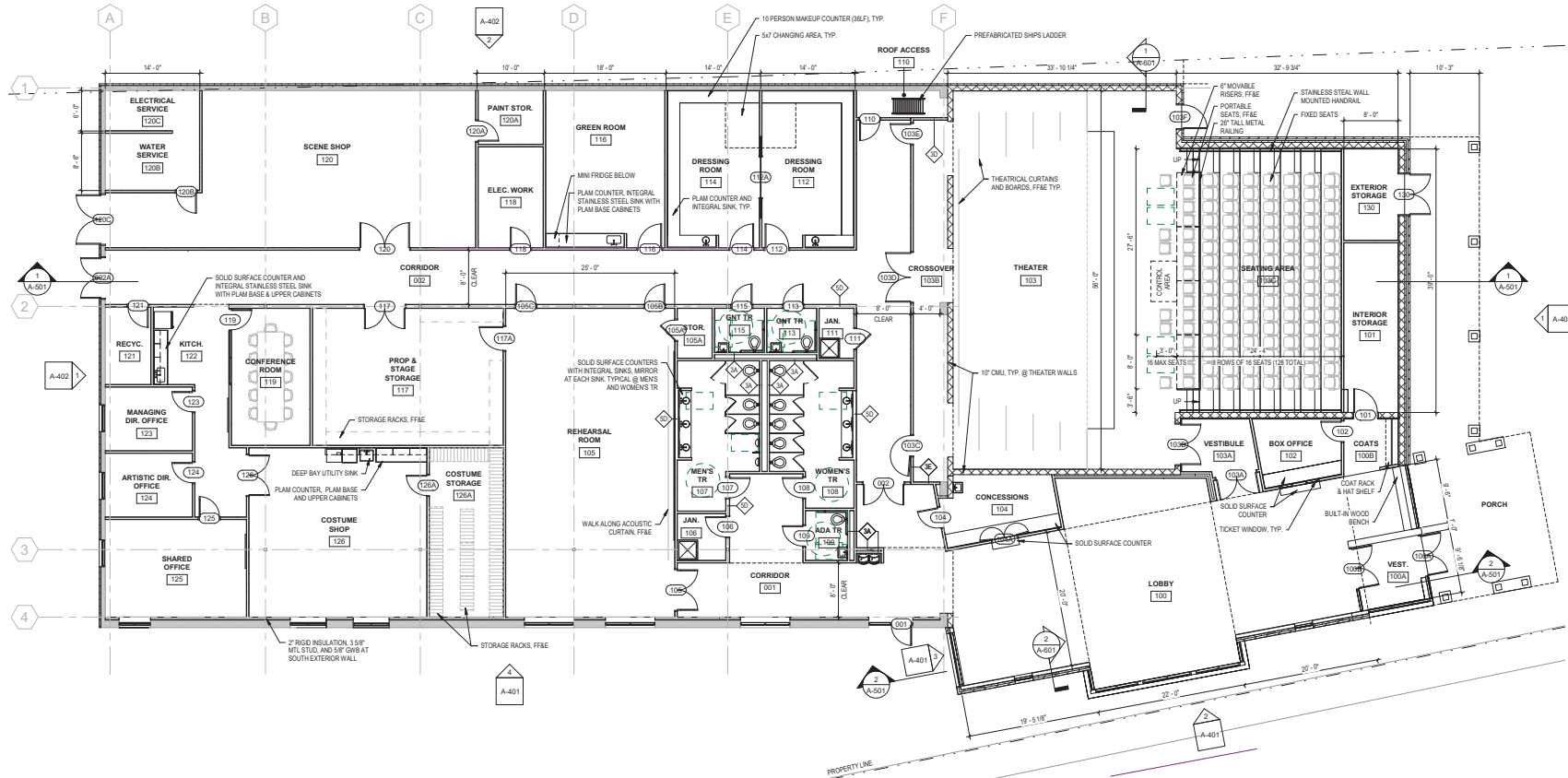
Date: 4 August 2023  
Checked By: Checker  
JMZ Project No. 1716

**GROUND  
FLOOR PLAN**

**A-101**

**GENERAL NOTES:**

1. ALL PARTITIONS TO BE TYPE 30 UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE U.N.O.
3. REFER TO A402 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
4. REFER TO 10' PLANS FOR ADDITIONAL DIMENSIONS AND PARTITION TYPES.
5. REFER TO CODE CONFORMANCE PLANS (A403) FOR LOCATIONS OF FIRE-RATED WALLS.
6. DIMENSIONS ARE TO FACE OF STUD. FACE OF MASONRY, FACE OF STOREFRONT OR CURTAIN WALL, OR CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE.
7. REFER TO MEP DRAWINGS FOR SIZES AND LOCATIONS OF HOUSEKEEPING PADS.
8. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD FROM 6" TO 8'-6" A.F.F. FOR MOUNTING EQUIPMENT IN LOCATIONS INDICATED WITH \_\_\_\_\_.
9. DOORS ARE 6" FROM NEAREST WALL UNLESS INDICATED OTHERWISE.
10. REFER TO 10' PLANS AND INTERIOR ELEVATIONS FOR PLUMBING/FIXTURE LOCATIONS.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.



1 GROUND FLOOR PLAN  
1/8" = 1'-0"

**GENERAL NOTES:**

1. ALL PARTITIONS TO BE TYPE #0 UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE UN.O.
3. REFER TO A-02 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
4. REFER TO 10' PLANS FOR ADDITIONAL DIMENSIONS AND PARTITION TYPES.
5. REFER TO CODE CONFORMANCE PLANS (A-03) FOR LOCATIONS OF FIRE-RATED WALLS.
6. DIMENSIONS ARE TO FACE OF STUD. FACE OF MASONRY. FACE OF STOREFRONT OR CURTAIN WALL, OR CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE.
7. REFER TO MEP DRAWINGS FOR SIZES AND LOCATIONS OF HOUSING/PIPES/PADS.
8. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD FROM 6" TO 8" A.F.F. FOR MOUNTING EQUIPMENT IN LOCATIONS INDICATED WITH .
9. DOORS ARE 6" FROM NEAREST WALL UNLESS INDICATED OTHERWISE.
10. REFER TO 10' PLANS AND INTERIOR ELEVATIONS FOR PLUMBING/FUTURE LOCATIONS.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.



190 Glen Street | P.O. Box 725  
Glens Falls, NY 12080  
518-793-0786 | jmzarchitects.com

**Project**

**Pendragon Theatre**

56 Woodruff St  
Saratoga Lake, NY 12983

**Theater Consultant:**

**Don Hirsch Design Studio, LLC**  
35 Upper Barrett Hill  
Montpelier, VT 05602  
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donhirschstudio.com

**Acoustician and A/V Designer:**

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tel. 617.499-8000  
www.acentech.com

**Structural & Civil Engineer:**

**SBA Engineers**  
Evergreen Professional Park  
453 Dixon Road, Ste. 7, Bldg. 3  
Queensbury, NY 12804

**M.E.P. Engineer:**

**M/E Engineering, P.C.**  
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Schenectady, New York 12305  
tel. 518-533-2171  
mengineering.com

**Asbestos & Hazmat Testing:**

**Ambient Environmental, Inc.**  
620 Washington Avenue  
Albany, New York 12203-9522  
tel. 518-482-0704  
ambient-env.com

**Estimator:**

**Trophy Point, LLC**  
4598 South Park Avenue  
Blasdell, New York 14219  
tel. 716.823-0066  
trophypoint.com

Revisions		
No.	Description	Date

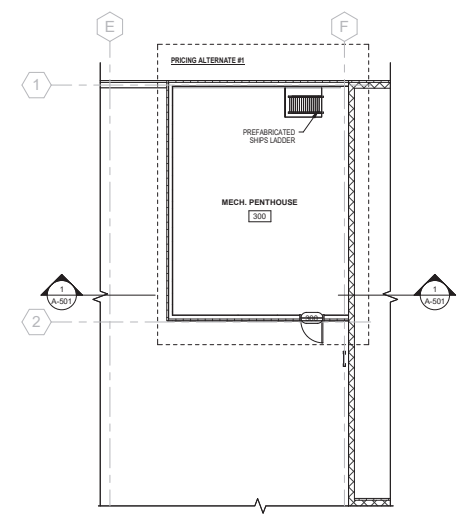
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**SD ESTIMATE  
SET - NOT FOR  
CONSTRUCTION**

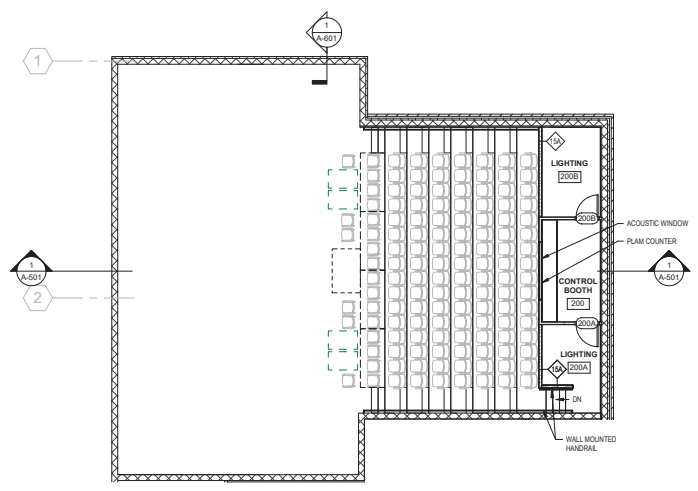
Date:	JMZ Project No.
4 August 2023	1716
Checked By:	Checker

**CONTROL  
BOOTH &  
MECHANICAL  
PENTHOUSE  
FLOOR PLAN**

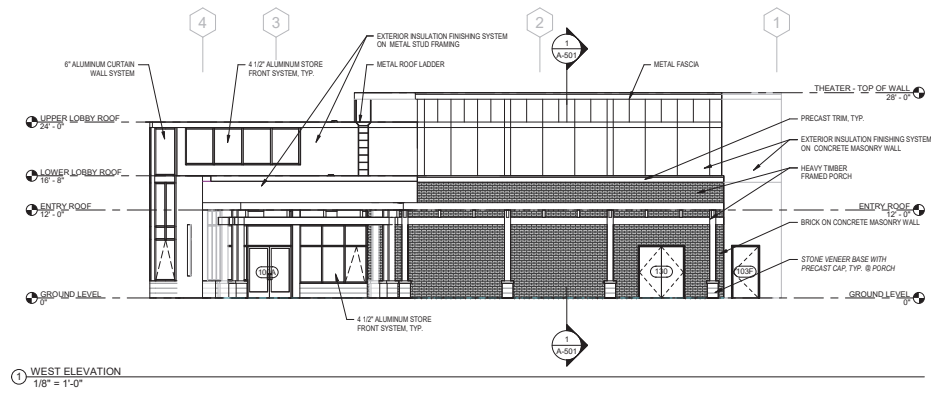
**A-102**



**2 PENTHOUSE LEVEL - PRICING ALTERNATE #1**  
1/8" = 1'-0"



**1 CONTROL BOOTH LEVEL**  
1/8" = 1'-0"



**ELEVATION NOTES:**

1. ALL MASONRY INSIDE CORNERS TO HAVE CONTROL JOINT (CJ).
2. UNLESS NOTED OTHERWISE ALIGN JOINTS OF WALL PANELS WITH ALUMINUM SYSTEM MULLION COVERS.
3. UNLESS NOTED OTHERWISE ALIGN PRECAST BAND JOINTS WITH EDGE OF WINDOW OPENINGS, MULLIONS OR METAL WALL PANEL JOINTS. IN OTHER AREAS NOT DEFINED PROVIDE EQUALLY SPACED JOINTS.
4. AT ALL SURFACE MOUNTED ITEMS ON STONE FACE, PROVIDE SMOOTH STONE SURFACE. SMOOTH SURFACE TO EXTEND 4" BEYOND MOUNTED ITEM.



190 Glen Street | P.O. Box 725  
Glens Falls, NY 12081  
518-793-0786 | jzm2architects.com

**Project**

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Revisions		
No.	Description	Date

**Seal:**

**SD ESTIMATE SET - NOT FOR CONSTRUCTION**

Date: 4 August 2023  
Checked By: 1716  
Checker:

**BUILDING ELEVATIONS**

**A-401**

