



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

DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, JUNE 4, 2024

This meeting will be held in the Village Board Room and may be viewed through ZOOM Enter at the side door of the building, 39 Main Street

<https://us02web.zoom.us/j/5184919884?pwd=Nk5lSVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

Please Note: The Stacey Allot area variance and site plan application has been withdrawn, at the request of the applicant.

A. Approval of Minutes

- April 16, 2024 SUP STR Meeting Minutes
- May 2, 2024 Board Meeting Minutes
- May 21, 2024 SUP STR Meeting Minutes

B. SUP STR Application of: Felice Artonio, 98 Margret St., Special Use Permit for a Short Term Rental

Public Hearing

- Public Hearing for the Application of: Felice Artonio, Special Use Permit for a Short-Term Rental, 98 Margaret St. (Tax Map Parcel #447.61-9-3)

Board Action

- Application of: Felice Artonio, Special Use Permit for a Short-Term Rental, 98 Margaret St. (Tax Map Parcel #447.61-9-3)

C. Application of: Hold North Properties

Public Hearing

- Continuation of the Public Hearing for the Application of: Hold North Properties, Area Variance application seeking approval of three area variances: Front yard area variance for a principal building, area variance for a residential dwelling to be considered a secondary dwelling, and an area variance for an accessory structure in the front yard for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

Board Action

- Application of: Hold North Properties, Area Variance application seeking approval of three area variances: Front yard area variance for a principal building, area variance for a residential dwelling to be considered a secondary dwelling, and an area variance for an accessory structure in the front yard for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

Public Hearing

- Public Hearing for the Application of: Hold North Properties, Site Plan Review application for a proposed Multi-Family Residential use for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

Board Action

- Application of: Hold North Properties, Site Plan Review for a proposed Multi-Family Residential use for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

D. Application of: HES Ventures

Public Hearing

- Public Hearing for the Application of HES Ventures, Site Plan Review application for Depot Inn for Tax Map Parcel #447.69-1-3.100

Board Action

- Application of: HES Ventures, Site Plan Review for Tax Map Parcels #447.69-1-3.100

E. OLD BUSINESS

F. NEW BUSINESS

G. ADJOURNMENT

SUP STR Application of: Felice Artonio, 98 Margret St., Special Use Permit for a Short Term Rental



Village of Saranac Lake

Community Development Department
 39 Main Street
 Saranac Lake, NY 12983
 Phone (518) 891-4150
 Fax (518) 891-1324
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Village of Saranac Lake Planning Board Staff Report	
Date:	May 28, 2024
Application of:	<ul style="list-style-type: none"> ● SUP-STR-047: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Felice Artonio and Jean Jacobs ● Address: 98 Margaret St., Saranac Lake, NY 12983 ● Mailing address: 98 Margaret St., Saranac Lake, NY 12983 ● Zoning District: H1
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● Whole property will be used as STR - 2 Bedrooms ● Can accommodate up to 6 guests/confirmed by code development ● 2-3 parking spots available ● Garbage stored on-site ● No proposed changes to interior, exterior, utilities, landscaping, or stormwater/drainage
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing Regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional Conditions: N/A</p>
Report prepared by:	Katrina Glynn Community Development Director

Application of Hold North Properties - Area Variance



Village of Saranac Lake - Planning Department
 39 Main St.
 Saranac Lake, NY 12983
 Phone (518) 891-4150
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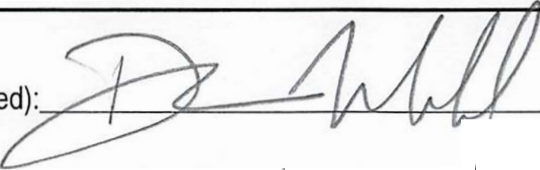
Instructions:

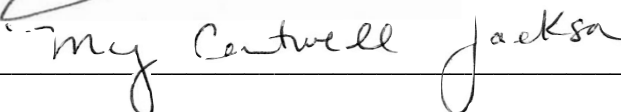
- A complete application must include a dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Dependent on the project scope, a public hearing may be required: <https://ecode360.com/31626259>
- Area Variance regulations can be found at: <https://ecode360.com/31627468>

AREA VARIANCE APPLICATION			
Project Address: 132 Bloomingdale Ave, Saranac Lake, NY		Tax Map #: 447.62-1-5	Zoning District
Property Owner Name: Hold North Properties, David Webb		Applicant Name (if different): Meg Cantwell Jackson	
Address: P.O. Box 1317		Address: 272 Forest Hill Ave	
City: Lake Placid	State: NY	City: Saranac Lake	State: NY
Phone: Dave Cell: 518-524-0241	Zip: 12946	Phone: 203-903-3218	Zip: 12983
Email: davewebblp@gmail.com		Email: meg@cantwelljackson.com	

Please provide a written description of the project. The narrative should describe why a variance is requested.

Narrative
<p>Seeking approval of three area variances: Front yard area variance for a principal building (Building #1), area variance for a residential dwelling to be considered a secondary dwelling (Building #2), and an area variance for an accessory structure in the front yard (Building #2), located in Saranac Lake, NY 12983 (Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1.) Property is split with Franklin County, and Essex County. The portion of parcel within Franklin county currently has a three car garage (referred from here in as Building 1). The portion of parcel located in Essex county currently has a three story mixed use building consisting of office space and apartments with a gravel area with parking for four (4) vehicles (to remain), and a two stall single-story garage (referred from here in as Building 2) in the rear of the property.</p> <p>Owner wishes to take down both existing garages, and replace with two (2) three-bay garages for tenant use, with apartments incorporated as follows:</p> <p>Proposed Building 1 - within Franklin County: Three- bay garage for tenants, with Single unit apartment at ground level, rear (640 ft²) Second level to consist of two additional single unit apartments, (692 ft² & 780ft² respectively)</p> <p>Proposed Building 2 - within Essex County: Three-bay garage for tenants, with covered porches facing the river at ground level. Second level to consist of one (1) single unit apartment, (780 ft²) There will be an area to the side of building 2 for a covered waste container portico with pony walls to shield bins from roadside. Waste container portico will have space four (4) totes.</p>

Property Owner Signature(required):  Date: 4-24-24

Applicant Signature(if different):  Date: 4-24-24

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.

Zoning area E2 REFER TO ATTACHMENT #1

Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area			
Front Setback			
Rear Setback			
Side Setback			
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building Height/Stories			

Criteria Response

In making its determination, the Development Board shall take into consideration the benefit to the applicant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Development Board must also consider the criteria below.

1. 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:

Explanation
It is not our belief that a undesirable change will be made. The two new proposed buildings will be over the footprint of two older buildings on the rear of the property's principle building.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

Explanation
The potential to place a larger single building in the front as Zoning area E2 states is mandatory was explored, but we felt it would be best to maintain the green space by the corner of Bloomingdale ave and Pine street. By reusing the existing locations of the two older buildings, we are disturbing much less green space and keeping the property's character intact.

Criteria Response, continued

3. Whether the requested area variance is substantial:

Explanation

Per numbers mandated yes, however realistically setbacks are not a one size fits all. This property is unique for its lot size within the village limits. Given its close proximity to a busy intersection, and public river access, it is important to maintain the green space at the roadside.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

Explanation

No, it is minimally invasive as they are in the rear of existing principle building, taking place of existing building's locations.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

Explanation

Although asking for the proposed buildings to go where the existing back buildings are currently located is technically self created difficulty, we strongly believe it is a much better option for tenants, than having housing abutted to the busy roadside.

Attachment #1

Building #1: Multifamily (Principal Building)			
Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area: Zone E-2	Site Plan Review	(1.417 Acres inclusive of road bounds and river) 1.13 acres sans road bounds and river	N/A
Front Setback: Facing Pine St.	0ft. [Mandatory]	201.5+/- ft [Pine St.]	201.5+/-ft. [Pine St.]
Rear Setback [no rear yard]	N/A	N/A	N/A
Side Setback	0ft.	North 2+/-in [to parcel 447.62-1-6] West: 17+/-in [to parcels 447.62-1-7; 447.70-2-1] East: 80+/-ft. [to parcel 32.166-2-2] South: 195+/-ft. [to parcel 446.68-8-1]	N/A
Shoreline Setback	50ft	180+/- ft	N/A
% of lot coverage by principle building	Site Plan Review	Existing Principle: 3.46% Proposed Principle 3.98%	Site Plan Review per Schedule 2 - Dimensional Standards
% of lot covered by impervious surface	Site Plan Review	Exg. Asphalt drive 11.83% Proposed additional asphalt to be added .93% Total: 12.76%	Site Plan Review per Schedule 2 - Dimensional Standards
Building height/stories	24 ft. min/2 stories, Max: Site Plan Review	24'-2"	N/A

Building #2: Proposed Secondary Dwelling Unit (Accessory Structure)			
Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area: Zone E-2	Site Plan Review	(1.417 Acres inclusive of road bounds and river) 1.13 acres sans road bounds and river	N/A

Attachment #1

Front Setback: Facing Bloomingdale Ave.	NP [must be located behind principle building]	Proposed to be located behind Building #1 and existing principle building	N/A
Front Setback: Facing Pine St.	NP [must be located behind principal building]	Proposed to be located in front of Building #1	Accessory building proposed at 38'3" in front of Building #1.
Rear Setback [no rear yard]	N/A	N/A	N/A
Side Setback	8ft.	East: 9'6" [to parcel 32.166-2-2] West: 84ft. [to parcel 447.70-1-2.1]	
Shoreline Setback	50ft.	89+/-ft.	N/A
% of lot coverage by principle building	Site Plan Review	N/A	Site Plan Review per Schedule 2 - Dimensional Standards
% of lot covered by impervious surface	Site Plan Review	Exg. Asphalt drive 11.83% Proposed additional asphalt to be added .93% Total: 12.76%	Site Plan Review per Schedule 2 - Dimensional Standards
Building height/stories	24ft. min/2 stories, Max: Site Plan Review	24'2"	N/A

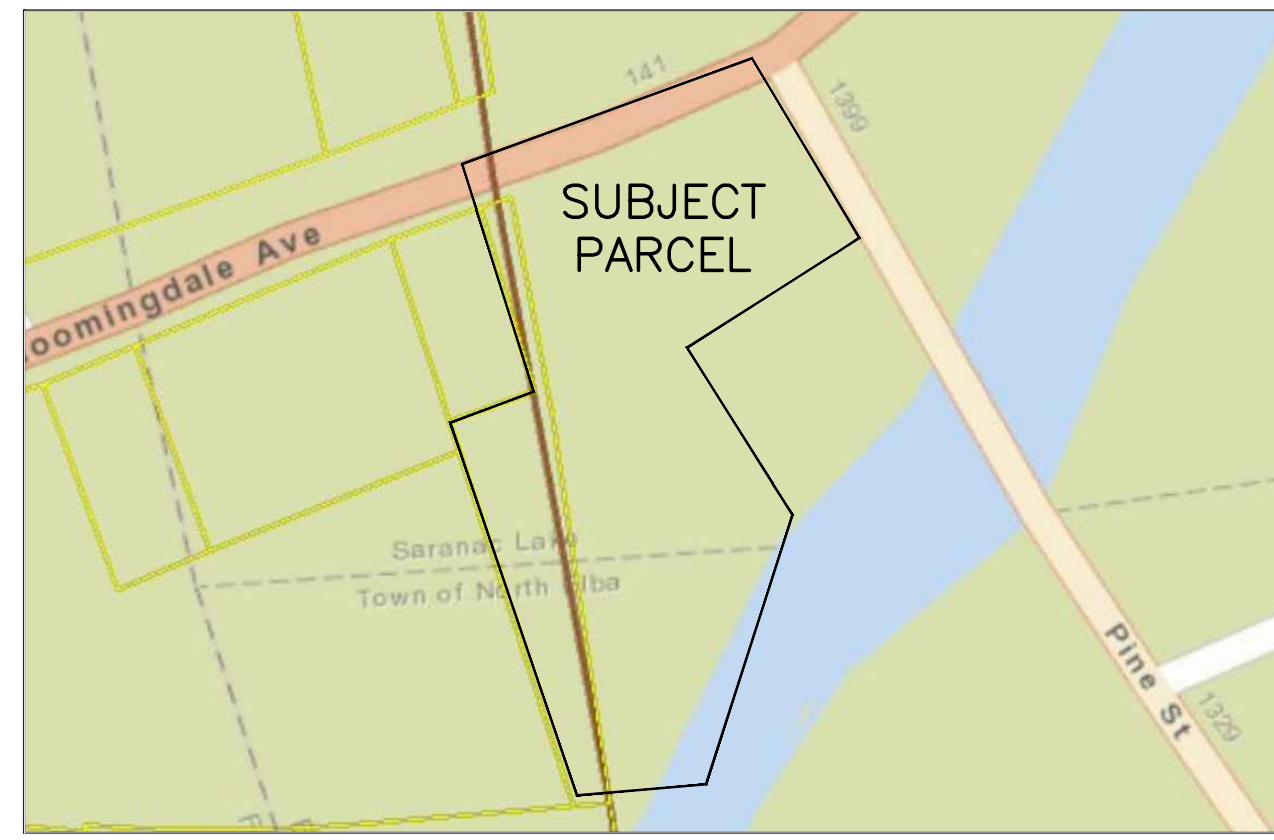
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Building height/stories	24 ft. min/2 stories, Max: Site Plan Review	24'-2"	N/A

Building #2: Proposed Secondary Dwelling Unit (Accessory Structure)			
Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area: Zone E-2	Site Plan Review	(1.417 Acres inclusive of road bounds and river) 1.13 acres sans road bounds and river	N/A

Attachment #1

Front Setback: Facing Bloomingdale Ave.	NP [must be located behind principle building]	Proposed to be located behind Building #1 and existing principle building	N/A
Front Setback: Facing Pine St.	NP [must be located behind principal building]	Proposed to be located in front of Building #1	Accessory building proposed at 38'3" in front of Building #1.
Rear Setback [no rear yard]	N/A	N/A	N/A
Side Setback	8ft.	East: 9'6" [to parcel 32.166-2-2] West: 84ft. [to parcel 447.70-1-2.1]	
Shoreline Setback	50ft.	89+/-ft.	N/A
% of lot coverage by principle building	Site Plan Review	N/A	Site Plan Review per Schedule 2 - Dimensional Standards
% of lot covered by impervious surface	Site Plan Review	Exg. Asphalt drive 11.83% Proposed additional asphalt to be added .93% Total: 12.76%	Site Plan Review per Schedule 2 - Dimensional Standards
Building height/stories	24ft. min/2 stories, Max: Site Plan Review	24'2"	N/A



LOCATION MAP
NOT TO SCALE

LEGEND

- Boundary Line
- Adjoiner Line
- Road (paved)
- Overhead wires
- Fenceline
- Catch basin
- Manhole
- Utility pole
- Hydrant
- Water valve
- Tree line
- Found iron pipe/rebar
- Set 5/8" capped rebar
- Calculated corner

MAP REFERENCES

1. See map entitled, "SHOWING SURVEY OF PROPERTY FOR RONALD H. DELAIR" prepared by Glenn Odone L.S. and dated July 22, 1976.

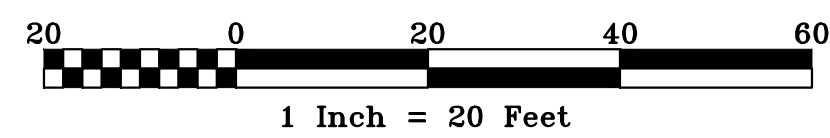
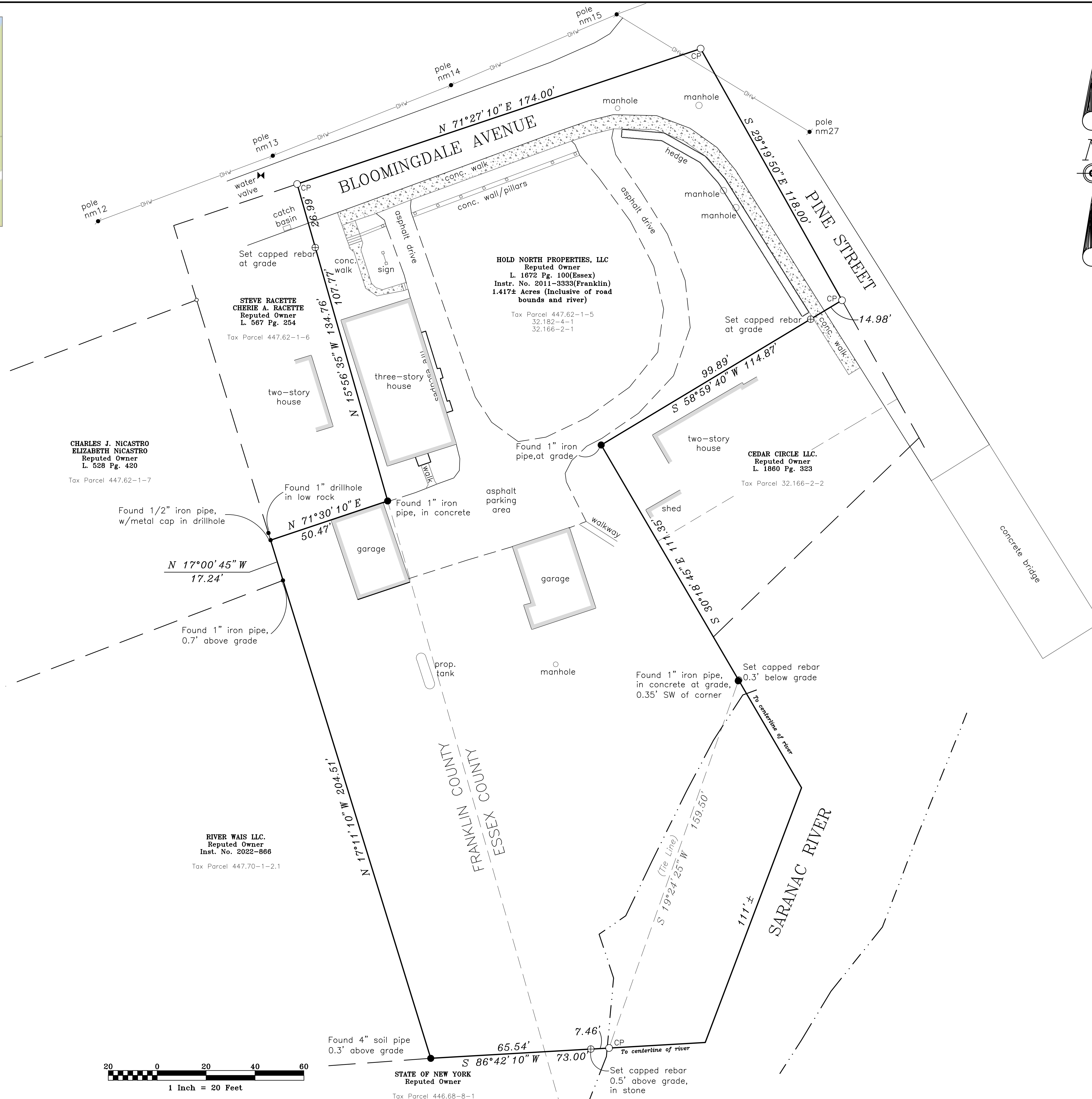
NOTES

1. This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.



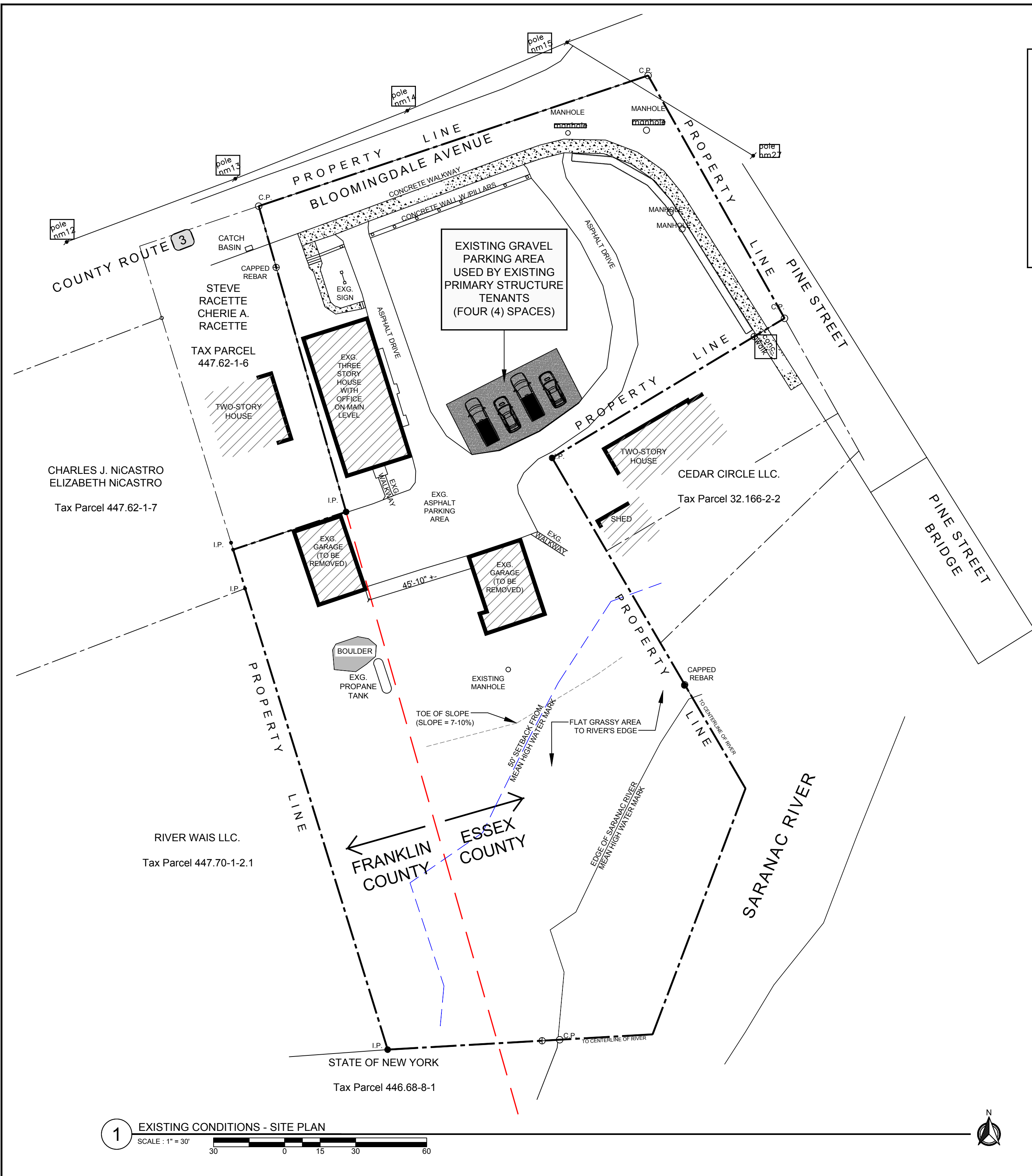
GEOMATICS
land surveying, pc

Robbie Lalonde, LS
SARANAC LAKE, NY
P.O. BOX 1277
518-891-6218
ralonde@geomatists.com www.geomatists.pro

MAP OF SURVEY
PREPARED FOR
HOLD NORTH PROPERTIES LLC.
SITUATE IN LOT 11, TOWNSHIP 11 OLD MILITARY TRACT R.S., TOWN OF ST. ARMAND,
COUNTY OF ESSEX & SOUTHEAST ONE-QUARTER OF TOWNSHIP 21, GREAT TRACT ONE
MACOMB'S PURCHASE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN,
AND STATE OF NEW YORK

REVISIONS	/ DATE	/ BY
COPYRIGHT	2023	
CHECKED BY	REL	
DRAWN BY	REL	
DATE	SURVEY 04/19/2023 MAP 05/19/2023	
SCALE	IN./FT. 1=30' RATIO 1:360	
TAX MAP NO.	447.62-1-5 32.182-4-1 36.166-2-1	
MAP NO.	23009	

CAD File: 23009.dwg



HOLD NORTH PROPERTIES
 132 BLOOMINGDALE AVE, SLNY 12983

PARCEL AS A WHOLE IS EXG. MULTIUSE: OFFICE SPACE & MUTIFAMILY HOUSING WITH TWO EXG. GARAGES IN REAR.

PORTION LOCATED FRANKLIN COUNTY CLASSIFIED AS VACANT LAND WITH IMPROVEMENTS
 TAX ID: 447.62-1-5

PORTION LOCATED IN ESSEX COUNTY CLASSIFIED AS CONVERTED RESIDENCE
 TAX ID: 32.166-2-1.000

ZONING DISTRICT: E2



CantwellJackson
 DESIGN BUILD

203.903.3218
 meg@cantwelljackson.com

HOLD NORTH PROPERTIES

DAVE WEBB

132 BLOOMINGDALE AVE
 SARANAC LAKE, NY 12983

ISSUE DATE & SCALE:
 DATE: 4-24-24
 SCALE: AS SHOWN

1 EXISTING CONDITIONS - SITE PLAN

SCALE: 1" = 30'

30 0 15 30 60

TITLE / DRAWING NUMBER

EXISTING CONDITIONS SITE PLAN

PR1_4.00



CantwellJackson
DESIGN BUILD

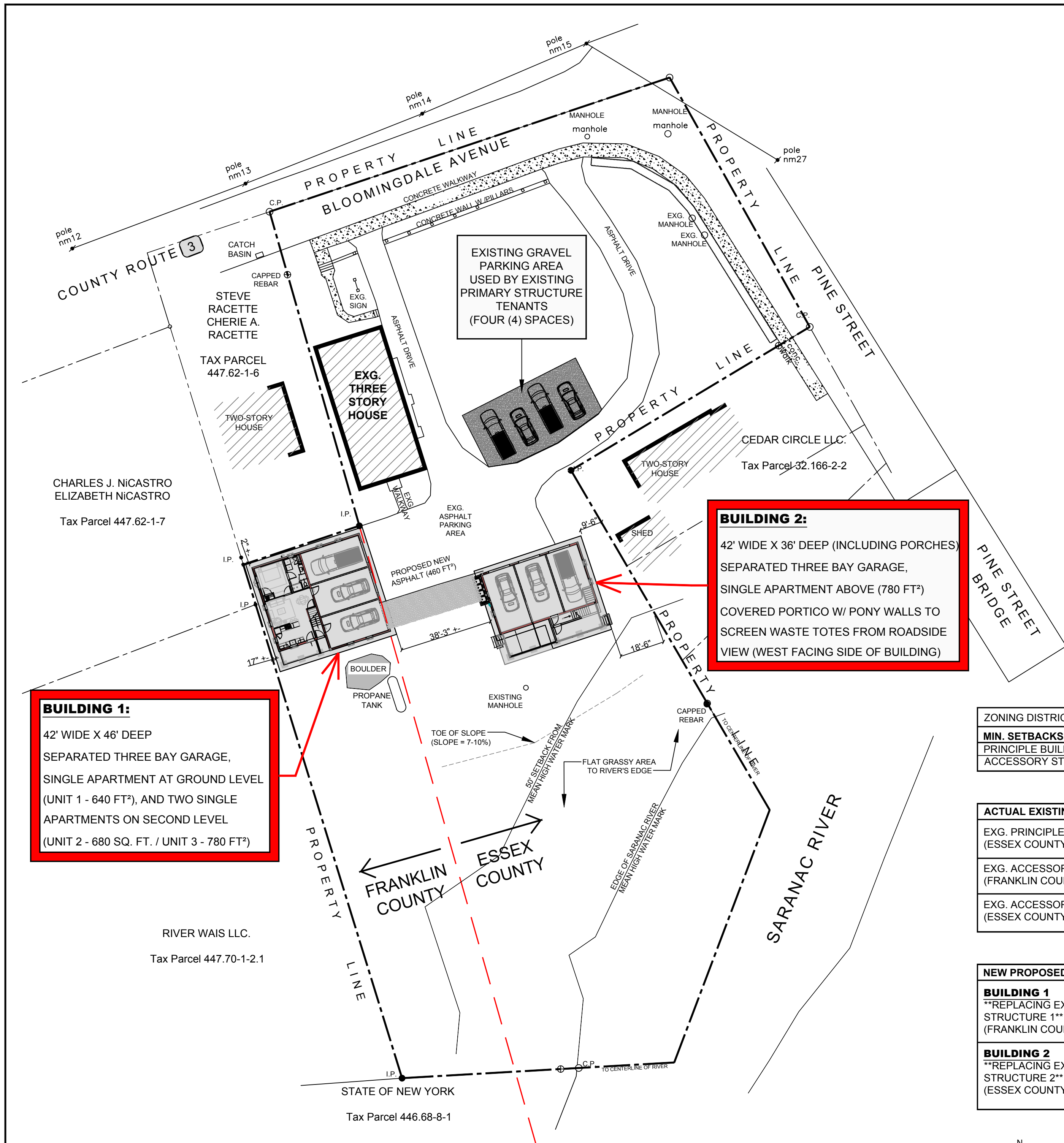
203.903.3218
meg@cantwelljackson.com
2024

HOLD NORTH
PROPERTIES

DAVE WEBB

132 BLOOMINGDALE AVE
SARANAC LAKE, NY 12983

ISSUE DATE & SCALE:
DATE: 4-24-24
SCALE: AS SHOWN



BUILDING 1:
42' WIDE X 46' DEEP
SEPARATED THREE BAY GARAGE,
SINGLE APARTMENT AT GROUND LEVEL
(UNIT 1 - 640 FT²), AND TWO SINGLE
APARTMENTS ON SECOND LEVEL
(UNIT 2 - 680 SQ. FT. / UNIT 3 - 780 FT²)

BUILDING 2:
42' WIDE X 36' DEEP (INCLUDING PORCHES)
SEPARATED THREE BAY GARAGE,
SINGLE APARTMENT ABOVE (780 FT²)
COVERED PORTICO W/ PONY WALLS TO
SCREEN WASTE TOTES FROM ROADSIDE
VIEW (WEST FACING SIDE OF BUILDING)

ZONING DISTRICT: **E2 (APPLIES TO ACCESSORY STRUCTURE 1 ONLY)**

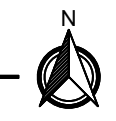
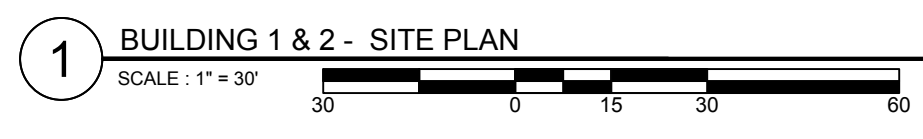
MIN. SETBACKS REQ'D:	FRONT	REAR	SIDE
PRINCIPLE BUILDING	0' MANDATED	0'	0'
ACCESSORY STRUCTURE	NOT ALLOWED	8'	8'

ACTUAL EXISTING SETBACKS:

	FRONT	REAR	SIDE
EXG. PRINCIPLE BUILDING (ESSEX COUNTY)	BROADWAY 60' PINE ST. 156'	RIGHT SIDE: 250' LEFT SIDE: 260'	@FRONT: 24" @BACK: 42"
EXG. ACCESSORY STRUCTURE 1 (FRANKLIN COUNTY)	PINE STREET 205'+-	RIGHT SIDE: 194' LEFT SIDE: 186'	NORTH SIDE: 0' WEST SIDE: 26'-6"
EXG. ACCESSORY STRUCTURE 2 (ESSEX COUNTY)	BROADWAY 168'+-	RIGHT SIDE: 129' LEFT SIDE: 175'	@FRONT: 28'-8" @BACK: 36'-6"

NEW PROPOSED BUILDING SETBACKS:

	FRONT	REAR	SIDE
BUILDING 1 **REPLACING EXG. ACCESSORY STRUCTURE 1** (FRANKLIN COUNTY)	PINE STREET 201.5'+-	WEST SIDE: 17"	NORTH SIDE: 2" SOUTHEAST SIDE: RIGHT SIDE: 181' LEFT SIDE: 169'
BUILDING 2 **REPLACING EXG. ACCESSORY STRUCTURE 2** (ESSEX COUNTY)	BROADWAY 168'+-	SOUTHEAST FACING SIDE RIGHT SIDE: 130' LEFT SIDE: 170'	NORTH EAST FACING @FRONT: 9'-6" @BACK: 18'-6"



TITLE
/ DRAWING NUMBER

PROPOSED BUILDINGS
SITE PLAN

PR1_4.10



REAR VIEW OF EXISTING PRIMARY BUILDING (LOCATED IN TOWN OF ST. ARMAND / ESSEX COUNTY)
EXISTING THREE (3) BAY GARAGE, SEEN PICTURED LEFT, TO BE REMOVED FOR NEW BUILDING 1



EXISTING THREE (3) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 1
(LOCATED INSIDE VILLAGE LINE, FRANKLIN COUNTY)
TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, SINGLE UNIT APARTMENT IN REAR
AND TWO (2) ADDITIONAL SINGLE UNIT APARTMENTS ABOVE



VIEW TO BACKYARD, SARANAC RIVER BEYOND
EXISTING GARAGE 2 SHOWN LEFT



EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)
TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, WASTE PORTICO TO RIGHT SIDE OF GARAGE WITH
PONY WALLS AT SIDES TO BLOCK VIEW OF BINS FROM STREET/RIVER
& PORCH ON REAR OF BUILDING FOR TENANT USE.
ONE (1) SINGLE UNIT APARTMENT ABOVE



EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)
TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, WASTE PORTICO TO RIGHT SIDE OF GARAGE WITH
PONY WALLS AT SIDES TO BLOCK VIEW OF BINS FROM STREET/RIVER
& PORCH ON REAR OF BUILDING FOR TENANT USE.
ONE (1) SINGLE UNIT APARTMENT ABOVE



SIDE VIEW OF EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2 (LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY) TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, WASTE PORTICO TO RIGHT SIDE OF GARAGE WITH PONY WALLS AT SIDES TO BLOCK VIEW OF BINS FROM STREET/RIVER & PORCH ON REAR OF BUILDING FOR TENANT USE. ONE (1) SINGLE UNIT APARTMENT ABOVE



REAR VIEW OF EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)
EXISTING SEWER MAIN LOCATION SHOWN



BACK PORCH OF EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)

VIEW OF BACKYARD TOWARDS SARANAC RIVER, PINE STREET BRIDGE IN BACKGROUND

Application of Hold North Properties - Site Plan Review



Village of Saranac Lake - Planning Department

39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranaclakeny.gov

Instructions:

- A complete application must include a Site Plan with all information pertinent to the project (a site plan example is attached)
- Site Plan Review application fee - \$250.00
- SEQR - Short Environmental assessment form, part 1 (attached)
- WAF - Waterfront Assessment Form, section B (attached)
- Incomplete applications will not be placed on the Development Board agenda
- Dependent on the project scope, a public hearing may be required: <https://ecode360.com/31626259>
- Site Plan regulations can be found at: <https://ecode360.com/31626635>

SITE PLAN REVIEW APPLICATION			
Project Address: 132 Bloomingdale Ave, Saranac Lake, NY		Tax Map #: 447.62-1-5	Zoning District
Property Owner Name: Hold North Properties, David Webb		Applicant Name (if different): Meg Cantwell Jackson	
Address: P.O. Box 1317		Address: 272 Forest Hill Ave	
City: Lake Placid	State: NY	City: Saranac Lake	State: NY
Phone: Dave Cell: 518-524-0241	Zip: 12946	Phone: 203-903-3218	Zip: 12983
Email: davewebblp@gmail.com		Email: meg@cantwelljackson.com	

Please provide a written description of the project with relevant details, i.e., days/hours of operation, proposed exterior changes.

Narrative
<p>Property is split with .23 acres within the village and Franklin County, and .70 acres in St. Armand & Essex County. The portion of parcel within the village limits currently has a three car garage (referred from here in as Building 1). The portion of parcel located in St. Armand currently has a three story mixed use building consisting of office space and apartments with a gravel area with parking for four (4) vehicles (to remain), and a two stall single-story garage (referred from here in as Building 2) in the rear of the property.</p> <p>Owner wishes to take down both garages, and replace with two (2) three-bay garages for tenant use, with apartments incorporated as follows:</p> <p>Proposed Building 1 - within Franklin County: Three- bay garage for tenants, with Single unit apartment at ground level, rear (640 ft²) Second level to consist of two additional single unit apartments, (692 ft² & 780ft² respectively)</p> <p>Proposed Building 2 - within Essex County: Three-bay garage for tenants, with covered porches facing the river at ground level. Second level to consist of one (1) single unit apartment, (780 ft²) There will be an area to the side of building 2 for a covered waste container portico with pony walls to shield bins from roadside. Waste container portico will have space four (4) totes.</p>

Property Owner Signature(required): Date: 4-16-24

Applicant Signature(if different): Date: 4-16-24

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.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? (1.417 Acres inclusive of road bounds and river) 1.13 acres sans road bounds and river				
b. Total acreage to be physically disturbed?			0.03992195 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
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	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
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? 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	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: <u>My Cartwell Jackson</u></p>		



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

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. 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: Hold North Properties	
2. Mailing address: P.O. Box 1317, Lake Placid, NY 12946	3. Telephone Number: Dave Cell: 571-213-7124
4. Location of action: 132 Bloomingdale Ave, Saranac Lake, NY 12983	5. Tax Map # (s): 447.62-1-5 - Franklin 32.166-2-1.000 Essex
6. Size of site: .23 acres within village & Franklin Co. .70 acres in St. Armand & Essex Co.	7. Present land use(s): Mixed, office space & apartments with two exg. garages
8. Present zoning classification: E2	9. Percentage of site which contains slopes of 15% or greater: 7-10% slope confirmed with land surveyor
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input 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 type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: Saranac River Waterbody Size(in acres): 81 Mile long river	
12. Describe nature and extent of action: Removal of two exg. garages, and direct replacement over existing locations	
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): There is a large boulder to the left of building 1	
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency?	

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

	YES	NO
1. Will the proposed action have a significant effect upon:		
(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"/>
2. Will the proposed action involve or result in any of the following:		
(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"/>
3. Project:		
(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.

There will be sewer pipe lateral lines that will run from the new buildings to the existing sewer main which is located in the rear of the property.

Management Practices to control storm water runoff: Utilize gutters to direct water away from adjacent parcels, to feed existing green space.

SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name:

Phone Number:

Signature:

My Cartwell Jackson

Date:

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

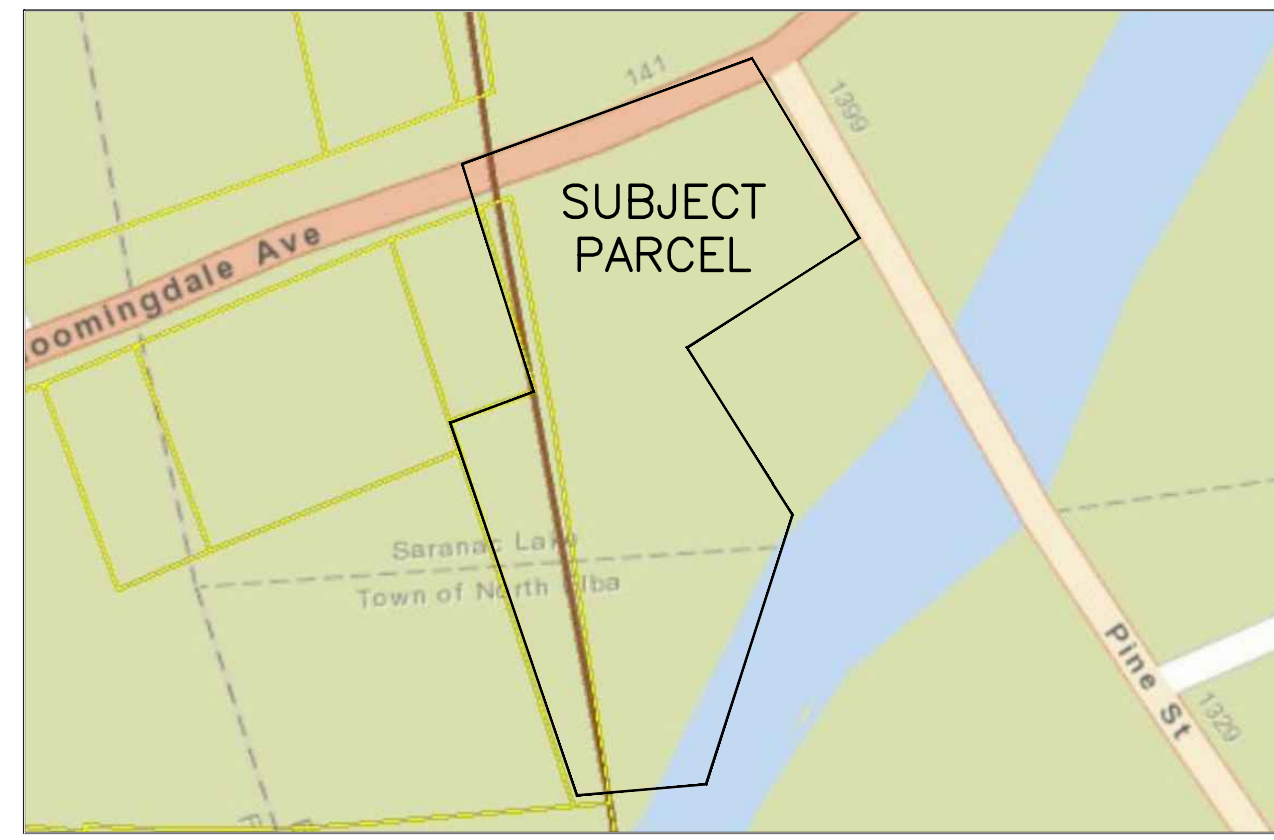
The Village of Saranac Lake Planning Board finds that the above referenced project is:

- 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



LOCATION MAP
NOT TO SCALE

LEGEND

- Boundary Line
- Adjoiner Line
- Road (paved)
- Overhead wires ~ ~ ~
- Fenceline x x x
- Catch basin
- Manhole
- Utility pole
- Hydrant
- Water valve
- Tree line ~ ~ ~
- Found iron pipe/rebar
- Set 5/8" capped rebar
- Calculated corner

MAP REFERENCES

1. See map entitled, "SHOWING SURVEY OF PROPERTY FOR RONALD H. DELAIR" prepared by Glenn Odone L.S. and dated July 22, 1976.

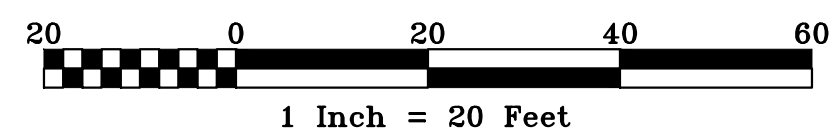
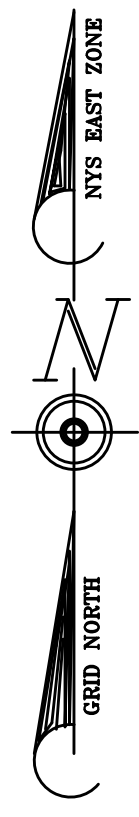
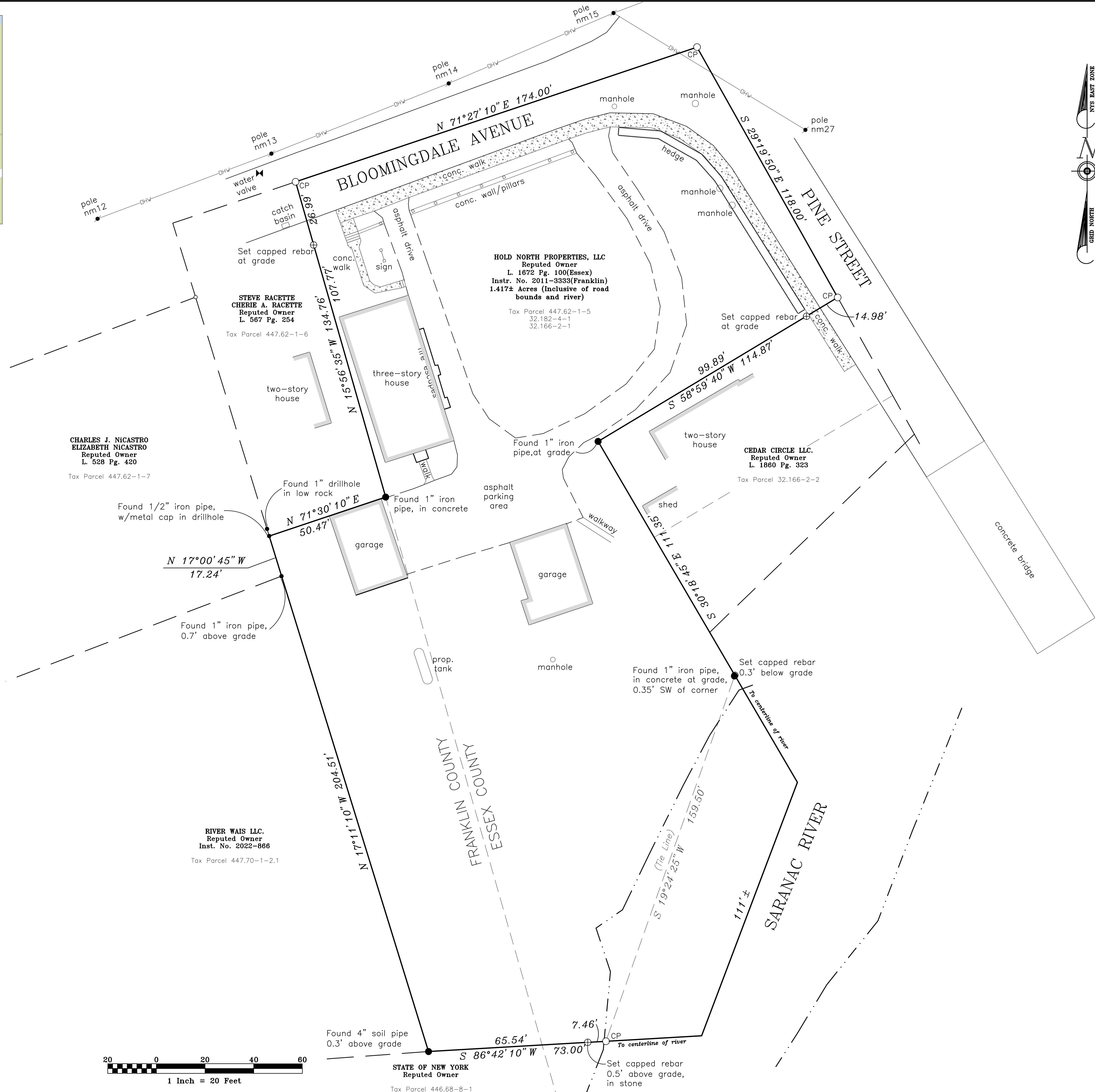
NOTES

1. This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.



GEOMATICS
land surveying, pc

Robbie Lalonde, LS
SARANAC LAKE, NY
P.O. BOX 1277
518-891-6218
Phone
rlalonde@geomatics.com
www.geomatics.pro

MAP OF SURVEY
PREPARED FOR
HOLD NORTH PROPERTIES LLC.
SITUATE IN LOT 11, TOWNSHIP 11 OLD MILITARY TRACT R.S., TOWN OF ST. ARMAND,
COUNTY OF ESSEX & SOUTHEAST ONE-QUARTER OF TOWNSHIP 21, GREAT TRACT ONE
MACOMB'S PURCHASE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN,
AND STATE OF NEW YORK

REVISIONS	/ DATE	/ BY
COPYRIGHT	2023	
CHECKED BY	REL	
DRAWN BY	REL	
DATE	SURVEY 04/19/2023 MAP 05/19/2023	
SCALE	IN./FT. 1=30' RATIO 1:360	
TAX MAP NO.	447.62-1-5 32.182-4-1 36.166-2-1	
MAP NO.	23009	



CantwellJackson
DESIGN BUILD

203.903.3218
meg@cantwelljackson.com
2024

HOLD NORTH
PROPERTIES

DAVE WEBB

132 BLOOMINGDALE AVE
SARANAC LAKE, NY 12983

ISSUE DATE & SCALE:
DATE: 4-24-24
SCALE: AS SHOWN

TITLE
/ DRAWING NUMBER

EXISTING CONDITIONS
SITE PLAN

PR1_4.00

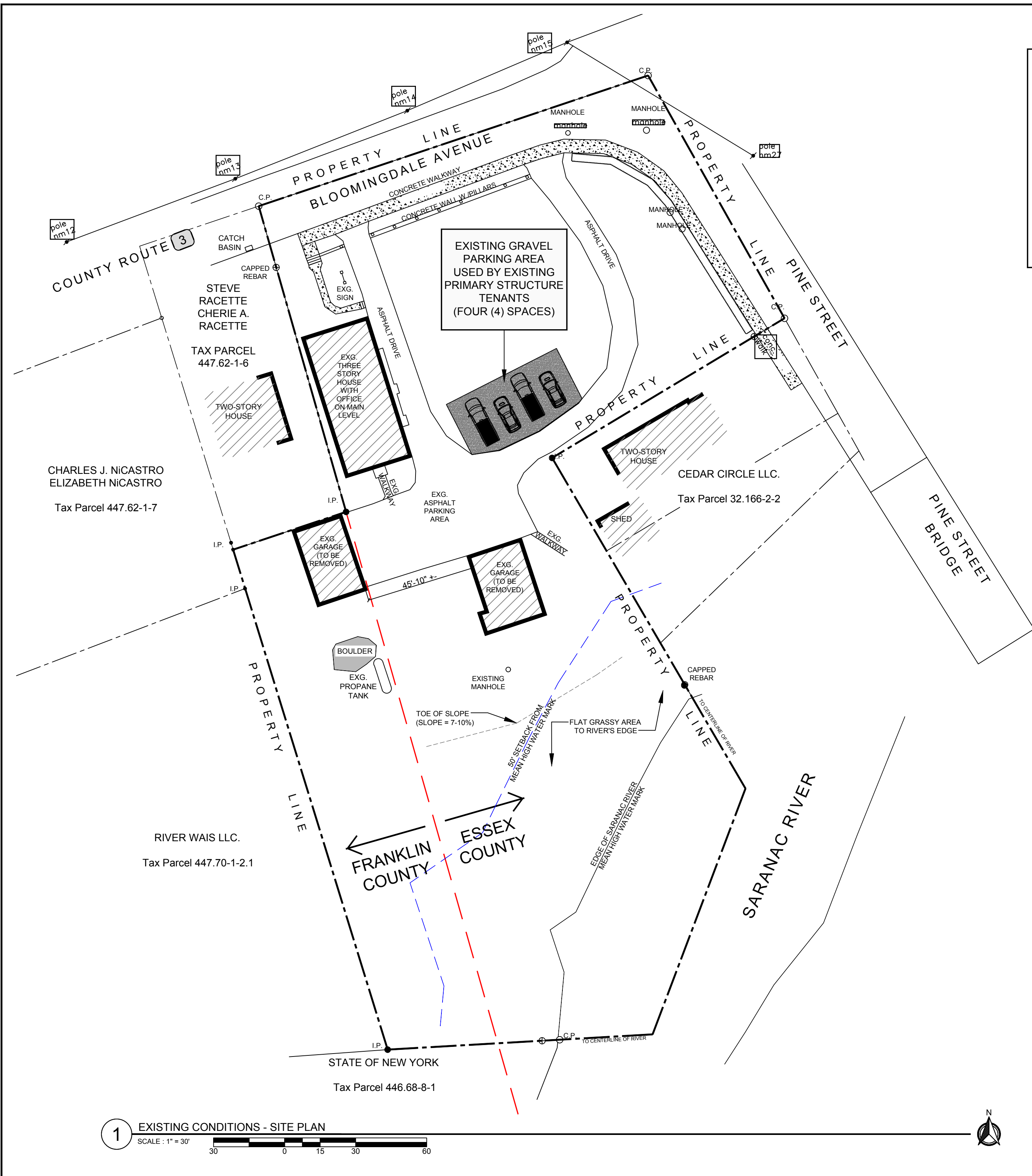
HOLD NORTH PROPERTIES
132 BLOOMINGDALE AVE, SLNY 12983

PARCEL AS A WHOLE IS EXG. MULTIUSE: OFFICE SPACE &
MUTIFAMILY HOUSING WITH TWO EXG. GARAGES IN REAR.

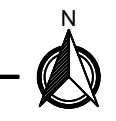
PORTION LOCATED FRANKLIN COUNTY CLASSIFIED AS VACANT
LAND WITH IMPROVEMENTS
TAX ID: 447.62-1-5

PORTION LOCATED IN ESSEX COUNTY CLASSIFIED AS
CONVERTED RESIDENCE
TAX ID: 32.166-2-1.000

ZONING DISTRICT: E2



1 EXISTING CONDITIONS - SITE PLAN
SCALE: 1" = 30'
30 0 15 30 60





CantwellJackson
DESIGN BUILD

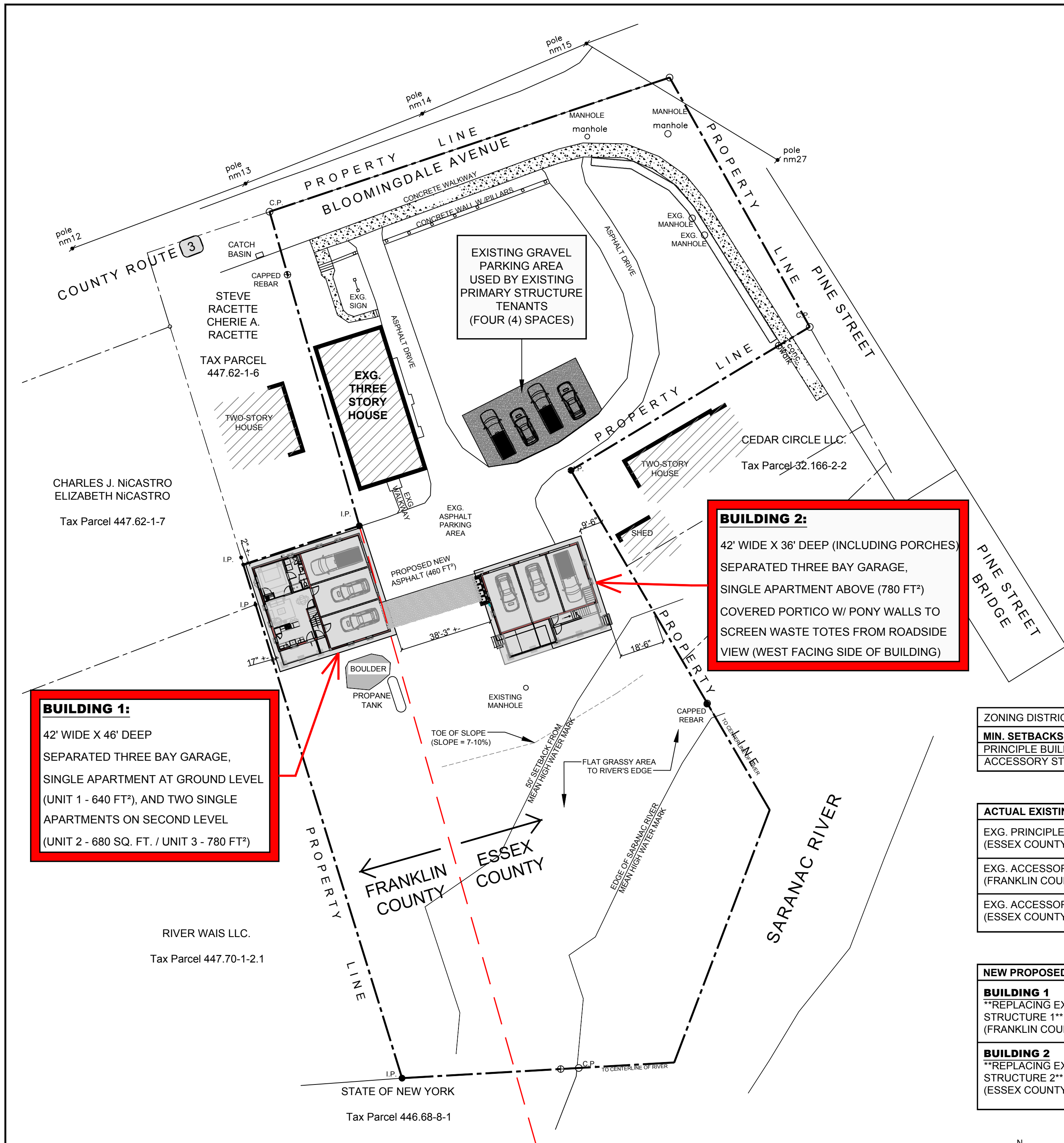
203.903.3218
meg@cantwelljackson.com
2024

HOLD NORTH
PROPERTIES

DAVE WEBB

132 BLOOMINGDALE AVE
SARANAC LAKE, NY 12983

ISSUE DATE & SCALE:
DATE: 4-24-24
SCALE: AS SHOWN



BUILDING 1:
42' WIDE X 46' DEEP
SEPARATED THREE BAY GARAGE,
SINGLE APARTMENT AT GROUND LEVEL
(UNIT 1 - 640 FT²), AND TWO SINGLE
APARTMENTS ON SECOND LEVEL
(UNIT 2 - 680 SQ. FT. / UNIT 3 - 780 FT²)

BUILDING 2:
42' WIDE X 36' DEEP (INCLUDING PORCHES)
SEPARATED THREE BAY GARAGE,
SINGLE APARTMENT ABOVE (780 FT²)
COVERED PORTICO W/ PONY WALLS TO
SCREEN WASTE TOTES FROM ROADSIDE
VIEW (WEST FACING SIDE OF BUILDING)

ZONING DISTRICT: **E2 (APPLIES TO ACCESSORY STRUCTURE 1 ONLY)**

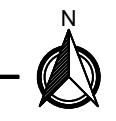
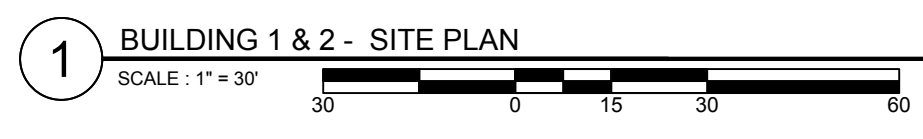
MIN. SETBACKS REQ'D:	FRONT	REAR	SIDE
PRINCIPLE BUILDING	0' MANDATED	0'	0'
ACCESSORY STRUCTURE	NOT ALLOWED	8'	8'

ACTUAL EXISTING SETBACKS:

	FRONT	REAR	SIDE
EXG. PRINCIPLE BUILDING (ESSEX COUNTY)	BROADWAY 60' PINE ST. 156'	RIGHT SIDE: 250' LEFT SIDE: 260'	@FRONT: 24" @BACK: 42"
EXG. ACCESSORY STRUCTURE 1 (FRANKLIN COUNTY)	PINE STREET 205'+-	RIGHT SIDE: 194' LEFT SIDE: 186'	NORTH SIDE: 0' WEST SIDE: 26'-6"
EXG. ACCESSORY STRUCTURE 2 (ESSEX COUNTY)	BROADWAY 168'+-	RIGHT SIDE: 129' LEFT SIDE: 175'	@FRONT: 28'-8" @BACK: 36'-6"

NEW PROPOSED BUILDING SETBACKS:

	FRONT	REAR	SIDE
BUILDING 1 **REPLACING EXG. ACCESSORY STRUCTURE 1** (FRANKLIN COUNTY)	PINE STREET 201.5'+-	WEST SIDE: 17"	NORTH SIDE: 2" SOUTHEAST SIDE: RIGHT SIDE: 181' LEFT SIDE: 169'
BUILDING 2 **REPLACING EXG. ACCESSORY STRUCTURE 2** (ESSEX COUNTY)	BROADWAY 168'+-	SOUTHEAST FACING SIDE RIGHT SIDE: 130' LEFT SIDE: 170'	NORTH EAST FACING @FRONT: 9'-6" @BACK: 18'-6"



TITLE
/ DRAWING NUMBER

PROPOSED BUILDINGS
SITE PLAN

PR1_4.10



REAR VIEW OF EXISTING PRIMARY BUILDING (LOCATED IN TOWN OF ST. ARMAND / ESSEX COUNTY)
EXISTING THREE (3) BAY GARAGE, SEEN PICTURED LEFT, TO BE REMOVED FOR NEW BUILDING 1



EXISTING THREE (3) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 1
(LOCATED INSIDE VILLAGE LINE, FRANKLIN COUNTY)
TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, SINGLE UNIT APARTMENT IN REAR
AND TWO (2) ADDITIONAL SINGLE UNIT APARTMENTS ABOVE



VIEW TO BACKYARD, SARANAC RIVER BEYOND
EXISTING GARAGE 2 SHOWN LEFT



EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)
TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, WASTE PORTICO TO RIGHT SIDE OF GARAGE WITH
PONY WALLS AT SIDES TO BLOCK VIEW OF BINS FROM STREET/RIVER
& PORCH ON REAR OF BUILDING FOR TENANT USE.
ONE (1) SINGLE UNIT APARTMENT ABOVE



EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)
TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, WASTE PORTICO TO RIGHT SIDE OF GARAGE WITH
PONY WALLS AT SIDES TO BLOCK VIEW OF BINS FROM STREET/RIVER
& PORCH ON REAR OF BUILDING FOR TENANT USE.
ONE (1) SINGLE UNIT APARTMENT ABOVE



SIDE VIEW OF EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2 (LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY) TO CONSIST OF THREE (3) BAY GARAGE FOR TENANTS, WASTE PORTICO TO RIGHT SIDE OF GARAGE WITH PONY WALLS AT SIDES TO BLOCK VIEW OF BINS FROM STREET/RIVER & PORCH ON REAR OF BUILDING FOR TENANT USE. ONE (1) SINGLE UNIT APARTMENT ABOVE



REAR VIEW OF EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)
EXISTING SEWER MAIN LOCATION SHOWN



BACK PORCH OF EXISTING TWO (2) BAY GARAGE TO BE REMOVED FOR NEW BUILDING 2
(LOCATED INSIDE TOWN OF ST. ARMAND, ESSEX COUNTY)

VIEW OF BACKYARD TOWARDS SARANAC RIVER, PINE STREET BRIDGE IN BACKGROUND