



# Village of Saranac Lake

Community Development Department

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

Phone: (518) 891 – 4150

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

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## DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, JULY 9, 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=Nk5ISVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

### A. Approval of Minutes

- April 16, 2024 SUP STR Meeting Minutes
- June 4, 2024 Board Meeting Minutes

### B. Application of: Eric Stevens, 12 Cortez Lane, Area Variance Application

#### Public Hearing

- Public Hearing for the Application of: Eric Stevens, 12 Cortez Lane, Area Variance application seeking approval of two area variances: Front yard and side yard setback for a residential Tax Map Parcel #32.295-1-10.000

#### Board Action

- Application of: Eric Stevens, 12 Cortez Lane, Area Variance application seeking approval of two area variances: Front yard and side yard setback for a residential Tax Map Parcel #32.295-1-10.000

### C. Application of: Historic Saranac Lake, Site Plan Review

#### Public Hearing

- Public Hearing for the Application of: Historic Saranac Lake, Site Plan Review for Tax Map Parcel # 447.77-6-2

#### Board Action

- Application of: Historic Saranac Lake, Site Plan Review for Tax Map Parcel #447.77-6-2

### D. OLD BUSINESS

### E. NEW BUSINESS

### F. ADJOURNMENT



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## DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, APRIL 16, 2024

### ATTENDANCE

#### Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Meg Cantwell-Jackson, Absent

Bill Domenico, Absent

Dan Reilly, Present

Tim Jackson, Alternate, Absent

**Elias Pelletieri opened the meeting at 5:00pm.**

### ITEMS FOR BOARD ACTION

#### 1) Public Hearings

##### **A. Public Hearing for the Application of: Mary and Kevin Bartel, Special Use Permit for a Short-Term Rental, 238 Broadway**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

##### **B. Public Hearing for the Application of: Srinivas Shilagani, Special Use Permit for a Short-Term Rental, 221 Riverside Dr.**

Motion to open the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

##### **C. Public Hearing for the Application of: Skender Cecunjanin, Special Use Permit for a Short-Term Rental, 118 Church St.**

Motion to open the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and

Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**D. Public Hearing for the Application of: Meachele Burgoyne Manchester, Special Use Permit for a Short-Term Rental, 39 Winona Ave.**

Motion to open the public hearing by Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**E. Public Hearing for the Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 163 Park Ave.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**F. Public Hearing for the Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 82 Woodruff St.**

Motion to open the public hearing by Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**G. Public Hearing for the Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 45 Shepard Ave.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Thomas; wanted to make sure that the parking issue was made aware to those who have Short Term Rentals.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**H. Public Hearing for the Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 47 Shepard Ave.**

Motion to open the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**I. Public Hearing for the Application of: Doreen Gorgas, Special Use Permit for a Short-Term Rental, 169 Olive St.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**J. Public Hearing for the Application of: Ona Allen, Special Use Permit for a Short-Term Rental, 474 Forest Hill Ave.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**K. Public Hearing for the Application of: Trudeau Properties, Special Use Permit for a Short-Term Rental, 247 Park Ave.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Betsy Sternburger; thanked the Trudeau's for all of their work to fix up the property, as well as maintaining great parking. With this, there was concern with the fire pits outback and possible fireplaces in the building. The fire pit is in the back of the building and it has been causing a lot of smoke and it effects the neighbors.

Valerie Trudeau; owner of the property stated that she was unaware that this was the case as well as making it aware that she has never had a complaint about any smoke from the fire pit. As for inside of the building, she stated that they use boiler heat, old fashioned radiators. Valerie, was sure to express all of the rules she follows that has to do with noise, she has installed a decibel monitor that detects the noise if it increases to a level that is not acceptable at the specific hours within the noise ordinance.

Skender Cecunjanin; police can come if there is a noise complaint to help with the situation

Elias Pelletieri; read two letters in favor of the Short Term Rental.

Dan Reilly; stated the definition of what can and can't be burnt as well as what should be used to do so.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**L. Public Hearing for the Application of: David and Valerie Trudeau, Special Use Permit for a Short-Term Rental, 263 Lake St.**

Motion to open the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Elias Pelletieri; read a letter to show support of the Short Term Rental

Thomas; expressed concern for the burning, smells plastic burning, and believes trash is being burnt. This wasn't necessarily stemming from this property, he stated that it is not this exact property the burning is coming from.

Elias Pelletieri; reminded the public hearing that the state has burning laws set in place

Dan Reilly; reminded Thomas that some of these issues need to be brought up with the Village Board, there is a burn ban in place and that will allow for tickets to be handed out if people are having fires.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**M. Public Hearing for the Application of: Linda Hilbert, Special Use Permit for a Short-Term Rental, 412 Lake Flower Ave.**

Motion to open the public hearing by Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**N. Public Hearing for the Application of: Shane Lawrence, Special Use Permit for a Short-Term Rental, 51 Front St.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**O. Public Hearing for the Application of: Sean Burke, Special Use Permit for a Short-Term Rental, 32 Park Ave.**

Motion to open the public hearing by Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**P. Public Hearing for the Application of: Paolo Magro, Special Use Permit for a Short-Term Rental, 101 Clinton Ave.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**Q. Public Hearing for the Application of: Paolo Magro, Special Use Permit for a Short-Term Rental, 43 Riverside Dr.**

Motion to open the public hearing by Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

Motion to close the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, Absent; Domenico, Absent; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

**2) Board Action**

Katrina Glynn; read through the general conditions that apply when a property is approved.

**A. Application of: Mary and Kevin Bartel, Special Use Permit for a Short-Term Rental, 238 Broadway**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**B. Application of: Srinivas Shilagani, Special Use Permit for a Short-Term Rental, 221 Riverside Dr.**

Issue a negative declaration for purposes of SEQR

Motion: Reilly seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**C. Application of: Skender Cecunjanin, Special Use Permit for a Short-Term Rental, 118 Church St.**

Katrina Glynn; stated if a unit has three or more units the Code Enforcement Officer, Chris, needs to complete an onsite walkthrough

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**D. Application of: Meachele Burgoyne Manchester, Special Use Permit for a Short-Term Rental, 39 Winona Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**E. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 163 Park Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**F. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 82 Woodruff St.**

Dan Reilly; was questioning the high number of parking spots but was informed it was located near a large parking lot.

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**G. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 45 Shepard Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**H. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 47 Shepard Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.



**I. Application of: Doreen Gorgas, Special Use Permit for a Short-Term Rental, 169 Olive St.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**J. Application of: Ona Allen, Special Use Permit for a Short-Term Rental, 474 Forest Hill Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**K. Application of: Trudeau Properties, Special Use Permit for a Short-Term Rental, 247 Park Ave.**

Dan Reilly; expressed the concern for making sure that the fire pit issues were resolved, maybe with a fire put permit, as well as the noise within the area from the specific property.

Valeria Trudeau; stated that there are specific settings for the decibel monitor and she closely tracks that to make sure there are no disturbances. As for the smoke, the inside fire places do not have open flames and metal liners and they only burn cherry wood outside. All of the conditions for the renters are stated within the contract given to them.

Elias Pelletieri; stated that the smoke was the biggest concern and agreed to a condition on a gas unit for outside or getting rid of the whole thing.

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions and a condition to replace the outside fireplace with a gas fireplace or remove it as a whole.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**L. Application of: David and Valerie Trudeau, Special Use Permit for a Short-Term Rental, 263 Lake St.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**M. Application of: Linda Hilbert, Special Use Permit for a Short-Term Rental, 412 Lake Flower Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Reilly seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**N. Application of: Shane Lawrence, Special Use Permit for a Short-Term Rental, 51 Front St.**

Shane Lawrence; owner of the property, introduced himself and stated his plans for the property to make sure the parking never becomes an issue.

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**O. Application of: Sean Burke, Special Use Permit for a Short-Term Rental, 32 Park Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**P. Application of: Paolo Magro, Special Use Permit for a Short-Term Rental, 101 Clinton Ave.**

Issue a negative declaration for purposes of SEQR

Motion: Reilly seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**Q. Application of: Paolo Magro, Special Use Permit for a Short-Term Rental, 43 Riverside Dr.**

Katrina Glynn; stated that the property being greater than 3 units will need to be inspected by the Code Enforcement Officer, Chris, by an onsite walk through.

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Reilly.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

**II. ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Reilly Second: Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 6:22 pm.



# 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)

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## 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=Nk5ISVZQNjgvdS9tbitMZG93M2xZUT09>

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.**

### ATTENDANCE

#### Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Bill Domenico, Present

KT Stiles, Alternate, Present

### A. Approval of Minutes

#### Elias Pelletieri opened the meeting at 5:00pm.

- Motion to approve May 7, 2024 Board Meeting Minutes by Domenico, seconded by Pelletieri. Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, meeting minutes approved.
- Motion to approve May 21, 2024 SUP STR Meeting Minutes by Weber, seconded by Stiles. Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

Katrina, Community Development Director, reminds every one of the house rules before beginning with Public Hearings.

### B. SUP STR Application of: Felice Artonio, 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)  
Motion to open the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.  
Motion to close the public hearing by Domenico Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

### Board Action

- Application of: Felice Artonio, Special Use Permit for a Short-Term Rental, 98 Margaret St. (Tax Map Parcel #447.61-9-3)  
Pelletieri points out that everything looks good and they have enough parking spots. Weber agrees and has no questions. Domenico says it looks good and they are doing the STR process and completing all paperwork required.
  - Motion to issue a negative declaration for purposes of SEQR  
Motion: Domenico seconded by: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
  - Motion to find the project in conformance with LWRP policy standards and conditions  
Motion: Weber seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
  - Motion to approve Special Use Permit for Short term rental  
Motion: Domenico seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

### 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  
Pelletieri confirmed that there are three variances. Ann Bartlet from 141 Bloomingdale stated that there is no parking already in this area and it is a busy corner with Park Street. This corner already causes congestion and people are parking on the grass. Katrina states that Ann's comments are valid but this is for approval of the Area Variance and she is referring to the Site Plan. Meg, applicant, explains the plan and vision of where cars will be parked. Ann asks, where will the employees park. Owners responding that they should be parking on the gravel. There are currently 5 parking spots and they would be adding an additional space and a garage. Ann stated that it is still adding to the corner issue. Owner comments that they are one-bedroom apartments.  
Motion to close the public hearing by Weber Second: Stiles (hearing was opened at May 7, 2024 meeting)  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

### 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

Katrina, Community Development Director, explains the parking clarification and tells the owner to be mindful not to create a parking lot on their property.

- Area Variances are a Type 2 action pursuant to SEQR. No further SEQR decision is required.
- Motion to find the project in conformance with LWRP policy standards and conditions.  
Motion: Weber seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve the Area Variance for a front yard principle building.  
Motion: Domenico seconded by: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve the Area Variance for a residential dwelling to be considered a secondary dwelling.  
Motion: Weber seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve the Area Variance for an accessory structure in the front yard.  
Motion: Stiles seconded by: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

### **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
  - Motion to open the public hearing by Domenico Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.  
Pelletieri states that Ann Bartlet is concerned of the busy intersection. Bartlet asks where the second residential will be. Meg, owner, replies that they will be tearing down and replacing the existing building. Owner clarifies that they have three front yards and the buildings will not change location. They have elevations as needed.
  - Motion to close the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

### **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  
Katrina, Community Development Board, says that per zoning, the standards are set by the site plan review. Thanked the owners for putting long term housing with adequate parking versus road parking. Pelletieri states that this is a great lot for this project. Domenico states that it has always been well maintained since he has lived in the area. Maybe in the future, as Saranac Lake grows there may be a light needed at that intersection. Katrina brought up that the project has been shared with the fire department. Weber asks if there is a concern of space with the buildings. Katrina replies that Chris, Code Enforcement, will be doing that but there is no change. Weber brings up the staff comments from Labella and the storm water documents. Meg, owner clarifies she went over this with the

engineer and there are no gutters, which will be put on and they felt confident on drainage. Domenico states that it is far off the river that there shouldn't be an issue. Megs states she has been working with Geomatics on the floodplain permit. Katrina responds that we are willing to work with her to help with floodplain permit. Meg comments that she feels confident in using Geomatics. Owner says they have flood insurance because of Hurricane Irene. Weber says there are many factors involved with a flooding. Katrina comments that a flood plain permit may not be needed if there is no mortgage. Weber says the staff recommendation is that a floodplain may be required. Katrina says they can just file the height with the Village and they will put the height at Max height of 40'. Plan on using little height as possible.

- Motion to issue a negative declaration for purposes of SEQR  
Motion: Weber seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions  
Motion: Domenico seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve with conditions, a floodplain permit may be necessary, the Site Plan application  
Motion: Stiles seconded by: Domenico  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

#### **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
  - Motion to open the public hearing by Domenico Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.  
Pelletieri reads a Letter of Support written by Michael Webb, owner of 15 Depot Street, adjacent from the proposed project. Tim Reilly, owner, gave an overview of the project. Stated that it was vacant property when they first moved in and they bought and ran a fuel business. The upstairs was mostly storage and they started working with the VA in creating a complete first floor reconstruction. The second floor is considered an Inn as it is allowed for a hotel with zoning. It will have at least 15 different types of amenities with 3 suites and a recreational, green space and bike storage and rentals.
  - Motion to close the public hearing by Weber Second: Domenico  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

##### **Board Action**

- Application of: HES Ventures, Site Plan Review for Tax Map Parcels #447.69-1-3.100  
Domenico asks how will the guests check in. Tim, owner responds that there will be a capacity of max 10 people. The visitor desk will have local material and a virtual concierge, full time property manager and a cleaner. They live locally if there is a need for them to come over and the units are all key pad

entrée. There is also going to be on site laundry. Domenico asks why not a Short-Term Rental. Tim answered with the definition of an STR, and stated that this property is a commercial space not residential. Tim referred to the definition of Inn/Hotel. His property is in a Village zone that allows hotels and he will be offering amenities, as the definition describes. Katrina, Community Development Director, states that there is a lot of overlap with the two definitions, including amenities, what is offered and the zoning. Domenico likes the project and just wants to be sure the board is confident in the definitions with STR and Hotels. Tim Reilly, owner, stated that he could have an STR but he wanted to create it as an Inn. Also states that he hits the same guidelines as the 2013 E1 plan and that the back of the property is currently industrial and he will be revitalizing it into a green space with trees. Weber understands Bill's point and pointed out that the only difference between the definitions is the desk service. Reilly answers saying there will be three suites and have someone sitting there on the weekends and having the main door accessible for everyone in the future. Katrina comments that it is common for hotels to have contactless or virtual check -in. Weber reiterates that we need to be aware of "code" and it states that it will have services versus should have services. He now understands the modern-day equivalent of a normal front desk as being contactless. Tim Reilly reminds everyone that he is not taking residential space off the market because it is an old commercial building that is being renovated. There will be a theme around the history and it will help promote the downtown area. Katrina speaks about STRs do not have to change their insurance and register as a business like an Inn/Hotel does. Reilly says he has been working with the Insurance Company and has spoken with DOH on what types of regulations there are until he needs to register with them. Also, says according to NYS, a hotel needs to have a minimum of one handicap accessible room, which they have. Reilly says he has spoken to the Fire Chief and they fully support the project. Katrina comments that there was no lighting added but there is currently an adequate amount of lighting. Tim replies stating that he has 15 lights all pointing down and he plans on redoing the signage. Pelletieri appreciates the applicant's diligence in following and studying the code and proposing his plan off of it. He believes it will help the community. Katrina reminds applicant to please have all trash cans screened in some type of box that can't be seen from the road. Reilly says the VA also keeps him aligned with this policy and he will have a 6-foot fence on the residential side to block the view as well as having the trash cans in the back in a covered container. They are still deciding the best location for this. Weber commented that they will create that as a condition. Domenico says they should make a condition to check with Code admin to approve the signage. Tim said there is already room for three signs and they will have 1/3 less signage. Pelletieri also comments that everyone should be following the trash rule. Weber replies that since it is not in his plans, this is why it will be a condition.

- Motion to issue a negative declaration for purposes of SEQR  
Motion: Weber seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions  
Motion: Weber seconded by: Domenico  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve with conditions, plans for trash to be sent to Katrina and have ok'd, the Site Plan application  
Motion: Domenico seconded by: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

## **E. OLD BUSINESS**

Pelletieri wanted to thank the staff for STR permits being completed. Katrina brings up that there will be a



review of the Loft site plans with Domenico and Stiles to be sure everything is still accurate with conditions. Domenico was surprised there was pushback. Then he realized it was during 2021 when it was approved and he didn't feel like he gave the project due diligence. He looked the applicant up and none of the amenities made it to the approval. He is worried they were moving too quickly and would love a review. Weber says it would be smart to be aware of what's going on there and be sure they are following through. Wonders if there is anything changing or if there were any programmed uses that were changed. Katrina stated that things can get passed around and it doesn't come to the board. It is good to be on top of it with enforcement. We need to be understanding of change but have knowledge of it. Agreed to meet next Tuesday.

#### **F. NEW BUSINESS**

Pelletieri says it may be a good idea to check on all projects and have a paragraph on why we decide yes or no. There should be a deliberation and a written record on the issues. Katrina updates everyone that there will be a new Cloud Permitting Program that will be implemented with the Village. She will be researching a bit more on the program and let the board know how they can help. Katrina also says that they need to go through the code amendments. Matt Rogers, Labella, said a subcommittee should be created for this with two people, Matt, Katrina and Chris. This will make the info understandable to then be reported to the Board. Katrina also said that the next meeting is July 9<sup>th</sup>, not July 2<sup>nd</sup>. STR's are complete and she will email stats to the Board. The Brewery solar panels are currently on the roof and there is nothing ground mounted and will hear back with the updates on dimensions. This would be an amendment. The River Walk is starting in a few weeks, near the Grand Union.

#### **G. ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Domenico Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 6:43 pm.

Meeting Minutes prepared by; Community Development Administrative Assistant, Bayle Reichert



# Village of Saranac Lake

Community Development Department  
39 Main Street  
Saranac Lake, NY 12983  
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## Village of Saranac Lake Planning Board Staff Report

<b>Date:</b>	June 28, 2024
<b>Application of:</b>	Application Number: 2024-DB012 Name: Eric Stevens as Executor of Estate for Alice Stevens Project Address: 12 Cortez Lane., Saranac Lake, NY 12983 Approval Requested and Location: front and rear yard setback variances to become a buildable lot. Tax Map Parcel: 32.295-1-10.000 Zoning District: A3 Acres: 0.13 acres
<b>Recommendation:</b>	Approve with conditions
<b>Project Description:</b>	<p><b>Application Materials Received:</b></p> <ol style="list-style-type: none"><li>Area Variance Application dated March 28th, 2024.</li><li>Site Plan Application dated March 28th, 2024.</li></ol> <p><b>Project Description:</b></p> <p>The property at 12 Cortez Lane seeks an area variance to modify the setback requirements. The request is to reduce the front yard setback from 25 feet to 10 feet and the side yard setback from 15 feet to 10 feet. This adjustment will allow for a building site of 25 feet by 80 feet. The owner intends to construct a new home on the property, complemented by well-maintained, manicured grounds.</p> <p><b>Applicant is seeking the following area variances:</b></p> <ul style="list-style-type: none"><li>Front Yard Setback variance on east side of the property to 10' (requested relief of 15")</li><li>Side Yard Setback variance on west side of the property ranging 10' (requested relief of 5')</li><li>No other variances required as currently proposed.</li></ul>
<b>Comprehensive Plan Conformance:</b>	The project is in conformance with: Plan Area A: General Planning Strategy 6: Maintain the character and integrity of residential neighborhood areas.

<p><b>Land Use Code Conformance:</b></p>	<p><b>Use:</b></p> <ul style="list-style-type: none"> <li>Pursuant to Village Code Chapter 106, Development Code, the proposed use/buildings are an allowed use in the A3 Zoning District.</li> </ul> <p><b>A3 Zoning District Dimensional Standards for primary buildings structures (Schedule-2 Dimensional Standards):</b></p> <ul style="list-style-type: none"> <li>Front Yard setback: 25 ft. (10 ft. variance requested)</li> <li>Rear yard setback: 15 ft. (10 ft. variance requested)</li> </ul>
<p><b>Staff Analysis:</b></p>	<p><b>Existing Code Requirements:</b> Pursuant to the existing setback requirements (25 ft. front and 15 ft. rear setbacks required for primary buildings), the proposed primary building setbacks would be nonconforming.</p> <p><b>Character of the Neighborhood:</b> The proposed front and rear yard setbacks will not change nor have an adverse impact on the character of the neighborhood.</p> <p><b>Feasibility/Alternative:</b> One potential alternative would be to remove the need for a rear setback adjustment. However, this would limit the flexibility for future house design. A second option would be to eliminate both the front and rear setback requests. This is not feasible as an 80'x5' building area is not actually buildable.</p> <p><b>Is the Variance Substantial?</b> Requested variances are not in excess of 50% of the required setbacks, so they are not considered substantial.</p> <p><b>Adverse Effect or Impact on Physical or Environmental Conditions in the Neighborhood/District:</b> The proposed building lot will not have an adverse effect or impact on physical or environmental conditions in the neighborhood/district.</p> <p><b>Is the alleged difficulty self-created?</b> The two roads bordering the property create multiple front yards. Given these site restraints, there is limited room for a building lot. Therefore, the requested variance is not self-created.</p>
<p><b>SEQR</b></p>	<p>The proposed area variance is a Type 2 Action. Environmental Assessment Form not required.</p>
<p><b>LWRP Conformance</b></p>	<p>The proposed project is in conformance with LWRP policy standards and conditions.</p>

<b>Required Referrals</b>	Adirondack Park Agency: Not Required Essex County: Not required
<b>Public Hearing</b>	Required
<b>Recommendation</b>	Approval recommended Approve with conditions: <ul style="list-style-type: none"> <li>• Area variance is valid for 2 years from date of Development Board decision. After 2 years from date of decision, property owner must return to the Development Board again to request any proposed variances.</li> <li>• Site plan review must be completed by future owner if building any structure on property.</li> <li>• If primary building is built, the existing shed must be removed.</li> </ul>
<b>Report prepared by:</b>	Katrina Glynn, Community Development Director, Village of Saranac Lake



**Village of Saranac Lake - Planning Department**

39 Main St.  
Saranac Lake, NY 12983  
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**Instructions:**

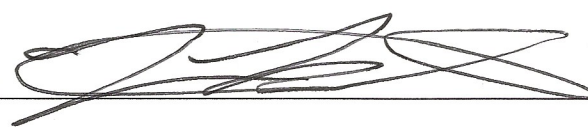
- A complete application must include a dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Dependent on the project scope, a public hearing may be required: <https://ecode360.com/31626259>
- Area Variance regulations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

AREA VARIANCE APPLICATION			
Project Address: 12 Cortez Lane		Tax Map #:	Zoning District 3
Property Owner Name: Alice M. Stevens		Applicant Name (if different): Eric K. Stevens as Executor	
Address:		Address: 727 Charlton Road	
City:	State:	City: Ballston Lake	State: NY
Phone:	Zip:	Phone: 518-365-0606	Zip: 12019
Email:		Email: estevens2@nycap.rr.com	

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

Narrative
I would like to get an area variance for a building set back from the road from 25 feet to 10 feet on the Cortez Lane side and 15 to 10 feet from the back neighbors property line.

Property Owner Signature(required): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature(if different):  Date: 3/28/24

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.

Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area			
Front Setback	25	10	15
Rear Setback	15	10	5
Side Setback	15	15	0
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building Height/Stories		2	

**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.

- 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
This property in it's current condition is not maintained. Having the garage torn down and a new home built on this property would vastly increase the curb appeal of this property and the neighborhood.

- 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
Based on current setbacks from the road this property is not a buildable site. Being a corner lot that measures 45 feet by 120 feet it's affected on two sides by the 25 foot set back rule then 15 feet to the nearest neighbor would only allow a 5 foot by 80 foot buildable area.

## Criteria Response, continued

3. Whether the requested area variance is substantial:

Explanation	
<p>What I'm looking to have done is change the set back from Cortez Lane from 25 feet to 10 feet and from 15 feet to 10 feet to the back neighbor allowing a buildable site of 25 feet by 80 feet.</p>	

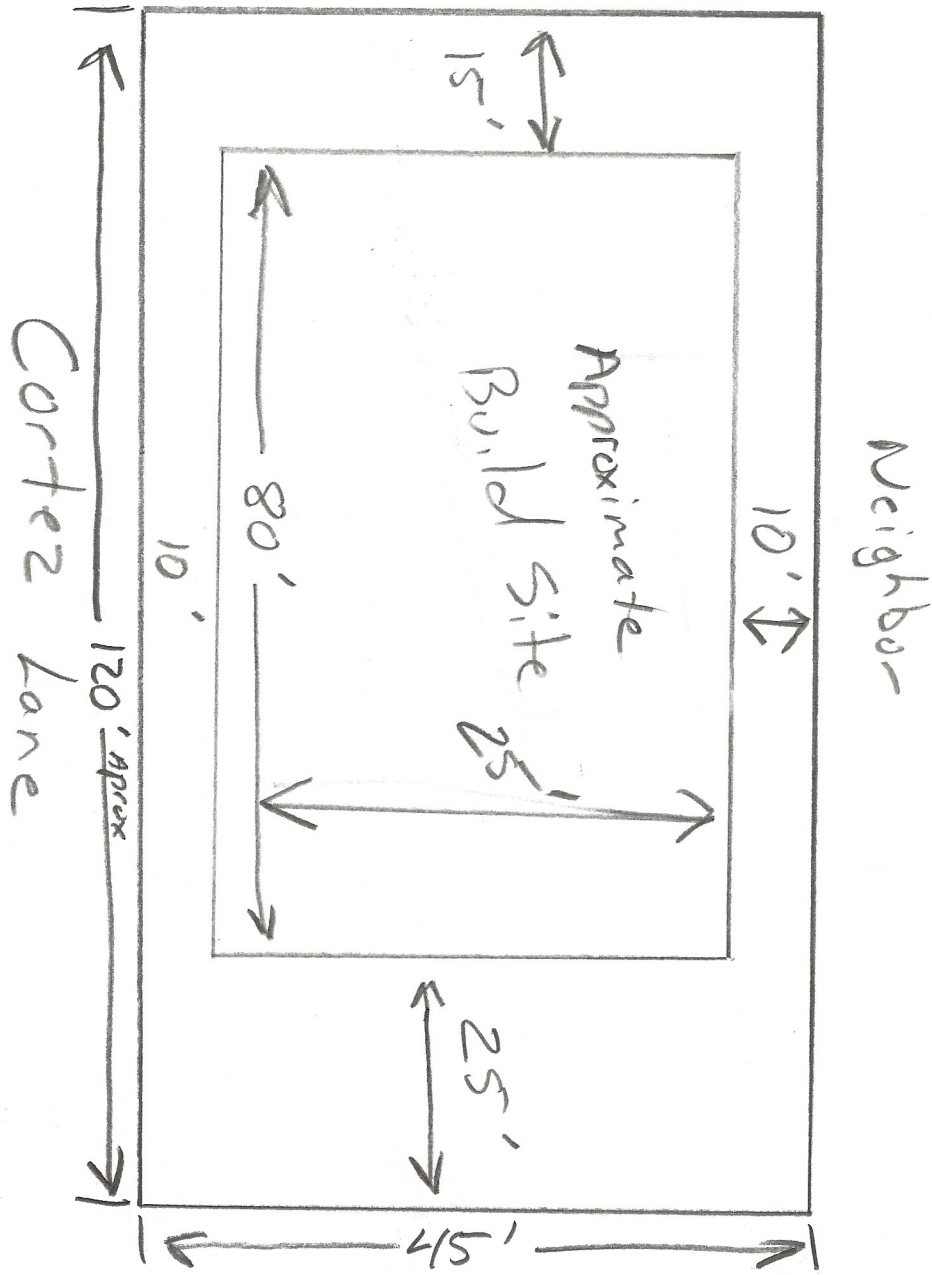
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

Explanation	
<p>This lot is a flat level corner lot that used to have my grandmothers house on it. It currently does not get maintained and is an eyesore being a corner lot. A new home with manicured grounds would be a great improvement to the neighborhood and community.</p>	

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	
<p>My grandmothers house was on this property and my mother had it torn down in around 1992. Her house was about 10 feet off the road which was then South Edward Street/ now Cortez Lane and it was 10 feet to the neighbors. It's a nice corner lot with a lot of potential but due to set back requirement changes over the years it's no longer a buildable lot. The assessors office has it listed as preexisting non-conforming and if it could be built on as it was in the past it could be a buildable lot and benefit the community once again. Thank you for your time!</p>	

Neighbor



Neighbor

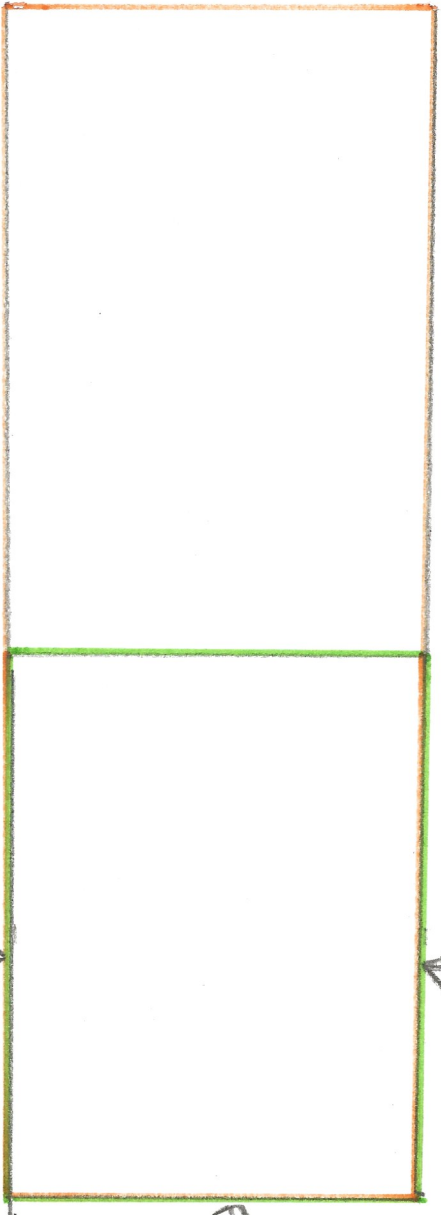
Edward Street



Property of Alice and Dennis Stevens

Existing  
Shed  
2'-3" off  
Property  
lines

← 25' →



10'

10'

← 25' →

Carter Lane

Edward Street →

Scale - 1" = 11 feet

Property Dimension - 120' x 45'

- = Existing structure
- = Previous House Approximately 25' x 30'
- = proposed build site 25' x 70'



CHILDREN  
AT  
PLAY







NO TRESPASSING

BE CLOSER  
EAR



# Village of Saranac Lake

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## Village of Saranac Lake Planning Board Staff Report

<b>Date:</b>	July 3, 2024
<b>Application of:</b>	<ul style="list-style-type: none"><li>• Site Plan for Historic Saranac Lake</li><li>• Project Address: 89 Church St, Saranac Lake, NY 12983</li><li>• Parcel ID: Franklin County: 447.77-6-2</li><li>• Owner: Historic Saranac Lake</li><li>• Owner Address: 89 Church St., Saranac Lake, NY 12983</li><li>• Zoning District: E-3</li></ul>
<b>Project Description:</b>	<p>The Applicant is proposing to add handicap addition to the west (rear) side of the laboratory to make the building fully handicap accessible.</p> <p>A vestibule addition will be added to the west (rear) side of the laboratory, serving as an entrance way with two handicap accessible bathrooms.</p> <p>The project also involves the installation of a handicap lift in the building, in the area between the John Black Room library and the laboratory, where there is currently a small bathroom.</p> <p>This will eliminate the deteriorating exterior fire escape.</p> <p>Since the new elevator eliminates the only semi-accessible toilet, two new accessible toilets are proposed in a new small rear addition that also provides an accessible entrance from the rear parking lot where two ADA accessible parking spaces are provided.</p> <p>Project scope also calls for relocation of electrical service entry from an overhead line to anew underground line.</p> <p>The project is detailed and described in the following documents:</p> <ul style="list-style-type: none"><li>• Site Plan Application dated 6.21.2024</li><li>• Site Plan drawings dated 5.26.22</li><li>• SEQRA SEAF dated 6.21.24</li><li>• WAF dated 6.21.24</li></ul>

<b>Comprehensive Plan Conformance:</b>	The proposed project is in conformance with Planning Strategy #1 of Plan E pg. 113 as follows: Maximize reuse of the existing building stock through rehabilitation and continued mixed use.
<b>Land Use Code Conformance:</b>	<p><b>Use</b> The proposed addition is an allowed use in the E-3 Zoning District with Site Plan approval.</p> <p><b>Dimensional Standards</b></p> <ul style="list-style-type: none"> <li>• No building additions are proposed and the existing setbacks, lot coverage, and building heights will not be changed.</li> </ul> <p><b>Article XIII. Design Standards:</b></p> <ul style="list-style-type: none"> <li>• The project site is located within a Historic District and the existing structure is on the National or State Registers of Historic Places or eligible for listing.</li> <li>• With only minor additional exterior improvements proposed the project will be in compliance with all applicable design standards .</li> </ul>
<b>Staff Analysis:</b>	<p><b>Article XI. Site Plan Review.</b> The following analysis is based on a review of § 106-62. Criteria for site plan review:</p> <ol style="list-style-type: none"> <li><b>1. Character of the Neighborhood &amp; Adjoining Properties</b> <ul style="list-style-type: none"> <li>• The project site is located within the heart of the Village and central business district with a diverse mix of commercial, recreational, residential, and public uses.</li> <li>• The surrounding area has seen recent redevelopment, including Rivertrail Brewing and Pendragon Theater (under construction).</li> </ul> </li> <li><b>2. Parking/Traffic Circulation:</b> <ul style="list-style-type: none"> <li>• No proposed additional parking. 2 existing ADA parking spaces.</li> <li>• ADA accessible walkway being added. ADA accessible patio area to be added in compliance with the § 106-81, Access, parking, and circulation. (connects with Trudeau building).</li> </ul> </li> <li><b>3. Suitable location, arrangement, size, design and general site compatibility of buildings, lighting, and signs/exterior storage.</b> <ul style="list-style-type: none"> <li>• As proposed, no concerns regarding the location, arrange, size, design, and site compatibility have been identified.</li> <li>• No additional outdoor lighting is proposed. Potential for added exterior down lit lighting, if needed, for pedestrian safety.</li> </ul> </li> </ol>

	<p><b>4. Adequacy of stormwater and drainage facilities in preventing flooding, erosion, and improper obstruction of drainageways.</b></p> <ul style="list-style-type: none"> <li>• The project is not subject to the requirements of Article XVIII, Stormwater Control.</li> <li>• No concerns related to stormwater and drainage facilities have been identified.</li> <li>• CB1 connects to the state system along Church Street. There is no change to the impervious area.</li> </ul> <p><b>5. Water Supply and Sewage Disposal Facilities:</b></p> <ul style="list-style-type: none"> <li>• The building is already connected into the existing Village water and sewer system.</li> </ul> <p><b>6. Landscaping and Screening:</b></p> <ul style="list-style-type: none"> <li>• Addition of 2 sugar maples and 4 aborvitiae</li> </ul> <p><b>7. Adjacent and neighboring properties.</b></p> <ul style="list-style-type: none"> <li>• The proposed structures will meet all required setbacks.</li> <li>• No additional outdoor lighting is proposed.</li> <li>• No significant outdoor uses are proposed.</li> <li>• No adverse impacts on adjacent and neighboring properties are anticipated.</li> </ul> <p><b>8. Fire lanes and emergency zones, fire hydrants.</b></p> <ul style="list-style-type: none"> <li>• As proposed, the proposed structures will be accessible by emergency vehicles.</li> </ul> <p><b>9. Impact on community's ability to provide adequate recreation, education, fire protection and similar services.</b></p> <p>No adverse impacts related to providing adequate recreation, education, or fire protection or similar services are anticipated with the addition of the lift.</p> <p><b>10. Project's impact on the exterior appearance of any historic building or historic district.</b></p> <ul style="list-style-type: none"> <li>• The project is located within a historic district and the involved is listed on the State/National Register of Historic Places or eligible for listing.</li> <li>• With no significant façade or site changes, no adverse impacts on the historic district or the associated listed structures are anticipated.</li> </ul>
<b>SEQR</b>	The proposed project is an Unlisted Action. An Environmental Assessment Form is required.
<b>LWRP Conformance</b>	The proposed project is in conformance with LWRP policy standards and conditions.
<b>Required Referrals</b>	N/A
<b>Public Hearing</b>	Required



<b>Recommendations</b>	<b>Required Additional Information:</b> <ol style="list-style-type: none"><li>1. Clarification if the existing outdoor lighting is sufficient.</li><li>2. Refer to the SL Fire Dept. for review and sign off.</li></ol> <b>Conditions:</b> <b>To be determined</b>
<b>Report prepared by:</b>	Katrina Glynn, Director Community Development Village of Saranac Lake



# Village of Saranac Lake - Planning Department

39 Main St.  
Saranac Lake, NY 12983  
Phone (518) 891-4150  
[www.saranaclakeny.gov](http://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: 89 Church Street		Tax Map #: 447.77-6-2	Zoning District E3
Property Owner Name: Historic Saranac Lake		Applicant Name (if different):	
Address: 89 Church Street, Suite 2		Address:	
City: Saranac Lake	State: NY	City:	State:
Phone: 518-891-4606	Zip: 12983	Phone:	Zip:
Email: amy@historicsaranaclake.org		Email:	

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

### Narrative

Historic Saranac Lake has operated the Saranac Laboratory Museum at 89 Church Street since 2009. The museum is open year-round, Tuesday - Saturday, from 10am to 5pm. In 2019, we purchased the Trudeau Building at 118 Main Street for expansion of the museum.

We have completed the schematic design of a handicap addition to the west (rear) side of the laboratory in order to make the building fully handicap accessible.

Property Owner Signature(required): *Amy Catania* Date: June 21, 2024

Applicant Signature(if different): \_\_\_\_\_ Date: \_\_\_\_\_

# 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>			
Historic Saranac Lake			
Name of Action or Project: Site Plan Review for Saranac Laboratory Handicap Lift Addition			
Project Location (describe, and attach a location map): 89 Church Street, west (rear) addition to laboratory			
Brief Description of Proposed Action: A vestibule addition will be added to the west (rear) side of the laboratory, serving as an entranceway with two handicap accessible bathrooms. The project also involves the installation of a handicap lift in the building, in the area between the John Black Room library and the laboratory, where there is currently a small bathroom. This will eliminate the deteriorating exterior fire escape.			
Name of Applicant or Sponsor: Historic Saranac Lake		Telephone: 518-891-4606 E-Mail: amy@historicsaranaclake.org	
Address: 89 Church Street, Suite 2			
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 checked="" type="checkbox"/>
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: Development Board Site Plan Approval			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.639 <del>258</del> acres	
b. Total acreage to be physically disturbed?		less than .1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.639 acres	
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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Museum</u> <input type="checkbox"/> Parkland			

*(89 Church & 118 Main now merged to one parcel.)*

		NO	YES	N/A
5. Is the proposed action,	a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. <u>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?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
16. <u>Is the project site located in the 100 year flood plain?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,	a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO 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			

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)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <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   <input checked="" type="checkbox"/>	YES   <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   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Amy Catania</u> Date: <u>June 21, 2024</u></p> <p>Signature: <u><i>Amy Catania</i></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](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: **Historic Saranac Lake**

2. Mailing address: **89 Church Street, Suite 2**

3. Telephone Number: **518-891-4606**

4. Location of action: **89 Church Street**

5. Tax Map # (s): **447.77-6-2**

6. Size of site: **238 acres .639 acres**

7. Present land use(s): **museum**

8. Present zoning classification: **museum**

9. Percentage of site which contains slopes of 15% or greater: **0**

10. Type of action (check appropriate response)

- Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)  
 Financial assistance (e.g. grant, loan, subsidy)  
 Permit, approval, license, certification  
 Agency undertaking action:

11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area?

- No  
 Yes If yes, Waterbody Name: \_\_\_\_\_ Waterbody Size(in acres): \_\_\_\_\_

12. Describe nature and extent of action: **seeking site plan review for construction of handicap accessible vestibule addition**

13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations):

14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency?

- No  
 Yes If yes, which State or Federal Agency? **OPRHP**

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

<b>1. Will the proposed action have a significant effect upon:</b>	<b>YES</b>	<b>NO</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 involve or result in any of the following:</b>	<b>YES</b>	<b>NO</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>	<b>YES</b>	<b>NO</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): Amy Catania

Title: Executive Director

Organization Name: Historic Saranac Lake

Phone Number: 518-891-4606

Signature: *Amy Catania*

Date: 6-21-2024

**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



# LAB BUILDING ACCESSIBILITY IMPROVEMENTS

## HISTORIC SARANAC LAKE

89 CHURCH STREET, SARANAC LAKE, NY 12983

### CODE SUMMARY

ACCESSIBILITY WILL BE ACHIEVED TO THE GREATEST DEGREE THAT IS TECHNICALLY FEASIBLE, HOWEVER, THERE ARE SOME EXISTING DOORS THAT WILL NOT BE ALTERED TO ACCOMMODATE FULL ACCESS.

THE PROPOSED WORK IS CLASSIFIED AS "ALTERATIONS, LEVEL II" IN THE 2020 EDITION OF THE BUILDING CODE OF NYS. NEW

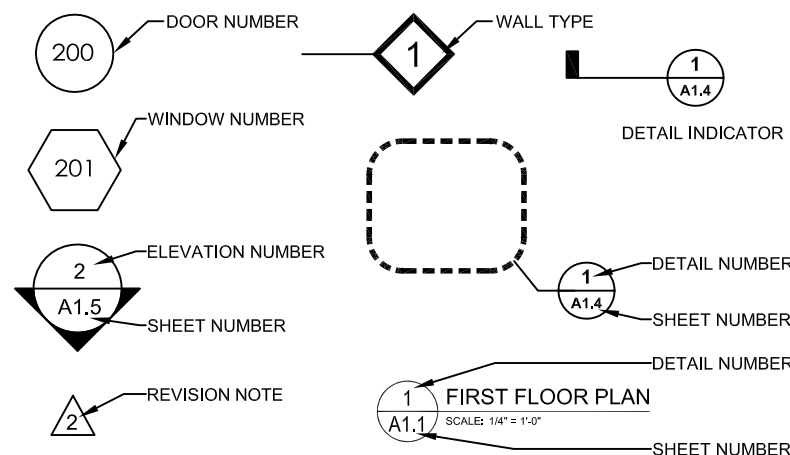
CURRENTLY, LAB BUILDING IS NOT ACCESSIBLE AT ALL, SO EVERY EFFORT HAS BEEN MADE TO CREATE ACCESSIBLE ROUTES THROUGH THE BUILDING AND LINKING ORIGINAL LAB W/ 1920S ANNEX WHILE RESPECTING AS MUCH HISTORIC CHARACTER AS POSSIBLE IN EACH AREA

"A-3" ASSEMBLY, "B" BUSINESS AND "S-2" LOW HAZARD STORAGE ARE OCCUPANCIES WITHIN THE BUILDING.

CONSTRUCTION TYPE: III-B

TOTAL SQUARE FOOTAGE: 4,630 S.F. ON TWO FLOORS  
ADDITIONAL ATTIC STORAGE: 1,000 S.F. (APPROX.)

### SYMBOLS



### SCHEMATIC DESIGN SUBMISSION



FRONT VIEW



REAR VIEW

### PROJECT SUMMARY

THE PROPOSED ACCESSIBILITY UPGRADES REQUIRE THE INSTALLATION OF A LIMITED USE, LIMITED ACCESS (LULA) ELEVATOR CONNECTING AT-GRADE BASEMENT FLOOR WITH SEVERAL OTHER LEVELS THAT SERVE BOTH ASSEMBLY USE (MUSEUM) AND BUSINESS USE (OFFICES) ON 3 ADDITIONAL LEVELS.

ADDITIONALLY, SINCE THE NEW ELEVATOR ELIMINATES THE ONLY SEMI-ACCESSIBLE TOILET, TWO NEW ACCESSIBLE TOILETS ARE PROPOSED IN A NEW SMALL REAR ADDITION THAT ALSO PROVIDES AN ACCESSIBLE ENTRANCE FROM THE REAR PARKING AREA WHERE TWO ACCESSIBLE PARKING SPACES ARE LOCATED.

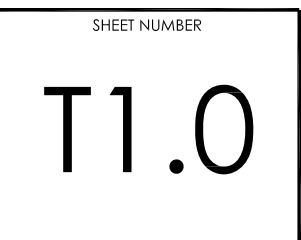
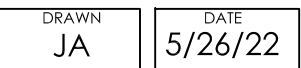
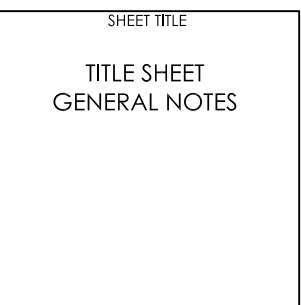
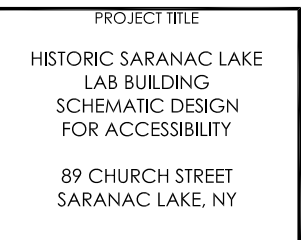
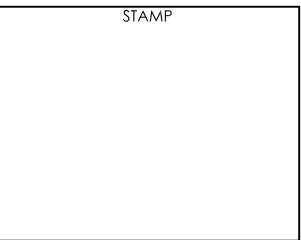
PROJECT SCOPE ALSO CALLS FOR RELOCATION OF ELECTRICAL SERVICE ENTRY FROM AN OVERHEAD LINE TO A NEW UNDERGROUND SERVICE LINE.

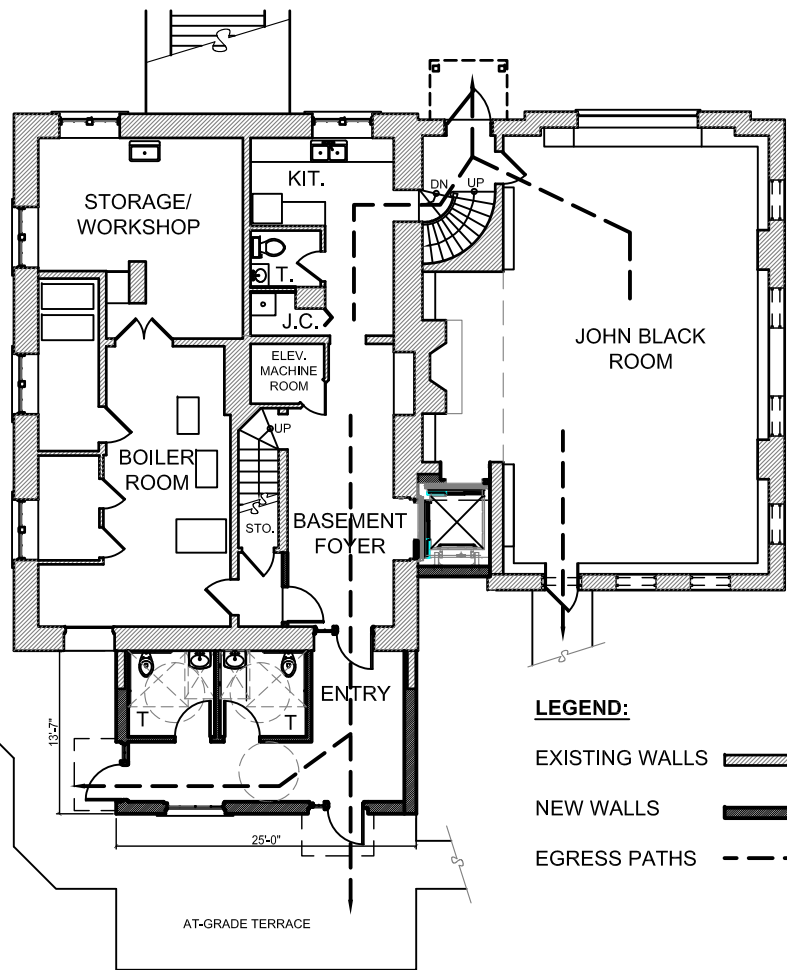
### ABBREVIATIONS

A.F.F.:	ABV. FIN. FLOOR	GWB:	GYPSUM WALL BOARD
BLDG.:	BUILDING	G.C.:	GENERAL CONTRACTOR
COL.:	COLUMN	N.I.C.:	NOT IN CONTRACT
CONC.:	CONCRETE	NTS.:	NOT TO SCALE
CLG.:	CEILING	TYP.:	TYPICAL
DWG.:	DRAWING	PR.TR.:	PRESSURE TREATED
ELEV.:	ELEVATION	U.O.N.:	UNLESS OTHERWISE NOTED
EXIST.:	EXISTING	V.I.F.:	VERIFY IN FIELD
EXT.:	EXTERIOR		
FIN.:	FINISH		

### DRAWING INDEX

- T1.0: TITLE SHEET, NOTES
- A0.0: CODE COMPLIANCE PLANS, OUTLINE SPECIFICATIONS
- A0.1: BASEMENT REMOVALS PLAN
- A0.2: MAIN FLOOR REMOVALS PLAN
- A1.0: PROPOSED BASEMENT FLOOR PLAN
- A1.1: PROPOSED FIRST FLOOR PLAN
- A1.2: PROPOSED ROOF PLAN
- A1.3: DETAIL PLAN OF HOISTWAY & WINDOW/DOOR ELEVATIONS
- A2.1: PROPOSED SOUTH ELEVATION/CROSS SECTION THROUGH LULA
- A3.1: PROPOSED WEST ELEVATION
- C01: SITE DEMO PLAN
- C10: SITE & LANDSCAPE PLAN
- C11: UTILITY PLAN



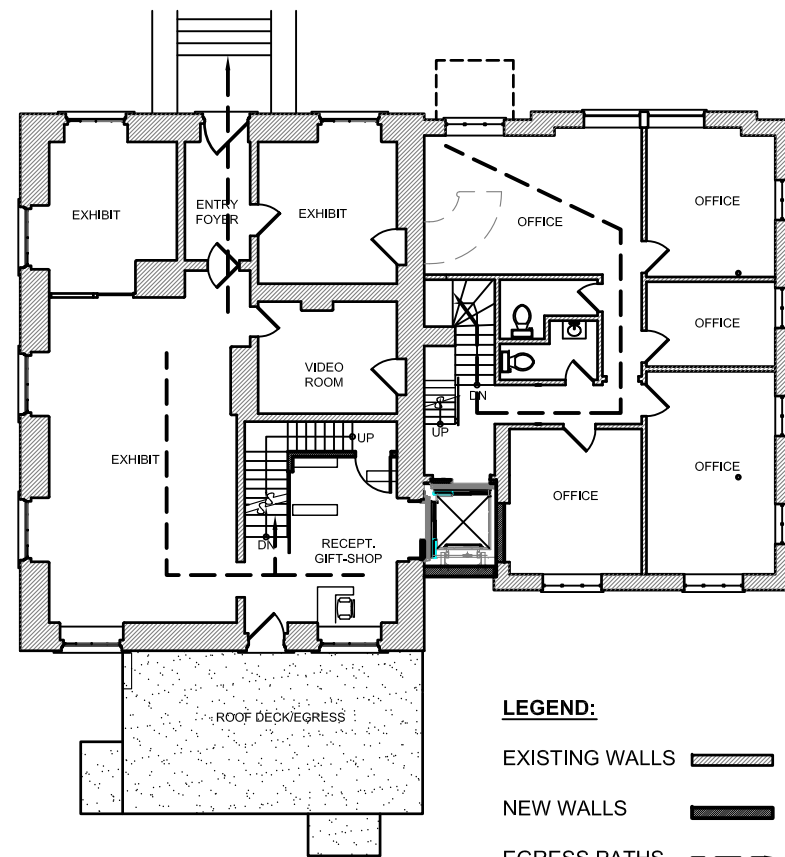


**BASEMENT CODE-COMPLIANCE NOTES:**

1. ALL NEW EGRESS DOOR SHALL SWING IN DIRECTION OF TRAVEL
2. FIRE SEPARATION BETWEEN MUSEUM & STORAGE IS REQUIRED AT 1-HOUR W/ 45 MIN. RATED DOORS
3. UNISEX TOILETS TO BE ACCESSIBLE AND MEETS 1 PER 65 FEMALE OCCUPANTS. MAX. TOTAL OCCUPANT LOAD OF BUILDING IS 101 OCCUPANTS
4. NEW LIFT PROVIDES ACCESS TO ALL MUSEUM & OFFICE LEVELS W/ OPTION TO SERVE LAB ATTIC STORAGE
5. UPGRADED REAR DOOR & NEW DOORS IN REAR ADDITION PROVIDE REQUIRED ACCESSIBLE MEANS OF EGRESS
6. BUILDING IS NON-SPRINKLER PROTECTED AND OF TYPE III CONSTRUCTION. ALTERATIONS LEVEL II ARE LIMITED TO LESS THAN 50% OF THE BUILDING AND NO CHANGE OF USE IS PROPOSED, SO SPRINKLER IS NOT MANDATORY AND EXISTING CONSTRUCTION TYPE UP TO 9500 S.F. ALLOWS FOR A-3 OCCUPANCY WITHOUT SPRINKLER PROTECTION (BUILDING IS LESS THAN 9500 S.F. TOTAL)
7. ELEVATOR HOISTWAY FIRE RATING REQUIRED AT 1 HOUR (FOR BUILDINGS UNDER 4 STORIES)

**LEGEND:**

- EXISTING WALLS
- NEW WALLS
- EGRESS PATHS



**LEGEND:**

- EXISTING WALLS
- NEW WALLS
- EGRESS PATHS

**MAIN FLOOR CODE-COMPLIANCE NOTES:**

1. ALL NEW EGRESS DOOR SHALL SWING IN DIRECTION OF TRAVEL
2. STAIR BETWEEN LAB BASEMENT & MAIN FLOOR CAN REMAIN OPEN AS IT CONNECTS ONLY TWO FLOORS WITHIN THE SAME ASSEMBLY OCCUPANCY
3. REMOVAL OF FIRE ESCAPE STAIR FROM MAIN ANNEX FLOOR TO GRADE ALLOWED BECAUSE OF THE "B" OCCUPANCY IN THE ENTIRE FLOOR ALLOWS FOR UP TO 29 OCCUPANTS TO HAVE ONE MEANS OF EGRESS.
4. NEW LIFT PROVIDES ACCESS TO ALL MUSEUM & OFFICE LEVELS W/ OPTION TO SERVE LAB ATTIC STORAGE
5. MAX. TRAVEL DISTANCE FROM MOST REMOTE AREA TO EXIT IS 200' / EXISTING IS 70'
6. BUILDING IS NOT SPRINKLER PROTECTED AND OF TYPE III CONSTRUCTION. ALTERATIONS LEVEL II ARE LIMITED TO LESS THAN 50% OF THE BUILDING AND NO CHANGE OF USE IS PROPOSED, SO SPRINKLER IS NOT MANDATORY AND EXISTING CONSTRUCTION TYPE UP TO 9500 S.F. ALLOWS FOR A-3 OCCUPANCY WITHOUT SPRINKLER PROTECTION (BUILDING IS LESS THAN 9500 S.F. TOTAL)
7. ELEVATOR HOISTWAY FIRE RATING REQUIRED AT 1 HOUR (FOR BUILDINGS UNDER 4 STORIES)

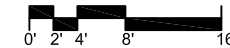
**1 CODE COMPLIANCE BASEMENT PLAN**

A0.0 SCALE: 1/16" = 1'-0"



**2 CODE COMPLIANCE MAIN FLOOR PLAN**

A0.0 SCALE: 1/16" = 1'-0"



**TECHNICAL SPECIFICATIONS SUMMARY:**

**Division 02: Existing Conditions**

- 024119 Selective Removals** - for selective removals of non-hazardous materials
- 028213 Asbestos Abatement** - for selective removals of asbestos containing materials in basement, selected finishes within apartments and roofing materials (limited to proposed renovation areas - survey needed)

**Division 03: Concrete**

- 033000 Cast-in-Place Concrete** - for new foundation of LULA hoistway

**Division 04: Masonry**

- 042000 Unit Masonry** - for west hoistway wall of LULA & new west addition
- 040121 Masonry Restoration** - in isolated areas of masonry cutting/patching & installation of new jambs

**Division 05: Metals**

- 055213 Pipe Railings** - new railings within interior stair to attic

**Division 06: Wood, Plastics and Composites**

- 061000 Rough Carpentry** - for framing of new roof over hoistway & interior stair to attic framing of enclosure
- 061600 Sheathing** - mostly reusing exterior sheathing boards and for new replacement sheathing on roof where required
- 062013 Exterior Finish Carpentry** - canopy structures over two new exit doors
- 062023 Interior Finish Carpentry** - stair to attic & misc. trim work at new/existing doors

**Division 07: Thermal and Moisture Protection**

- 072100 Thermal Insulation** - hoistway insulation & Annex attic insulation
- 075323 Ethylene-Propylene-Diene-Monomer (EPDM Roofing)** - new membrane roofing & flashings on new west addition
- 076200 Sheet Metal Flashing and Trim** - main roof flashings at new west addition
- 079200 Joint Sealants** - for all exterior joints on west addition & hoistway

**Division 08: Openings**

- 081213 Hollow Metal Frames** - for fire-rated doors into Business occupancy & enclosed attic stair
- 087100 Door Hardware** - for all interior and exterior doors that require locking shall receive new hardware

**Division 09: Finishes**

- 092900 Gypsum Board** - for wall/ceiling areas in attic stair & hoistway ceiling
- 093000 Tiling** - new bathroom & entry addition floor finishes
- 096400 Wood Flooring** - refinishing of selected wood flooring in renovation area (SW main floor of Lab)
- 099123 Interior Painting** - for all walls and ceilings and isolated encapsulation of lead-based paint in renovation areas

**Division 14: Conveying Equipment**

- 142600 Limited Use, Limited Application Elevators** - for the new lift installed to provide access to multiple levels/floors

**Division 22: Plumbing**

- 220523 Valves** - for isolation and zoning of water supply to new & existing plumbing fixtures
- 220529 Pipe Hangers and Supports** - for support of all domestic water piping
- 221100 Plumbing Piping** - for all new supply/waste/vent pipes installed to all new plumbing fixtures
- 224200 Plumbing Fixtures** - for all new water-saving fixtures to be installed

**Division 26: Electrical**

- 260519 General Provisions Electrical** - for all new electrical lines and devices to be installed throughout new & renovated areas
- 262416 Panel Boards** - for both main panel and sub-panels establishing new electrical service
- 265100 Interior Lighting** - for all lighting in renovation & addition areas

**Division 31: Earthwork**

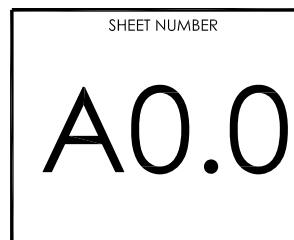
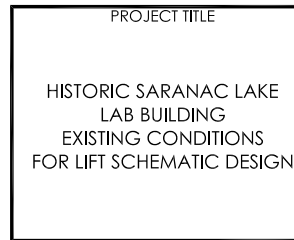
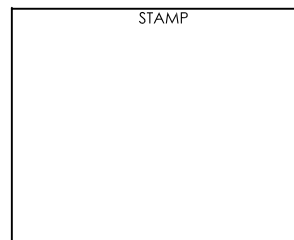
- 310000 Earthwork** - for excavation to install new underground utility lines

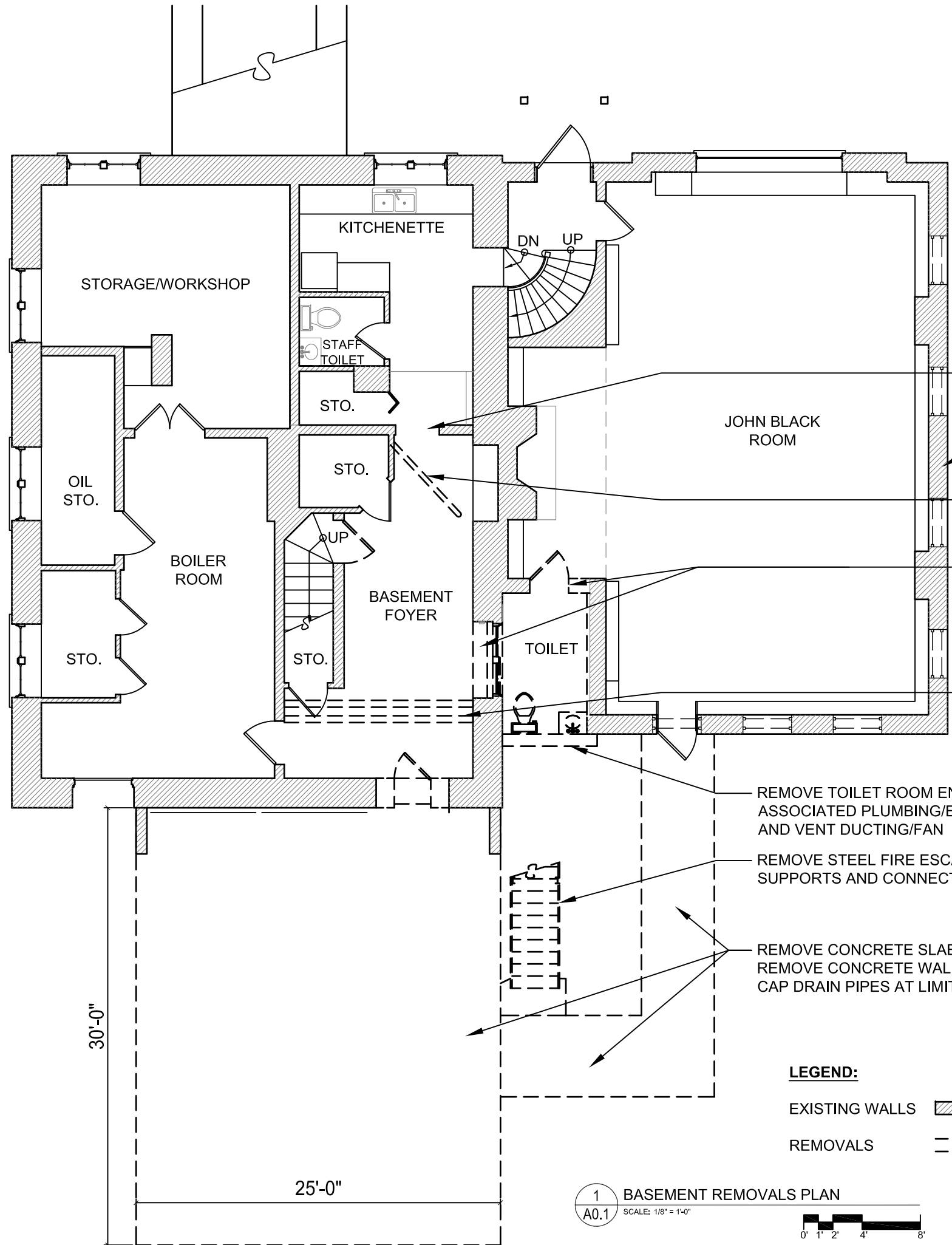
**Division 32: Exterior Improvements**

- 321300 Concrete Walks** - in front, on Sheridan Avenue side
- 329100 Topsoil, Seed and Mulch** - restoration of vegetation and grass within rear yard

**Division 33: Utilities**

- 334100 Storm Sewerage System** - for installing new PVC main pipe storm water drain and connection to on-site catch basin





REMOVE DOOR FRAME & ARCH INFILL WITHIN MASONRY OPENING

NOTE: WINDOWS ABOVE SHOWN AS DASHED SHALL REMAIN IN PLACE

REMOVE SEWER PIPE & CAP OFF IN STORAGE ROOM ADJACENT TO STAFF TOILET

SHORE & REMOVE MASONRY TO CREATE OPENINGS INTO PROPOSED HOISTWAY TO ACCOMMODATE NEW DOORS INTO LULA. "TOOTH-IN" MASONRY TO CREATE FINISHED OPENING

RELOCATE HEATING PIPES TO PERIMETER WALLS OF BASEMENT

**NOTE:** SEE 2/A0.2 FOR DETAILED REMOVAL PLAN OF HOISTWAY AREA


REMOVE TOILET ROOM ENCLOSURE, FIXTURES & ASSOCIATED PLUMBING/ELECTRICAL/LIGHTING AND VENT DUCTING/FAN

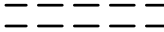
REMOVE STEEL FIRE ESCAPE & ASSOCIATED SUPPORTS AND CONNECTIONS TO MASONRY

REMOVE CONCRETE SLAB & ASSOC. DRAIN PIPES. REMOVE CONCRETE WALK UP TO J.B. ROOM DOOR. CAP DRAIN PIPES AT LIMITS OF REMOVALS

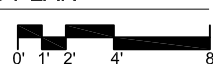
- REMOVALS NOTES:**
- ALL AREAS OF REMOVALS WILL BE TESTED FOR PRESENCE OF HAZARDOUS MATERIALS & IF FOUND, THEY WILL BE ABATED PRIOR TO RENOVATIONS.
  - EXISTING STEEL FIRE ESCAPE SHALL BE CAREFULLY DISASSEMBLED AND REMOVED FROM SITE. CARE MUST BE TAKEN WHERE STEEL IS FASTENED TO STONE.
  - REAR CONCRETE SLABS SHALL BE REMOVED WITH ASSOCIATED DRAIN LINES. REMAINING STUB WALLS IN MASONRY IN THE NE/SE CORNERS OF EXISTING SLAB SHALL REMAIN TO BECOME PART OF PROPOSED REAR ADDITION.
  - WOOD INFILL WITHIN MASONRY OPENINGS SLATED FOR REUSE AS ENTRY/EGRESS AND ELEVATOR ACCESS
  - MASONRY REMOVALS SHALL BE PERFORMED WITH CARE TO AVOID DAMAGE OF ADJACENT MASONRY TO REMAIN AND TO ACCOMMODATE "TOOTHING-IN" REPAIRS OF JAMBS FOR NEW MASONRY OPENINGS.

**LEGEND:**

EXISTING WALLS 

REMOVALS 

1 BASEMENT REMOVALS PLAN  
 A0.1 SCALE: 1/8" = 1'-0"




STAMP

PROJECT TITLE

HISTORIC SARANAC LAKE  
 LAB BUILDING  
 SCHEMATIC DESIGN  
 FOR LIFT SCHEMATIC DESIGN  
 89 CHURCH STREET  
 SARANAC LAKE, NY

SHEET TITLE

BASEMENT REMOVALS  
 FLOOR PLAN

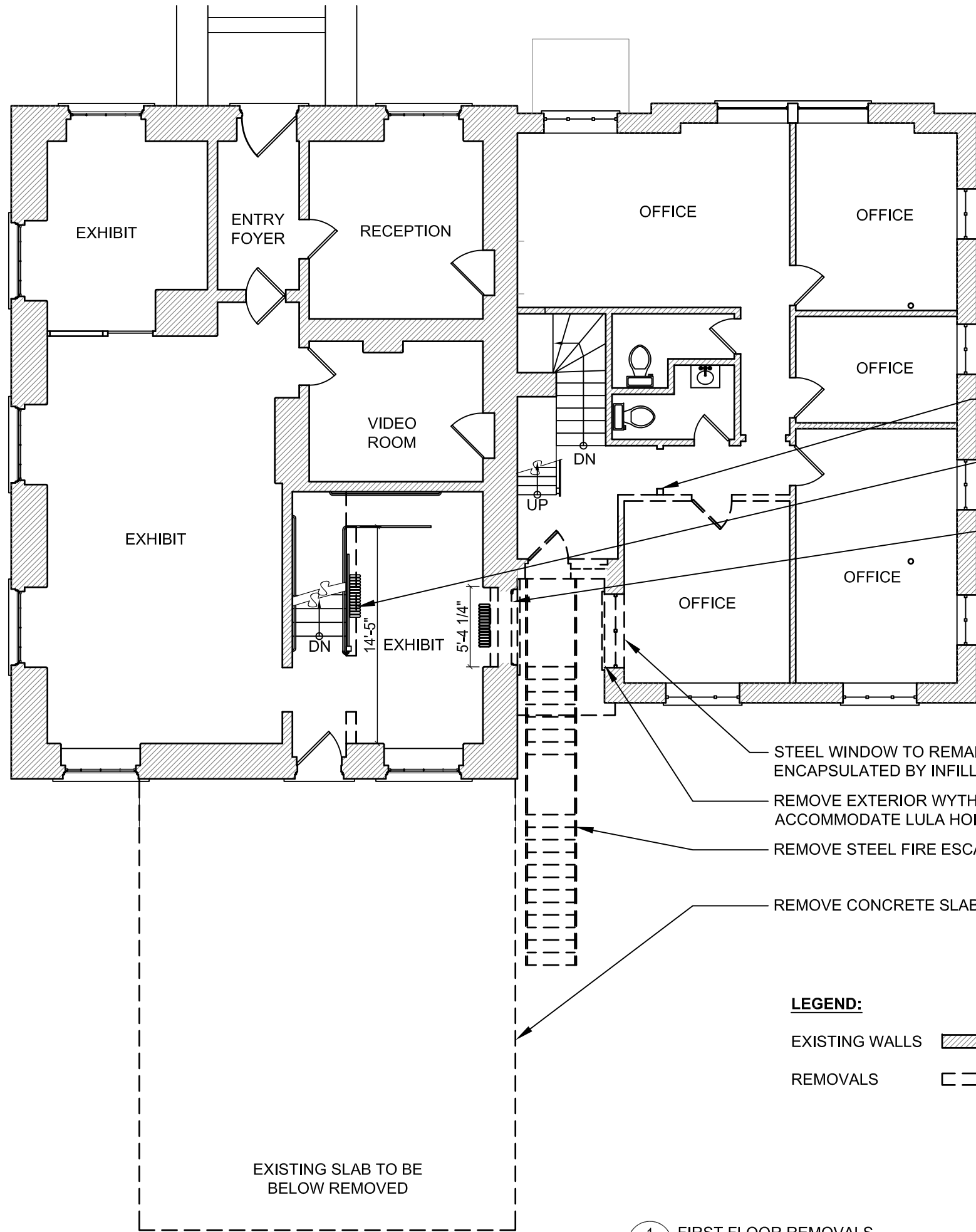


SCALE  
 AS-NOTED

DRAWN JA DATE 5/26/22

PROJECT NUMBER  
 AD2103

SHEET NUMBER  
 A0.1



**REMOVALS NOTES:**

1. ALL AREAS OF REMOVALS WILL BE TESTED FOR PRESENCE OF HAZARDOUS MATERIALS & IF FOUND, THEY WILL BE ABATED PRIOR TO RENOVATIONS.
2. EXISTING STEEL FIRE ESCAPE SHALL BE CAREFULLY DISASSEMBLED AND REMOVED FROM SITE. CARE MUST BE TAKEN WHERE STEEL IS FASTENED TO STONE.
3. S.W. EXHIBIT NORTH GWB PARTITION WILL BE REMOVED AS WELL AS CEILING OVER STAIR.
4. WOOD INFILL WITHIN MASONRY OPENINGS SLATED FOR REUSE AS ENTRY/EGRESS AND ELEVATOR ACCESS
5. MASONRY REMOVALS SHALL BE PERFORMED WITH CARE TO AVOID DAMAGE OF ADJACENT MASONRY TO REMAIN AND TO ACCOMMODATE "TOOTHING-IN" REPAIRS OF JAMBS FOR NEW MASONRY OPENINGS.
6. RADIATOR IN S.W. EXHIBIT ROOM ON SOUTH WALL SHALL BE REMOVED AND STORED FOR REINSTALLATION

REMOVE DOOR FRAME

REMOVE GWB WALL PARTITION & ASSOCIATED POWER, LIGHTING AND GWB CEILING OVER STAIR

REMOVE INFILL PANEL WITHIN WINDOW & REMOVE SECTION OF WALL BELOW AND WITHIN LIMITS OF WINDOW OPENING DOWN TO FINISHED FLOOR

STEEL WINDOW TO REMAIN - BUT WILL BE ENCAPSULATED BY INFILL WALL

REMOVE EXTERIOR WYTHE OF BRICK TO ACCOMMODATE LULA HOISTWAY

REMOVE STEEL FIRE ESCAPE

REMOVE CONCRETE SLAB BELOW

**LEGEND:**

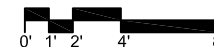
EXISTING WALLS

REMOVALS

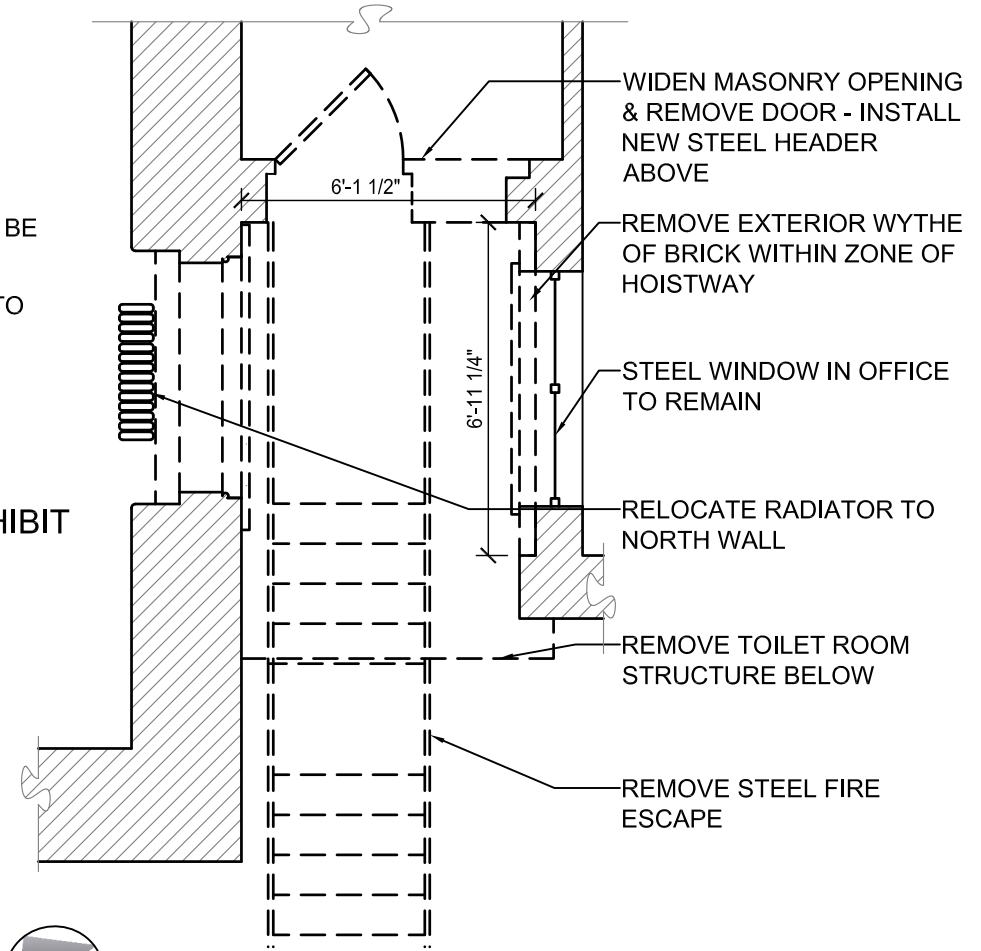
EXHIBIT

EXISTING SLAB TO BE BELOW REMOVED

1 FIRST FLOOR REMOVALS  
A0.2 SCALE: 1/8" = 1'-0"



2 REMOVAL DETAIL PLAN AT HOISTWAY  
A0.2 SCALE: 1/4" = 1'-0"



WIDEN MASONRY OPENING & REMOVE DOOR - INSTALL NEW STEEL HEADER ABOVE

REMOVE EXTERIOR WYTHE OF BRICK WITHIN ZONE OF HOISTWAY

STEEL WINDOW IN OFFICE TO REMAIN

RELOCATE RADIATOR TO NORTH WALL

REMOVE TOILET ROOM STRUCTURE BELOW

REMOVE STEEL FIRE ESCAPE



STAMP

PROJECT TITLE  
HISTORIC SARANAC LAKE  
LAB BUILDING  
EXISTING CONDITIONS  
FOR LIFT SCHEMATIC DESIGN

SHEET TITLE  
FIRST FLOOR REMOVALS  
PLAN

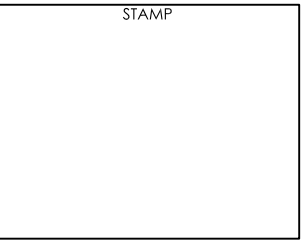


SCALE  
AS-NOTED

DRAWN JA DATE 5/26/22

PROJECT NUMBER  
AD2103

SHEET NUMBER  
**A0.2**



PROJECT TITLE  
 HISTORIC SARANAC LAKE  
 LAB BUILDING  
 SCHEMATIC DESIGN  
 FOR LIFT SCHEMATIC DESIGN  
 89 CHURCH STREET  
 SARANAC LAKE, NY

SHEET TITLE  
 PROPOSED GROUND FLOOR PLAN

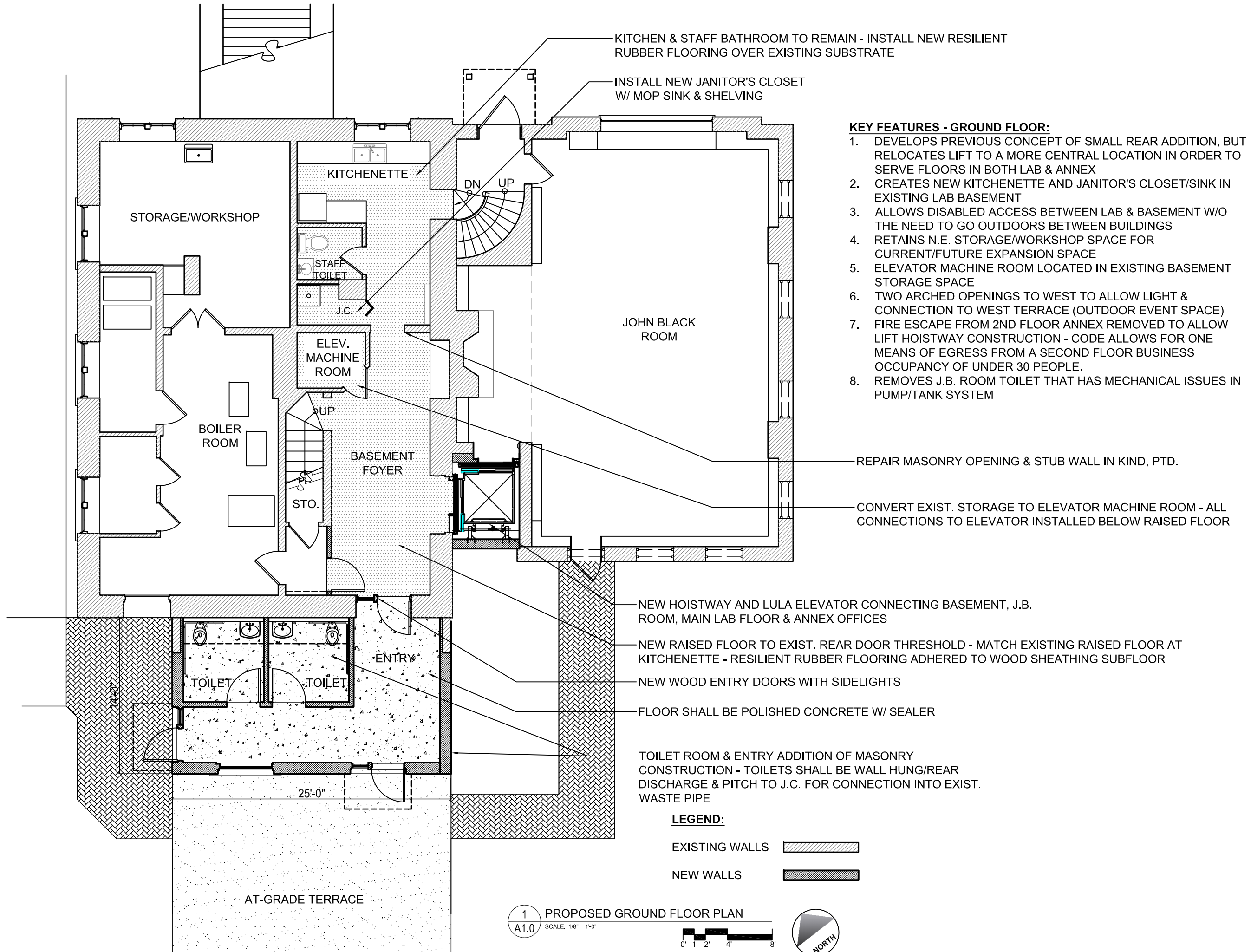


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 AS-NOTED

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 AD2103

SHEET NUMBER  
**A1.0**



KITCHEN & STAFF BATHROOM TO REMAIN - INSTALL NEW RESILIENT RUBBER FLOORING OVER EXISTING SUBSTRATE

INSTALL NEW JANITOR'S CLOSET W/ MOP SINK & SHELVING

- KEY FEATURES - GROUND FLOOR:**
1. DEVELOPS PREVIOUS CONCEPT OF SMALL REAR ADDITION, BUT RELOCATES LIFT TO A MORE CENTRAL LOCATION IN ORDER TO SERVE FLOORS IN BOTH LAB & ANNEX
  2. CREATES NEW KITCHENETTE AND JANITOR'S CLOSET/SINK IN EXISTING LAB BASEMENT
  3. ALLOWS DISABLED ACCESS BETWEEN LAB & BASEMENT W/O THE NEED TO GO OUTDOORS BETWEEN BUILDINGS
  4. RETAINS N.E. STORAGE/WORKSHOP SPACE FOR CURRENT/FUTURE EXPANSION SPACE
  5. ELEVATOR MACHINE ROOM LOCATED IN EXISTING BASEMENT STORAGE SPACE
  6. TWO ARCHED OPENINGS TO WEST TO ALLOW LIGHT & CONNECTION TO WEST TERRACE (OUTDOOR EVENT SPACE)
  7. FIRE ESCAPE FROM 2ND FLOOR ANNEX REMOVED TO ALLOW LIFT HOISTWAY CONSTRUCTION - CODE ALLOWS FOR ONE MEANS OF EGRESS FROM A SECOND FLOOR BUSINESS OCCUPANCY OF UNDER 30 PEOPLE.
  8. REMOVES J.B. ROOM TOILET THAT HAS MECHANICAL ISSUES IN PUMP/TANK SYSTEM

REPAIR MASONRY OPENING & STUB WALL IN KIND, PTD.

CONVERT EXIST. STORAGE TO ELEVATOR MACHINE ROOM - ALL CONNECTIONS TO ELEVATOR INSTALLED BELOW RAISED FLOOR

NEW HOISTWAY AND LULA ELEVATOR CONNECTING BASEMENT, J.B. ROOM, MAIN LAB FLOOR & ANNEX OFFICES

NEW RAISED FLOOR TO EXIST. REAR DOOR THRESHOLD - MATCH EXISTING RAISED FLOOR AT KITCHENETTE - RESILIENT RUBBER FLOORING ADHERED TO WOOD SHEATHING SUBFLOOR

NEW WOOD ENTRY DOORS WITH SIDELIGHTS

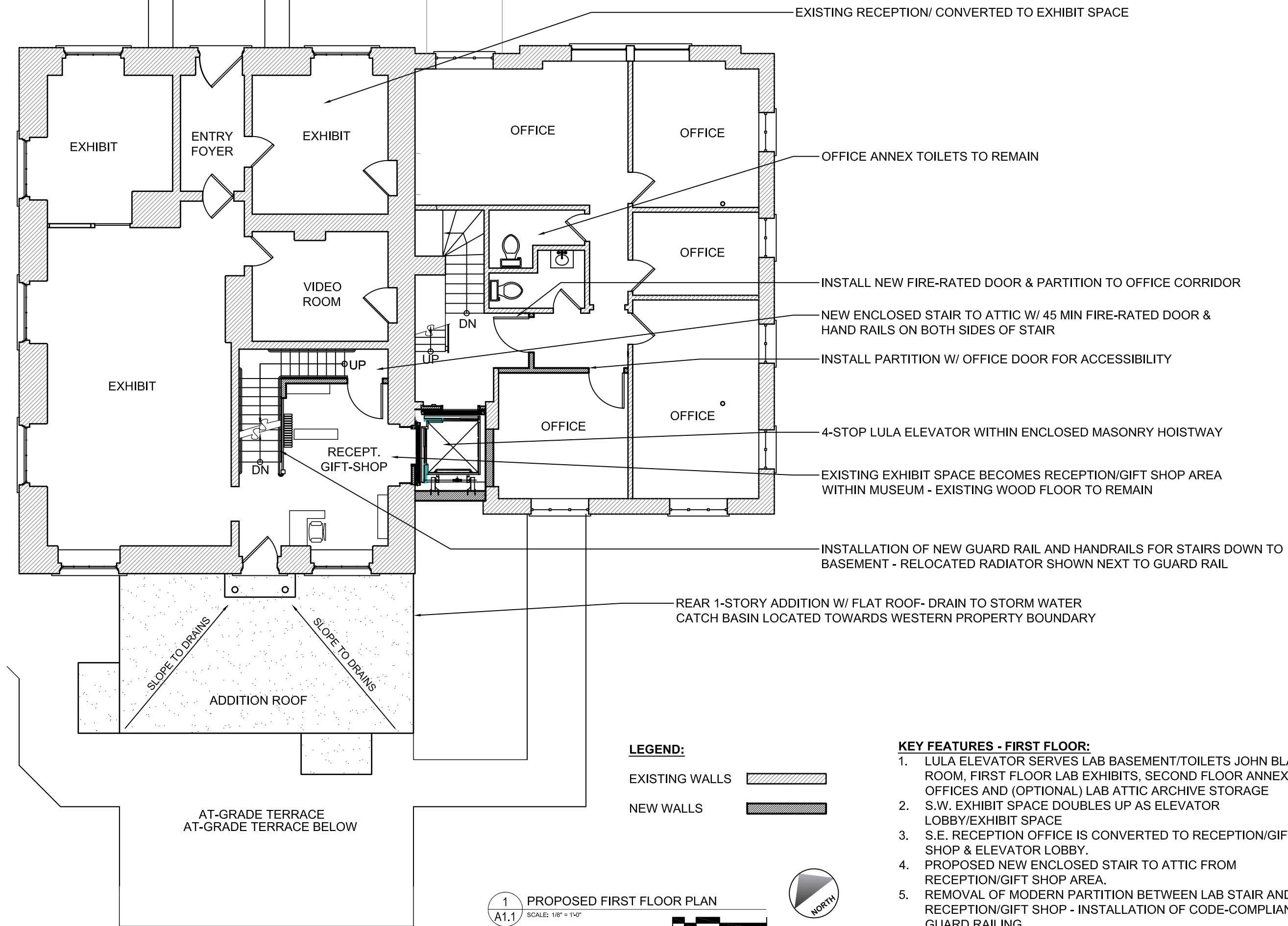
FLOOR SHALL BE POLISHED CONCRETE W/ SEALER

TOILET ROOM & ENTRY ADDITION OF MASONRY CONSTRUCTION - TOILETS SHALL BE WALL HUNG/REAR DISCHARGE & PITCH TO J.C. FOR CONNECTION INTO EXIST. WASTE PIPE

**LEGEND:**

- EXISTING WALLS [diagonal hatching]
- NEW WALLS [solid black]

1 PROPOSED GROUND FLOOR PLAN  
 A1.0 SCALE: 1/8" = 1'-0"



EXISTING RECEPTION/ CONVERTED TO EXHIBIT SPACE

OFFICE ANNEX TOILETS TO REMAIN

INSTALL NEW FIRE-RATED DOOR & PARTITION TO OFFICE CORRIDOR

NEW ENCLOSED STAIR TO ATTIC W/ 45 MIN FIRE-RATED DOOR & HAND RAILS ON BOTH SIDES OF STAIR

INSTALL PARTITION W/ OFFICE DOOR FOR ACCESSIBILITY

4-STOP LULA ELEVATOR WITHIN ENCLOSED MASONRY HOISTWAY

EXISTING EXHIBIT SPACE BECOMES RECEPTION/GIFT SHOP AREA WITHIN MUSEUM - EXISTING WOOD FLOOR TO REMAIN

INSTALLATION OF NEW GUARD RAIL AND HANDRAILS FOR STAIRS DOWN TO BASEMENT - RELOCATED RADIATOR SHOWN NEXT TO GUARD RAIL

REAR 1-STORY ADDITION W/ FLAT ROOF- DRAIN TO STORM WATER CATCH BASIN LOCATED TOWARDS WESTERN PROPERTY BOUNDARY

SLOPE TO DRAINS  
ADDITION ROOF  
SLOPE TO DRAINS

AT-GRADE TERRACE  
AT-GRADE TERRACE BELOW

**LEGEND:**  
EXISTING WALLS [diagonal hatching]  
NEW WALLS [cross-hatching]

- KEY FEATURES - FIRST FLOOR:**
1. LULA ELEVATOR SERVES LAB BASEMENT/TOILETS JOHN BLACK ROOM, FIRST FLOOR LAB EXHIBITS, SECOND FLOOR ANNEX OFFICES AND (OPTIONAL) LAB ATTIC ARCHIVE STORAGE
  2. S.W. EXHIBIT SPACE DOUBLES UP AS ELEVATOR LOBBY/EXHIBIT SPACE
  3. S.E. RECEPTION OFFICE IS CONVERTED TO RECEPTION/GIFT SHOP & ELEVATOR LOBBY.
  4. PROPOSED NEW ENCLOSED STAIR TO ATTIC FROM RECEPTION/GIFT SHOP AREA.
  5. REMOVAL OF MODERN PARTITION BETWEEN LAB STAIR AND RECEPTION/GIFT SHOP - INSTALLATION OF CODE-COMPLIANT GUARD RAILING

1 PROPOSED FIRST FLOOR PLAN  
A1.1 SCALE: 1/8" = 1'-0"  
0' 1' 2' 4' 8'



STAMP

PROJECT TITLE  
HISTORIC SARANAC LAKE  
LAB BUILDING  
SCHEMATIC DESIGN  
FOR LIFT SCHEMATIC DESIGN  
89 CHURCH STREET  
SARANAC LAKE, NY

SHEET TITLE  
PROPOSED FIRST  
FLOOR PLAN

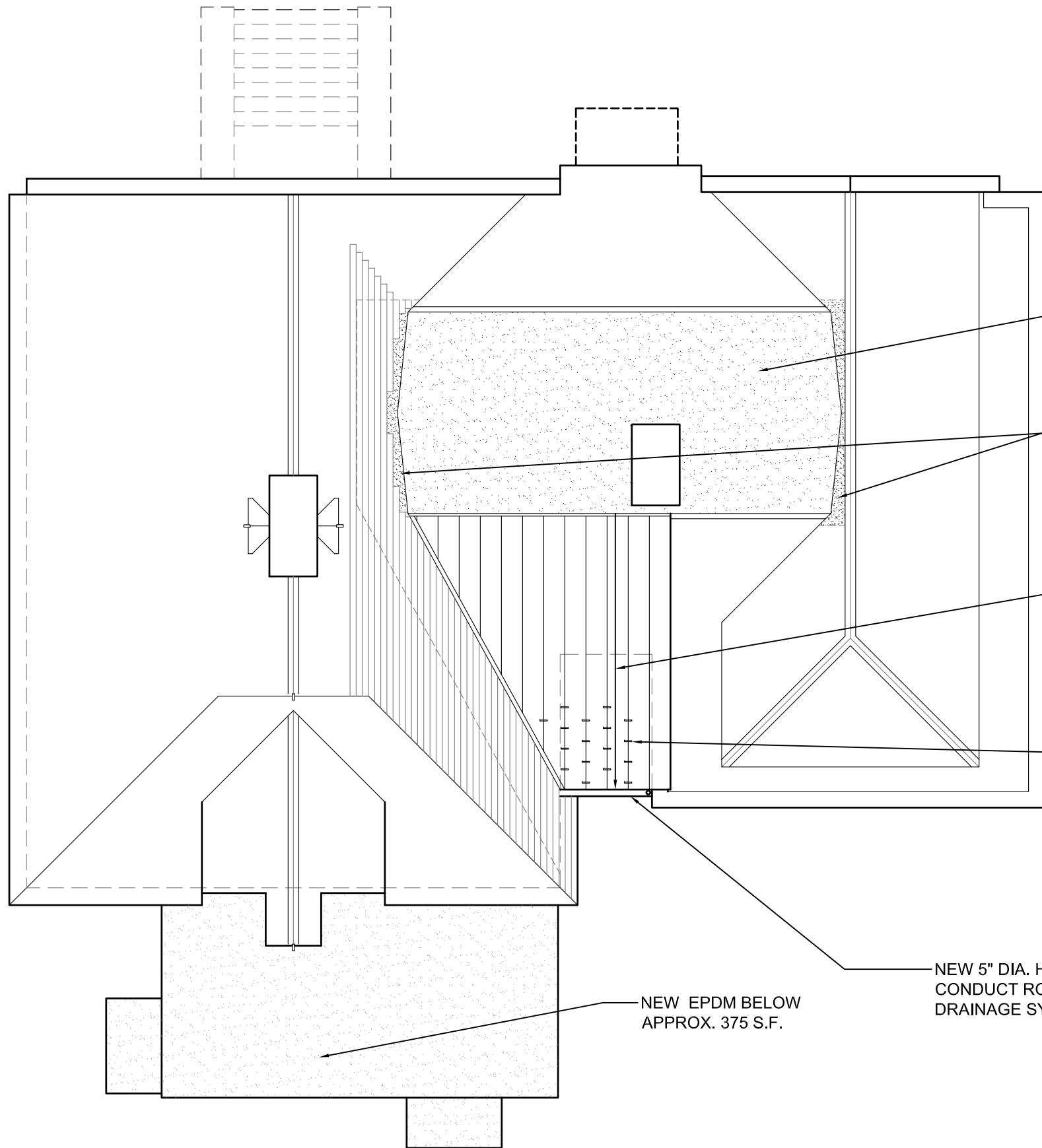


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AD2103

SHEET NUMBER  
A1.1



NEW UPPER LOW-SLOPED ROOF IN EPDM  
APPROX. 400 S.F.

SELF-ADHERED MEMBRANE FLASHING UP TO RIDGE AT SOUTH AND  
UP MIN. 4' ON NORTH (LAB) ROOF. REMOVE & REINSTALL ALL  
AFFECTED SLATE TILES BETWEEN S.W. HIP & NEW ROOFING AREAS

NEW STANDING SEAM COPPER ROOF SPANNING FROM EXISTING  
UPPER LOW-SLOPE ROOF TO WESTERN EDGE OF HOISTWAY  
SLOPE IS APPROX. 5 ON 12

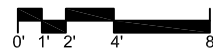
BRONZE SNOW GUARDS ON LOWER THIRD OF ROOF, FASTENED TO  
STANDING SEAM ROOFING

NEW EPDM BELOW  
APPROX. 375 S.F.

NEW 5" DIA. HALF-ROUND COPPER GUTTER & 4" DIA. LEADER PIPE TO  
CONDUCT ROOF WATER TO NEW AT-GRADE HUB / SUBSURFACE  
DRAINAGE SYSTEM

1 PROPOSED ROOF PLAN  
A1.2

SCALE: 1/8" = 1'-0"



STAMP

PROJECT TITLE

HISTORIC SARANAC LAKE  
LAB BUILDING  
SCHEMATIC DESIGN  
FOR LIFT SCHEMATIC DESIGN  
89 CHURCH STREET  
SARANAC LAKE, NY

SHEET TITLE

PROPOSED ROOF PLAN



SCALE

AS-NOTED

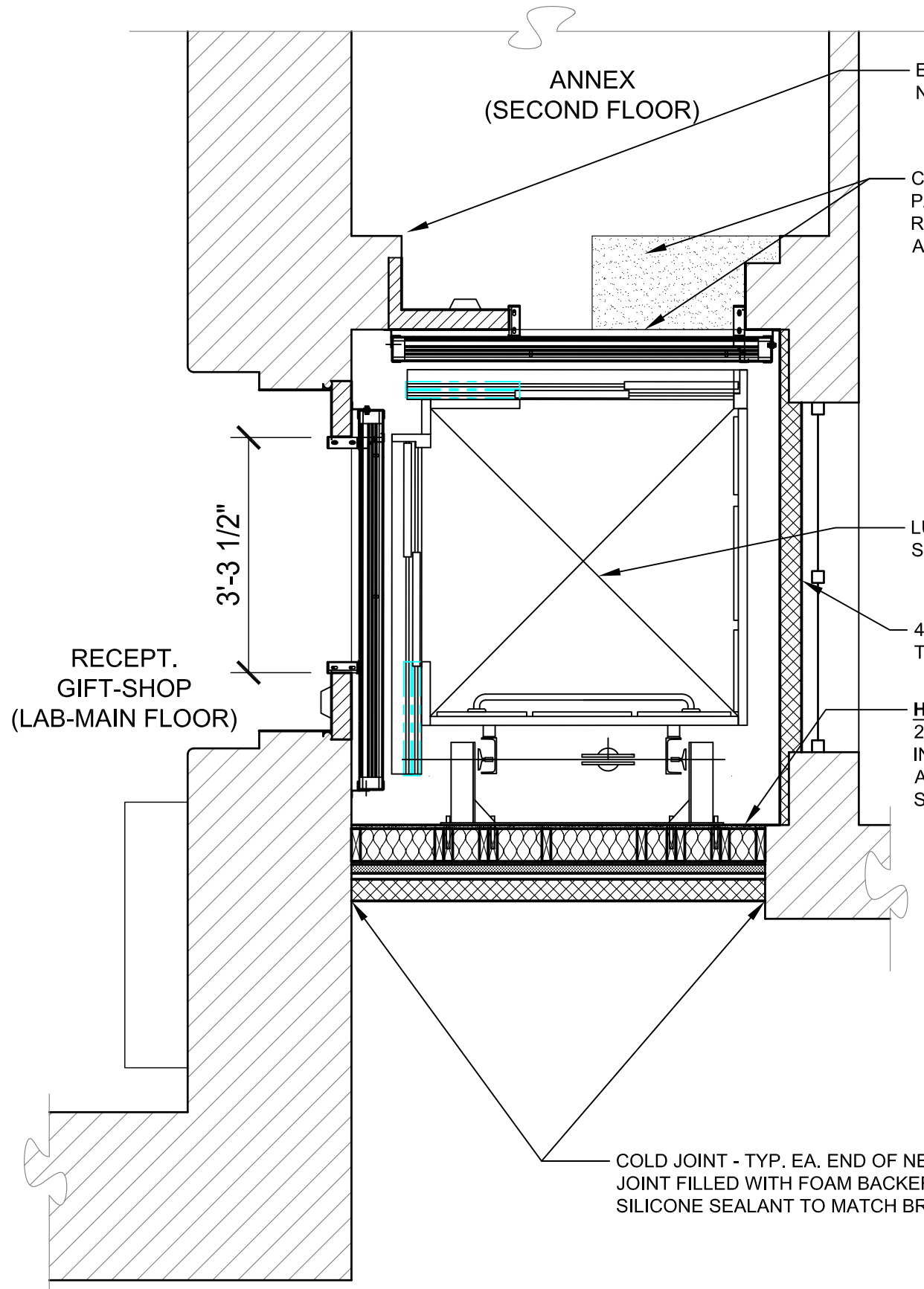
DRAWN  
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AD2103

SHEET NUMBER

A1.2



1 DETAILED PLAN AT HOISTWAY  
 A1.3 SCALE: 1/2" = 1'-0"

ANNEX (SECOND FLOOR)

EXIST. DOOR OPENING WIDENED TO ACCOMMODATE NEW ELEVATOR ACCESS DOORS & CALL BUTTON

CONCRETE FLOOR TO REMAIN & CONTRACTOR SHALL PATCH IN AREA OF MISSING FLOOR WHERE WALL IS REMOVED - ELEVATOR COMPANY TO INSTALL ALUMINUM THRESHOLD AT NEW ELEVATOR DOOR

FIXED STEEL WINDOW W/ THERMAL-PANE SASH INSTALLED INTO CEDAR JAMB

NOTE: MASONRY OPENING TO MATCH EXIST. BASEMENT WINDOWS IN LAB

LIMESTONE SILL

LULA ELEVATOR CAR W/ 2 ADJACENT DOORS BY SAVARIA OR APPROVED EQ.

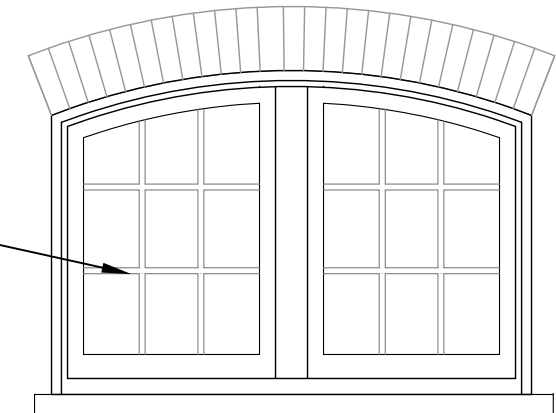
4" MASONRY INFILL WALL IN FRONT OF STEEL WINDOW TO MAINTAIN 1-HOUR FIRE RATING.

**HOISTWAY WEST WALL CONSTRUCTION:**  
 2X6 WOOD STUD WALL WITH ROCK WOOL BATT INSULATION AND ROCK WOOL INSULATION BOARD APPLIED TO EXT. OF WOOD SHEATHING. 1-1/2" MIN. AIR SPACE BETWEEN BRICK VENEER ON EXT..

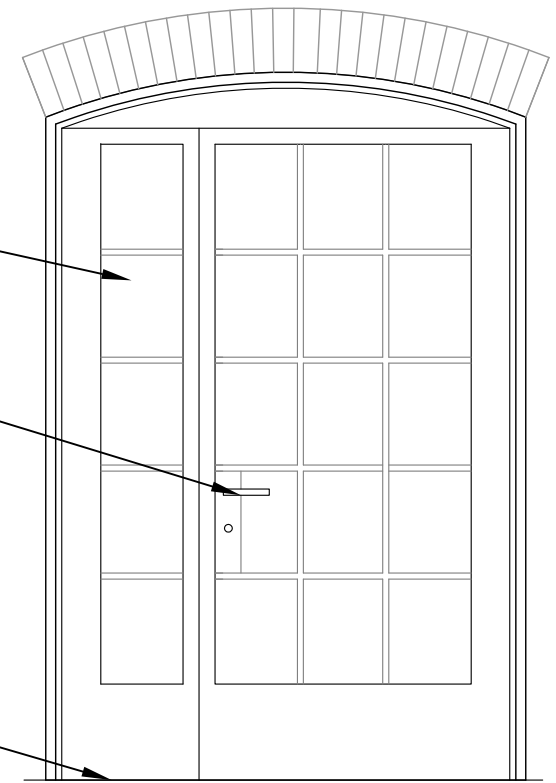
COLD JOINT - TYP. EA. END OF NEW BRICK VENEER - 1/2" JOINT FILLED WITH FOAM BACKER ROD AND COLORED SILICONE SEALANT TO MATCH BRICK MORTAR

RECEPT. GIFT-SHOP (LAB-MAIN FLOOR)

3'-3 1/2"



2 WINDOW ELEVATION (1 TOTAL)  
 A1.3 SCALE: 1/2" = 1'-0"

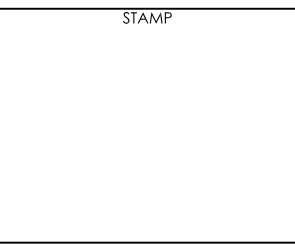


FIXED STEEL SIDELIGHT AND SWINGING STEEL ENTRY DOOR W/ THERMAL-PANE UNIT INSTALLED INTO CEDAR JAMB

MORTISE LOCK WITH EXIT DEVICE ON INTERIOR/LEVER EXTERIOR. INSTALL DOOR CLOSER ON INTERIOR

LIMESTONE SILL

3 ENTRY DOOR ELEVATION (3 TOTAL)  
 A1.3 SCALE: 1/2" = 1'-0"



PROJECT TITLE

HISTORIC SARANAC LAKE LAB BUILDING SCHEMATIC DESIGN FOR LIFT SCHEMATIC DESIGN 89 CHURCH STREET SARANAC LAKE, NY

SHEET TITLE

PLAN DETAIL OF LULA HOISTWAY WINDOW & DOOR ELEVS



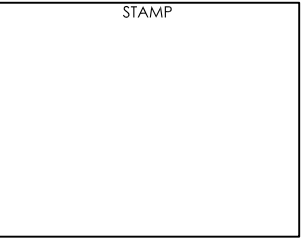
SCALE AS-NOTED

DRAWN JA DATE 5/26/22

PROJECT NUMBER AD2103

SHEET NUMBER A1.3





PROJECT TITLE  
 HISTORIC SARANAC LAKE  
 LAB BUILDING  
 SCHEMATIC DESIGN  
 FOR LIFT SCHEMATIC DESIGN  
 89 CHURCH STREET  
 SARANAC LAKE, NY

SHEET TITLE  
 PROPOSED SECTION  
 THROUGH HOISTWAY  
 LOOKING NORTH

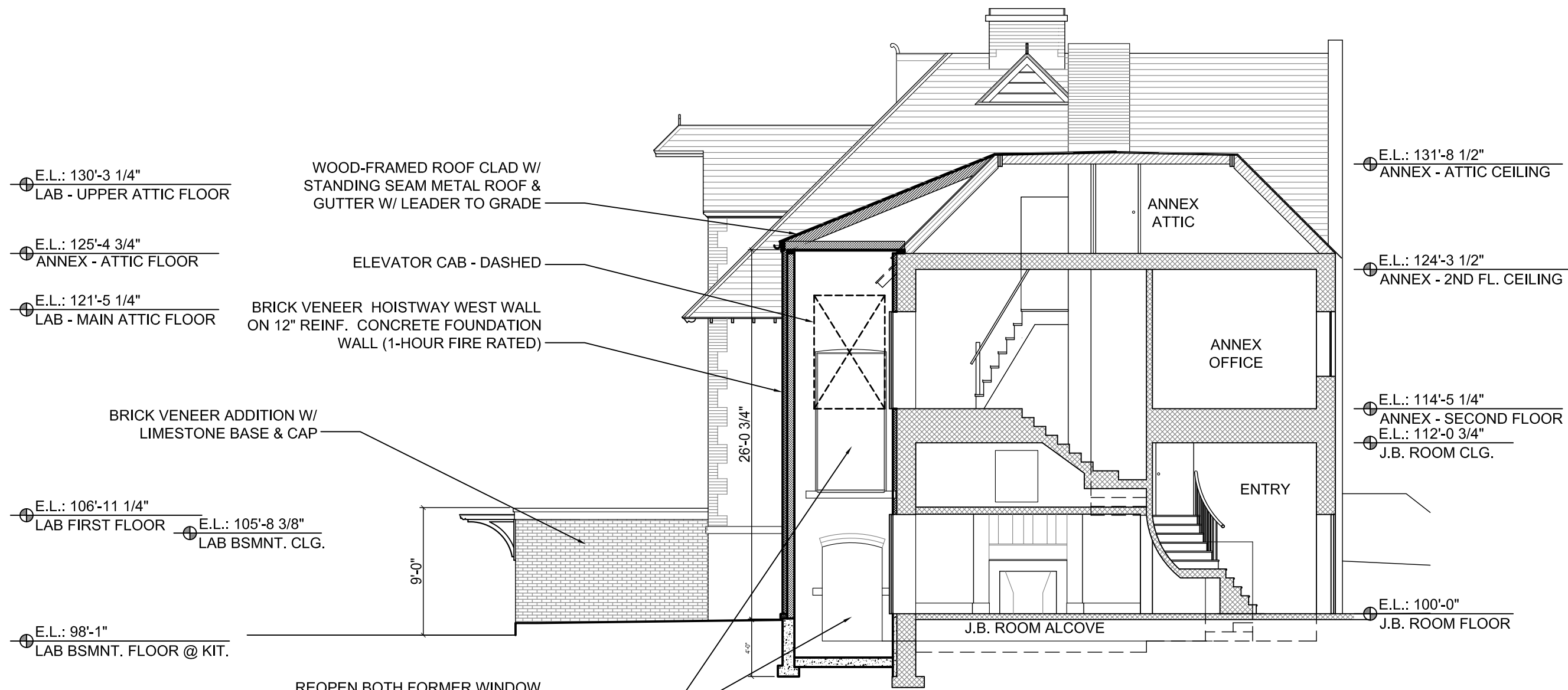


SCALE  
 AS-NOTED

DRAWN JA DATE 5/26/22

PROJECT NUMBER  
 AD2103

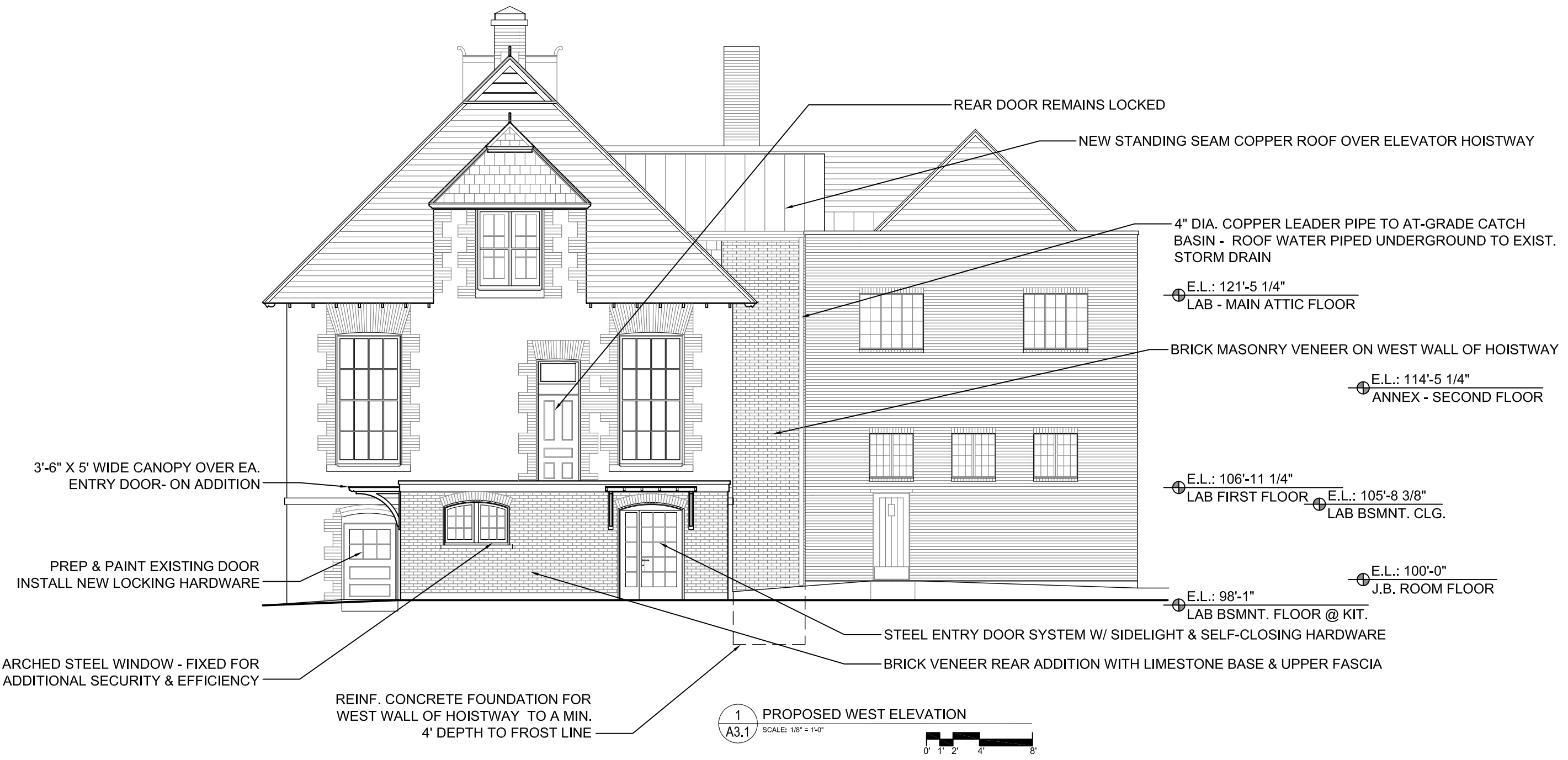
SHEET NUMBER  
**A2.1**



1 PROPOSED SOUTH ELEVATION/SECTION THROUGH LIFT HOISTWAY  
 A2.1 SCALE: 1/8" = 1'-0"



- KEY FEATURES CROSS SECTION :**
1. LULA HOISTWAY LOCATED CENTRAL TO BETWEEN LAB & ANNEX AND PROVIDES ACCESS TO LAB BASEMENT, JB.ROOM, OFFICE ANNEX LEVEL & MAIN LAB EXHIBITS
  2. LULA ACCESS INTO BASEMENT & FIRST FLOOR LAB UTILIZES EXISTING MASONRY OPENINGS FOR LESS IMPACT
  3. J.B. ROOM ACCESSIBLE W/O HAVING TO GO OUTSIDE LAB/COMPLEX
  4. SIMPLE BRICK CLADDING ON REAR ADDITION & LULA HOISTWAY WEST WALLS COMPATIBLE W/ ANNEX BRICK & DIFFERENTIATING ITSELF FROM LAB
  5. ANNEX ATTIC ROOF COULD BE EXTENDED OVER LULA HOISTWAY TO SIMPLIFY ROOFS IN THIS AREA WHICH NOW FUNNEL ICE AND SNOW TOWARDS FIRE ESCAPE AND JB. ROOM TOILET ROOF
  6. REMOVES JB. ROOM TOILET ROOM AND NEW LULA HOISTWAY OCCUPIES LESS FOOTPRINT THAN J.B. TOILET
  7. DIRECT ACCESS FROM NEW ADDITION TO OUTDOOR EVENT SPACE (SLAB AREA)



1  
A3.1 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
0' 1' 2' 4' 8'

**KEY FEATURES OF WEST ELEVATION :**

1. LULA HOISTWAY LOCATED CENTRAL TO BETWEEN LAB & ANNEX AND PROVIDES ACCESS TO LAB BASEMENT, J.B.ROOM, OFFICE ANNEX LEVEL & MAIN LAB EXHIBITS.
2. BRICK "TOWER" HOISTWAY INDICATES LULA LOCATION WHILE SLIGHTLY RECESSED TRIANGULAR WALL ADJACENT FORMS A SMALL DORMER ALLOWING NEW ROOF TO DIVERT ICE/SNOW. SLATE RELATES TO LAB WHILE BRICK RELATES TO ANNEX
3. WEST ENTRY POINT TO ADDITION ALLOWS ACCESS TO OUTDOOR EVENT SPACE (SLAB AREA)
4. ARCHED OPENINGS TO NORTH & WEST ALLOW MORE LIGHT & VISUAL CONNECTION BETWEEN NEW ENTRY/RECEPTION SPACE AND AT-GRADE TERRACE & RELATES TO LAB BASEMENT WINDOWS



STAMP

PROJECT TITLE  
HISTORIC SARANAC LAKE  
LAB BUILDING  
SCHEMATIC DESIGN  
FOR LIFT SCHEMATIC DESIGN  
89 CHURCH STREET  
SARANAC LAKE, NY

SHEET TITLE  
PROPOSED WEST  
ELEVATION



SCALE  
AS-NOTED

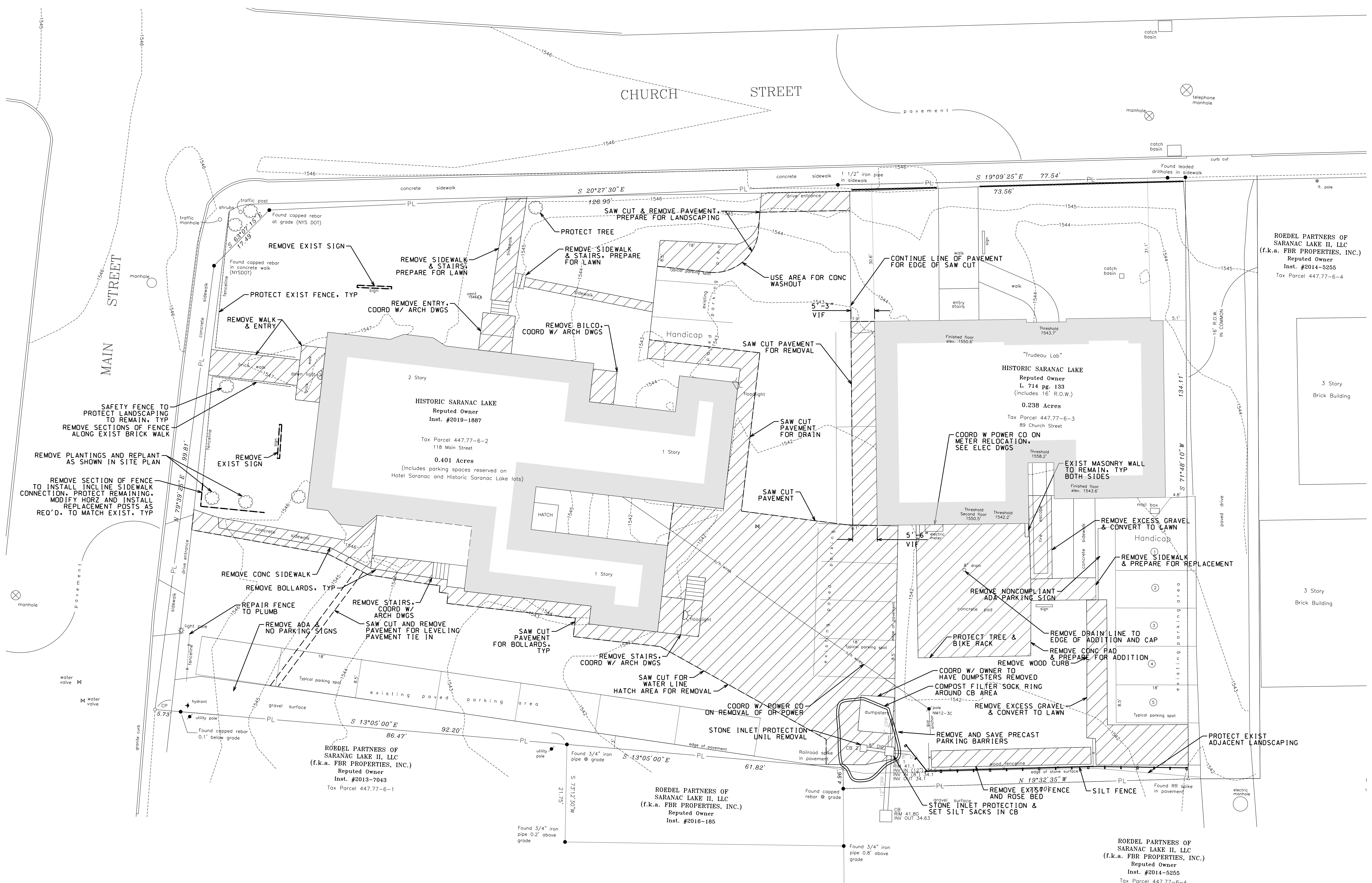
DRAWN JA	DATE 5/26/22
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PROJECT NUMBER  
AD2103

SHEET NUMBER  
**A3.1**

CHURCH STREET

MAIN STREET



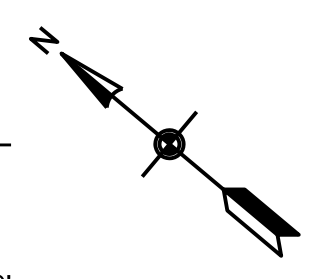
ROEDEL PARTNERS OF SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2013-7043  
Tax Parcel 447.77-6-1

ROEDEL PARTNERS OF SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2016-185

ROEDEL PARTNERS OF SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2014-6255  
Tax Parcel 447.77-6-4

SITE DEMO PLAN

1"=10'



ARCHITECT OF RECORD

Historic Preservation & Architectural Services  
83 GROVE AVENUE  
ALBANY, NEW YORK 12208  
V: (518) 365-8660  
W: www.landmarkconsulting.net

CONSULTANT

North Woods Engineering PLLC

348 Lake Street  
Saranac Lake, NY 12983  
(518) 891-4875  
www.north-woods-engineering.com

New York State Certified  
Professional Engineer

SIGNED/STAMPED

PROJECT TITLE

TRUDEAU HOUSE MUSEUM RENOVATIONS  
118 MAIN STREET  
SARANAC LAKE, NY 12983

FOR

HISTORIC SARANAC LAKE

CONSTRUCTION DOCUMENTS



DATE	DESCRIPTION	REV. #

SHEET TITLE

SITE DEMO PLAN

SCALE

1" = 10'

DRAWN

JA GARSO

DATE

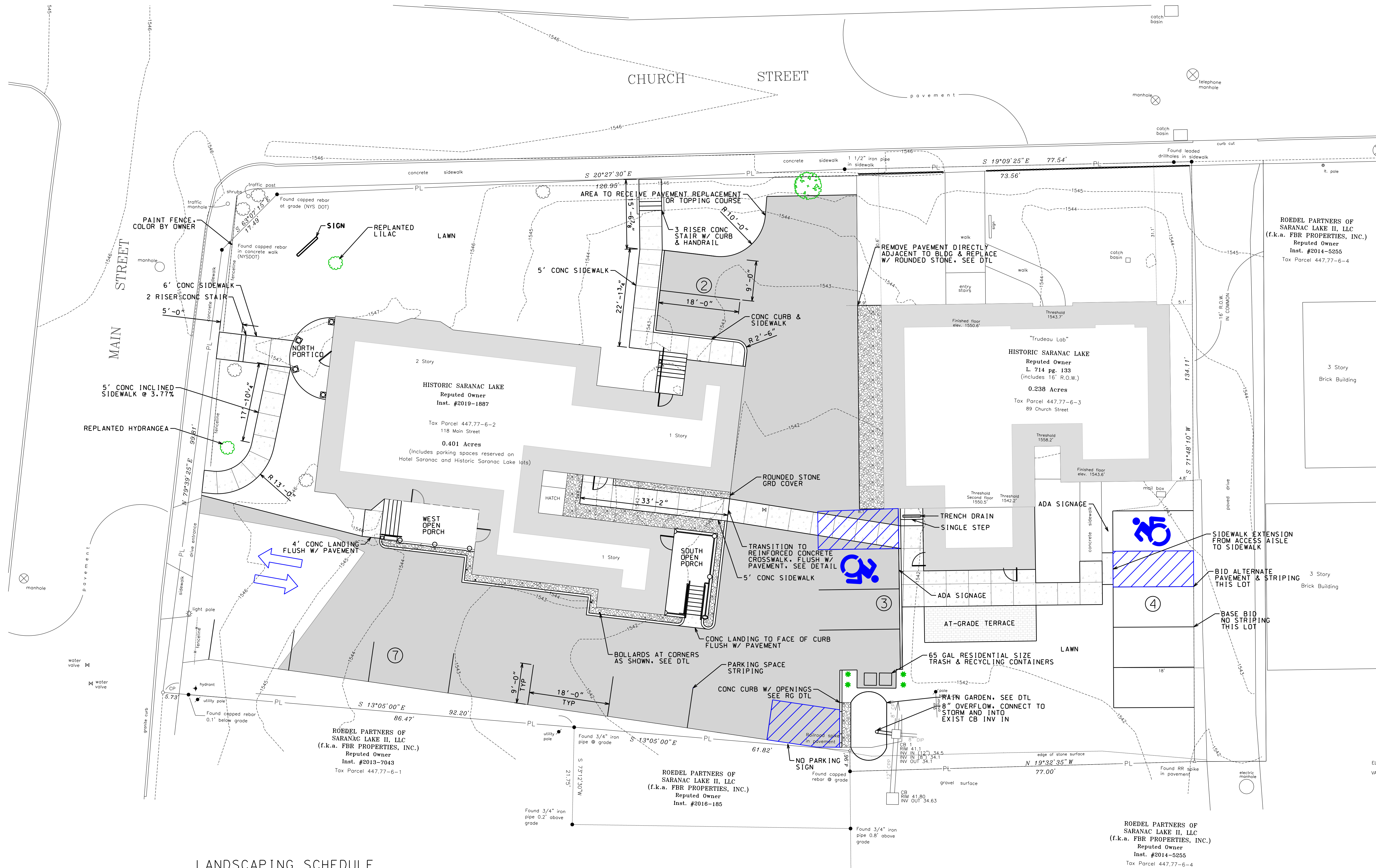
01.12.22

PROJECT NUMBER

21-059

SHEET NUMBER

C01



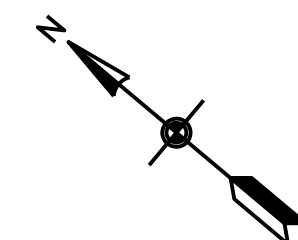
**LANDSCAPING SCHEDULE**

SYMBOL	QTY	SIZE	DESCRIPTION
	2	2.5" CALIPER	SUGAR MAPLE
	4	2'-3'	ARBORVITAE

NOTE: FOR RAIN GARDEN PLANTS, REFER TO DETAIL

**SITE PLAN**

1"=10'



**SITE PLAN LEGEND**

- PAVEMENT REPLACEMENT OR TOPPING COURSE
- ROUNDED STONE GROUND COVER
- CONCRETE SIDEWALK

ARCHITECT OF RECORD

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 83 GROVE AVENUE  
 ALBANY, NEW YORK 12208  
 V: (518) 365-8660  
 W: www.landmarkconsulting.net

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PROJECT TITLE

TRUDEAU HOUSE MUSEUM RENOVATIONS  
 118 MAIN STREET  
 SARANAC LAKE, NY 12983

FOR

HISTORIC SARANAC LAKE

CONSTRUCTION DOCUMENTS



DATE	DESCRIPTION	REV. #

SHEET TITLE

**SITE AND LANDSCAPE PLAN**

SCALE

1" = 10'

DRAWN

JA GARSO

DATE

01.12.22

PROJECT NUMBER

21-059

SHEET NUMBER

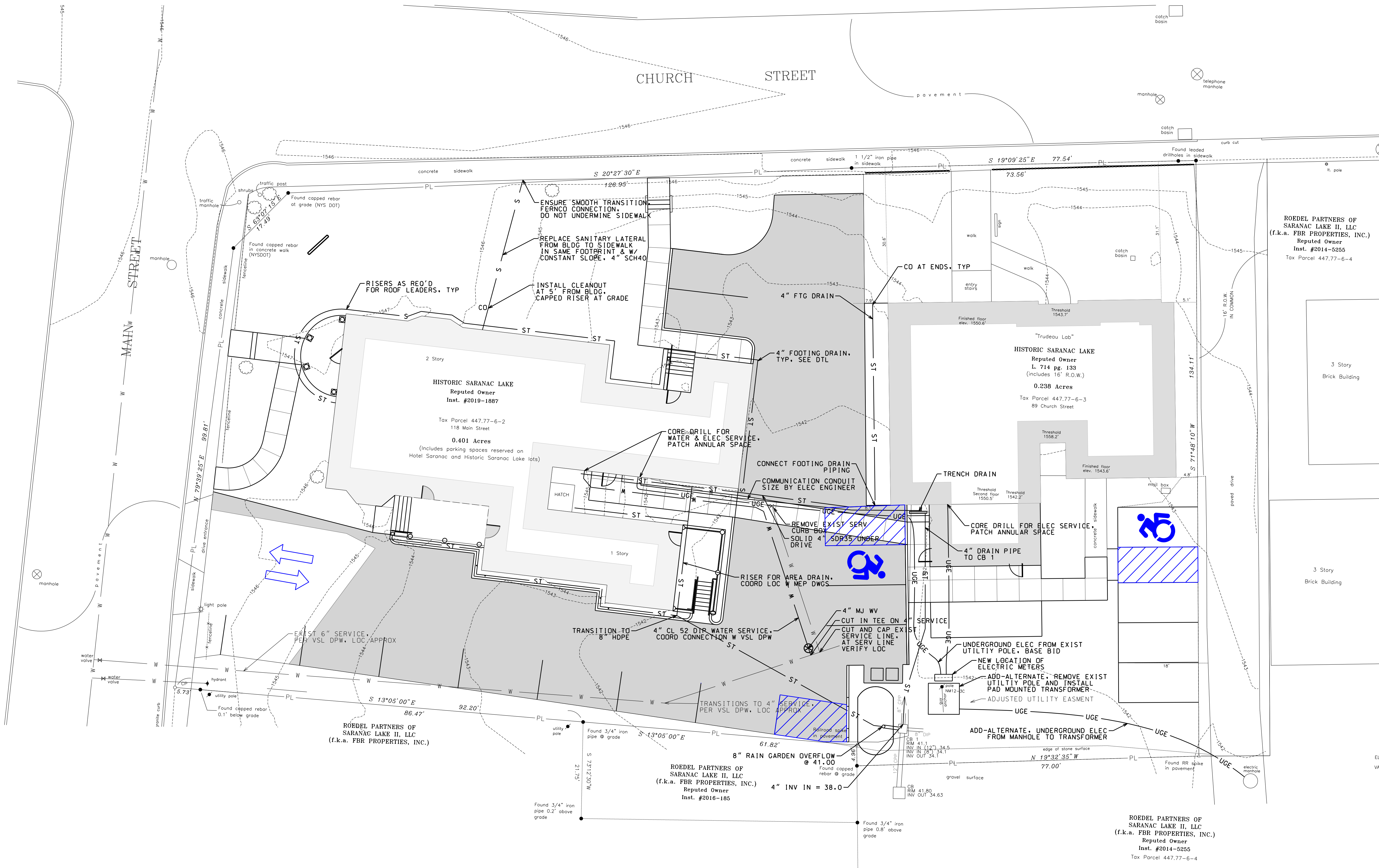
**C10**

ROEDEL PARTNERS OF SARANAC LAKE II, LLC (f.k.a. FBR PROPERTIES, INC.)  
 Reputed Owner  
 Inst. #2014-5255  
 Tax Parcel 447.77-6-4

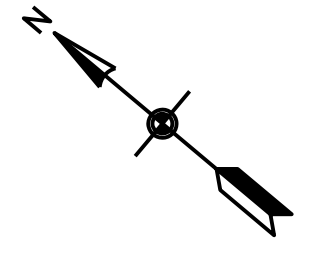
ROEDEL PARTNERS OF SARANAC LAKE II, LLC (f.k.a. FBR PROPERTIES, INC.)  
 Reputed Owner  
 Inst. #2013-7043  
 Tax Parcel 447.77-6-1

ROEDEL PARTNERS OF SARANAC LAKE II, LLC (f.k.a. FBR PROPERTIES, INC.)  
 Reputed Owner  
 Inst. #2016-185

ROEDEL PARTNERS OF SARANAC LAKE II, LLC (f.k.a. FBR PROPERTIES, INC.)  
 Reputed Owner  
 Inst. #2014-5255  
 Tax Parcel 447.77-6-4



UTILITY PLAN  
1"=10'



ARCHITECT OF RECORD

**LANDMARK CONSULTING**

Historic Preservation & Architectural Services

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PROJECT TITLE

TRUDEAU HOUSE MUSEUM  
RENOVATIONS  
118 MAIN STREET  
SARANAC LAKE, NY 12983

FOR

HISTORIC SARANAC LAKE

CONSTRUCTION DOCUMENTS



DATE	DESCRIPTION	REV. #

SHEET TITLE

UTILITY PLAN

SCALE

1" = 10'

DRAWN	DATE
JA GARSO	01.12.22

PROJECT NUMBER

21-059

SHEET NUMBER

**C11**

ROEDEL PARTNERS OF  
SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2014-5255  
Tax Parcel 447.77-6-4

ROEDEL PARTNERS OF  
SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2019-1887

ROEDEL PARTNERS OF  
SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2016-185

ROEDEL PARTNERS OF  
SARANAC LAKE II, LLC  
(f.k.a. FBR PROPERTIES, INC.)  
Reputed Owner  
Inst. #2014-5255  
Tax Parcel 447.77-6-4

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source.  
 \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
 \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

---

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_  
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

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d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
\_\_\_\_\_

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e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

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f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_

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g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

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h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database      Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database      Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

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iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_%

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_



m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

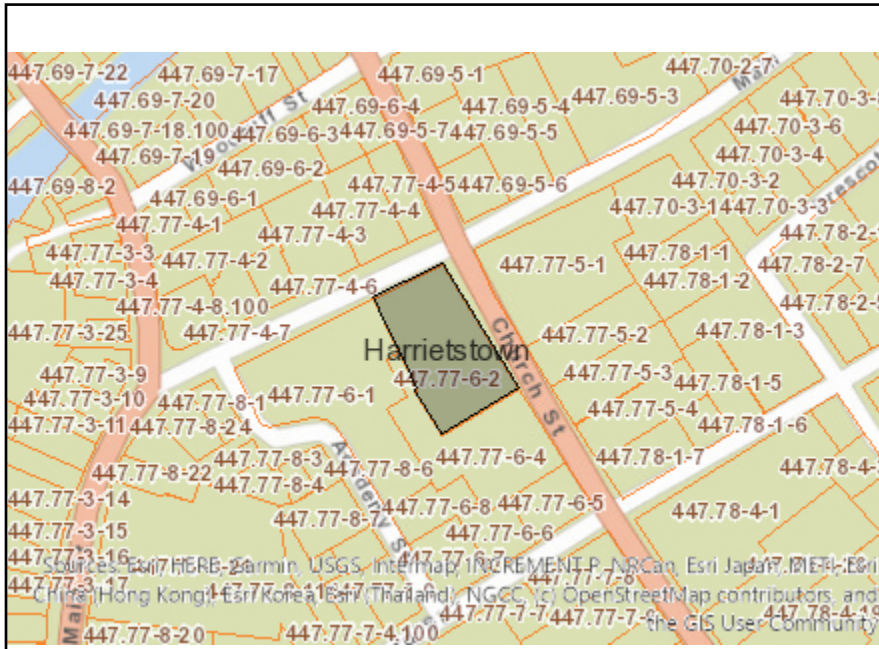
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_



**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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00017, C517015
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Commercial building, Eligible property:2-story brick commercial building, Eligible property:1-story commercial building, Eligible property:ADK Artrise, Eligible property:Saranac Lake Free Library, Eligible property:Saranac Free Library, Eligible property:Magee Building, Eligible property:A. Fortune Jr. Public Market, Church Street Historic District, Berkeley Square Historic District, Johnson Cottage, Noyes Cottage, Gray, E. L., House, Helen Hill Historic District (2015), Hotel Saranac, The Donaldson House, Corey Cottage
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Saranac River, Main Branch