



Village of Saranac Lake

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Village of Saranac Lake Planning Board Staff Report

Date:	March 26, 2024
Application of:	<p>Application Number: 2024-DB10</p> <p>Name: David Filsinger, TrestleStreet LLC.</p> <p>Project Address: 91 Woodruff St., Saranac Lake, NY 12983</p> <p>Approval Requested and Location: Side and rear yard setback variances for accessory building placement. Future Site Plan Review – Pending upon variance approval.</p> <p>Tax Map Parcel: 447.69-4-8</p> <p>Zoning District: E2</p> <p>Acres: 0.2 acres</p>
Recommendation:	Approve with conditions
Project Description:	<p>Application Materials Received:</p> <ol style="list-style-type: none"> 1. Area Variance Application dated March 14th, 2024. 2. Site Plan Application dated March 4th, 2024. 3. Short Environmental Assessment Form dated March 4th, 2024. 4. Waterfront Assessment Form dated March 4th, 2024. 5. Scaled site drawings received March 14th, 2024. 6. Builder drawings of Prefabricated accessory building received March 4th, 2024. <p>Project Description:</p> <p>Proposed installation of a 20x28 ft (560 sq.ft.) prefabricated accessory structure at the rear of the property (not for residential use). Property is currently used as a community art and music space. The accessory structure will be 11 ft. in height and is proposed to help meet additional space needs of TrestleStreet, LLC, providing a third, larger community space and will also be used by the music camp which has previously set up under a tent for additional space.</p> <p>The existing use – TrestleStreet, LLC, received site plan approval on November 6, 2018.</p> <p>Applicant is seeking the following area variances:</p> <ul style="list-style-type: none"> • Side Yard Setback variance on south side of the property ranging 3.7' to 5' (requested relief 3' to 4.3') • Rear Yard Setback variance on west side of the property ranging 3' to 5' (requested relief 3' to 5') • No other variances required as currently proposed.
Comprehensive Plan Conformance:	<p>The project is in conformance with:</p> <p>Plan Area E: General Planning Strategy 1: Maximize reuse of existing building stock through rehabilitation and continued use.</p> <p>Plan Area Sub-Area E2: Develop a plan targeting coordinated improvements and optimal use of underutilized buildings and lots within the Main Street, Woodruff Street, Church Street and Broadway area.</p>

<p>Land Use Code Conformance:</p>	<p>Use:</p> <ul style="list-style-type: none"> Pursuant to Village Code Chapter 106, Development Code, the proposed use/buildings are an allowed use in the E2 Zoning District. <p>E2 Zoning District Dimensional Standards for accessory structures (Schedule-2 Dimensional Standards):</p> <ul style="list-style-type: none"> Side Yard setback: 8 ft. (maximum 4.3ft. variance requested) Rear yard setback: 8 ft. (maximum 5ft. variance requested) Maximum Lot Coverage shall be established during Site Plan review.
<p>Staff Analysis:</p>	<p>Existing Code Requirements: Pursuant to the existing setback requirements (8ft. side and rear setback required for accessory structures), the proposed accessory building setbacks would be nonconforming.</p> <p>Character of the Neighborhood: The proposed side and rear yard setbacks will not change nor have an adverse impact on the character of the neighborhood as the proposed accessory building will abut a non-residential parking lot (Rivertrail Beerworks) and will be used as part of the existing TrestleStreet music facility. A 6ft. wooden fence has or will be installed along the parking lot of Rivertrail Beerworks in accordance with their Site Plan approval. The height of the proposed accessory structure will be a max of 11 feet and the building façade will have a similar style and color to the existing building.</p> <p>Feasibility/Alternative: According to the Applicant: One potential alternative would be to add an addition to the rear of the existing building on the subject parcel. However, the required roof pitch for snow loading was not attainable and an additional foundation footer would be required which could disrupt existing stormwater drainage on the site and potentially result in increased water in the basement of the existing structure. The estimated cost of labor and materials were also prohibitive. Another approach would be to use a smaller prefabricated accessory structure, which would be 14ft. by 22 ft. but this approach is also not feasible as the configuration and size of the space would be insufficient for the intended use. A third option would be to reduce parking and place the proposed structure so that a variance is not required. This is not feasible since 6 parking spots are required to be in constant use based on initial site plan approval for the existing building/use.</p> <p>Is the Variance Substantial? While the requested variances are both in excess of 50% of the required setbacks, they are not considered substantial as the structure is proposed to be located adjacent to a parking lot of commercial use (Rivertrail Beerworks) and is located in an urban environment.</p> <p>Adverse Effect or Impact on Physical or Environmental Conditions in the Neighborhood/District: The proposed structure will be supported by concrete pillars rather than laying impervious foundation. No intensive disturbances to the ground/ground cover is proposed. Gutters will be installed to manage stormwater; runoff will not be directed to adjacent properties. The majority of the birch trees clustered on-site which are proposed to be removed are under 7 inches in diameter and any other trees on the property are not proposed to be removed. As previously noted, the structure is proposed to be located adjacent to a parking lot of Rivertrail Beerworks and will be screened by a 6ft. fence that is required pursuant to the Site Plan approval issued for Rivertrail Beerworks.</p> <p>Is the alleged difficulty self-created? While the proposed structure is required to provide additional space at TrestleStreet, LLC, the difficulty is considered to be self-created.</p>
<p>SEQR</p>	<p>The proposed area variance is a Type 2 Action. Environmental Assessment Form not required.</p>
<p>LWRP Conformance</p>	<p>The proposed project is in conformance with LWRP policy standards and conditions.</p>

Required Referrals	Adirondack Park Agency: Not Required Franklin County: 239-m Required
Public Hearing	Required
Recommendation	<p>Applicant should:</p> <ul style="list-style-type: none"> • Identify number and location of the existing Birch tree patch that is proposed to be removed on revised site drawings. • Identify the total impervious surface coverage with the proposed structure. <p>Building Code Clarification: The Village Code Enforcement Officer to review the application and advise the Development Board on any Building Code issues related to the close proximity (24") of the proposed structure with the existing structure on the site and proposed occupancy.</p> <p>Approve with conditions: Recommend approval if there are no Building Code issues with respect to occupancy type and the location of the proposed structure in relation to the existing structure.</p> <ol style="list-style-type: none"> 1. Conditioned upon Franklin County 239-m approval.
Report prepared by:	Matthew G. Rogers, Senior Planner, LaBella Associates