



**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 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>

<b>AREA VARIANCE APPLICATION</b>			
Project Address: Lake Flower Ave. Saranac Lake		Tax Map #: 32.296-2-8	Zoning District B-4
Property Owner Name: Stacey L. Allott		Applicant Name (if different):	
Address: PO Box 1221		Address:	
City: Saranac Lake	State: NY	City:	State:
Phone: 518-637-2023	Zip: 12983	Phone:	Zip:
Email: traverseadk@gmail.com		Email:	

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

<b>Narrative</b>
<p>The project consists of construction of a 20'x24' post and beam pavilion, renovation of an 8'x10' shed for bicycle storage, addition of an 8'x12' retail structure, installation of a public bike repair station, concrete pad for vendor, creation of gravel parking areas and landscaping improvements. A variance is requested for off-street parking spaces. The project is bounded by NYS Route 86, and both ends of the Turtle Pond Road, and an existing stone wall at the rear.</p>

Property Owner Signature(required): Stacey Allott Date: 2-14-23

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

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	NA	front yard	exemption
Rear Setback			
Side Setback			
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building Height/Stories			

### Criteria Response

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

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

Explanation
Nearby commercial properties all have parking in the front of those lots along NYS Route 86, with man-made controls like berms and plantings added to mitigate visual impacts (eg. Aldi's, Coakley's Plaza, and Hyde's Mobil). We plan to install berms along NYS Route 86 made of organic material to support plantings along the top of the berm - trees, shrubs, and flowers. Existing wooded areas adjacent to the site also will assist in limiting the view into the pavilion parking; something the large commercial paved parking lots nearby do not have. The off-street parking spaces will not be out of character with the surrounding commercial neighborhood, or a detriment to nearby properties.

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

Explanation
The property has three front yards as defined in the development code, plus a decorative stone wall which makes siting the parking spaces difficult to achieve without a variance. Moving the proposed pavilion closer to the highway would not remedy the situation, as parking would still be in a front yard as defined by the code. In addition, the pavilion, if built closer to the road, would be much less aesthetically pleasing and wouldn't blend into the stone wall and wooded hillside as presently planned.

## Criteria Response, continued

3. Whether the requested area variance is substantial:

### Explanation

The requested area variance is not substantial - the parking requested is approximately 1500 sq. ft. or 10% of the total project area, and only 2% of the entire property area.

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

### Explanation

The proposed variance will not have an adverse affect on the physical or environmental conditions in the district. The proposed location of the parking is an open grassy area with fairly flat terrain. As opposed to the paved parking lots in the nearby commercial areas, the parking area will be gravel; a permeable material that won't affect drainage run-off. No trees are being removed with the exception of a dead white pine where the pavilion will be sited.

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

The three roads along and bisecting the property create the three front yards according to the development code. This was not self-created.



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**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>

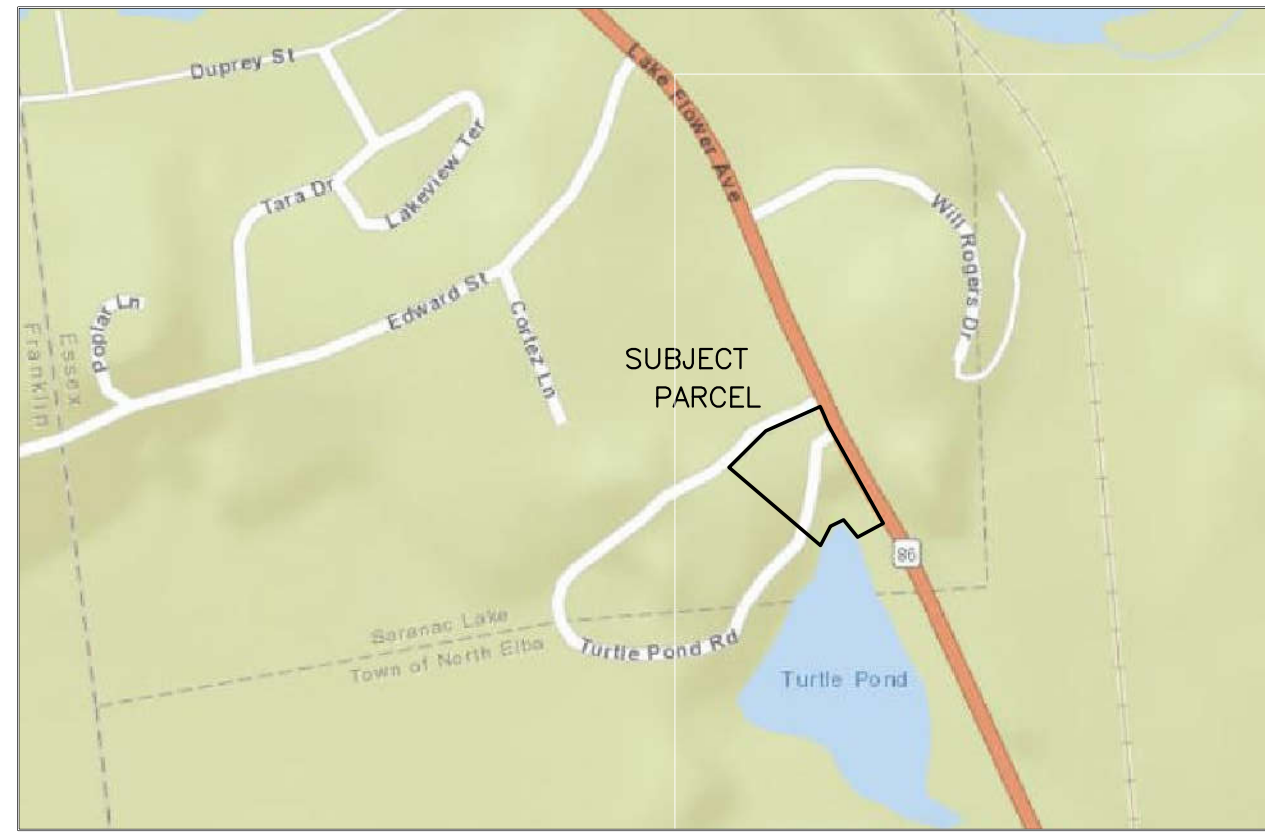
SITE PLAN REVIEW APPLICATION			
Project Address: Lake Flower Avenue, Saranac Lake		Tax Map #: 32.296-2-8	Zoning District B-4
Property Owner Name: Stacey Allott		Applicant Name (if different):	
Address: 11 Riverside Drive		Address:	
City: Saranac Lake	State: NY	City:	State:
Phone: 518-637-2023	Zip: 12983	Phone:	Zip:
Email: traverseadk@gmail.com		Email:	

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

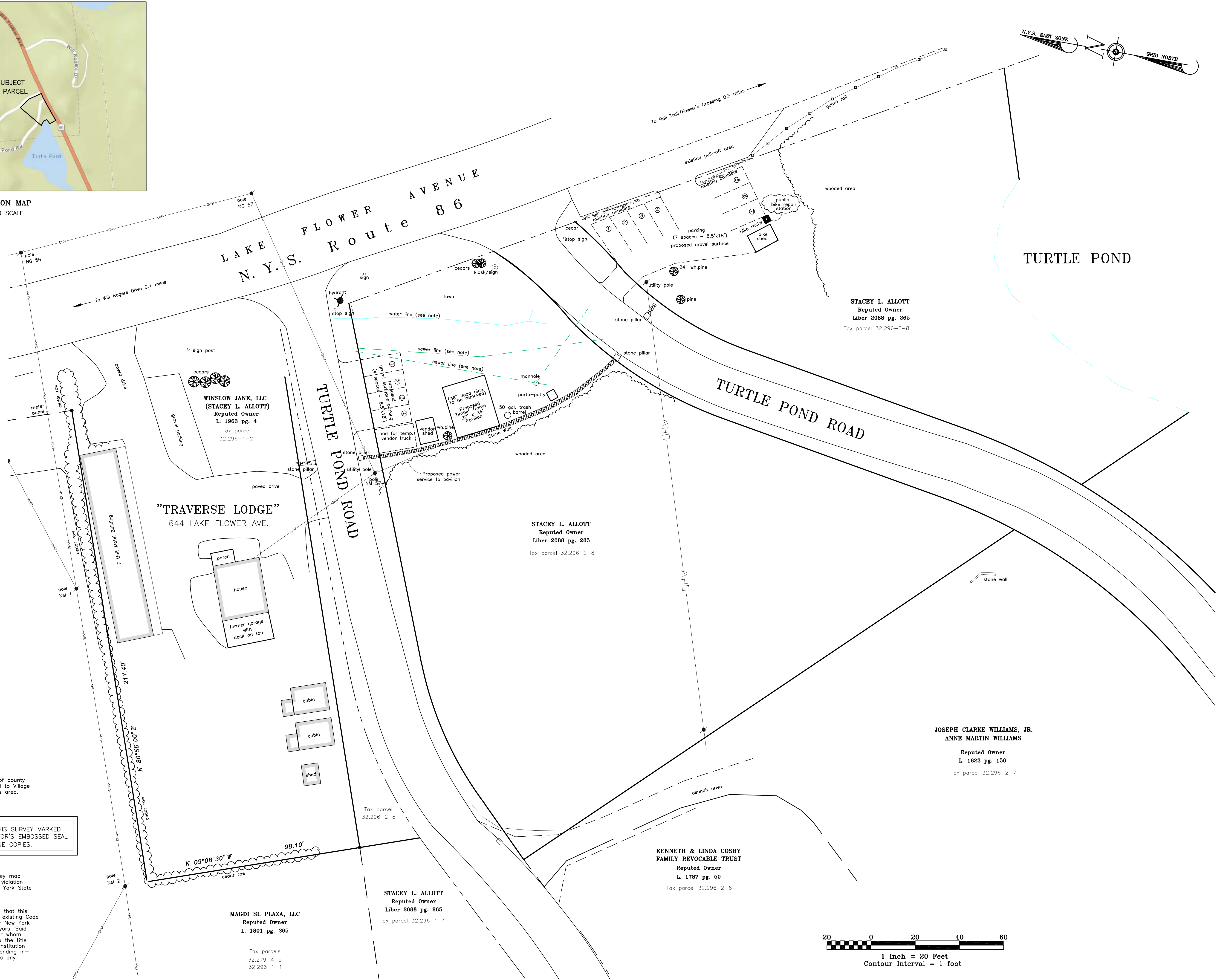
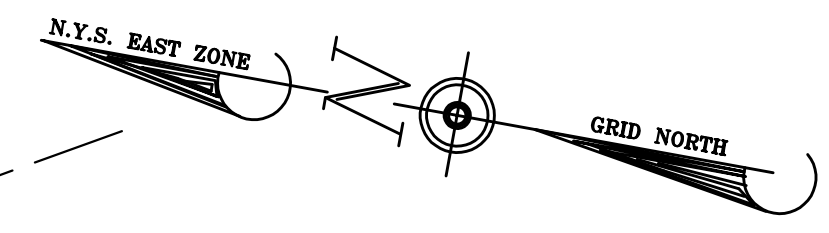
Narrative
<p>Primary elements of the project:</p> <ul style="list-style-type: none"> <li>- Construction of a 20' x 24' post and beam pavilion for use as outdoor seating</li> <li>- Installation of a public bike repair station</li> <li>- Renovation of an 8' x 10' shed for use as secure bike and other recreational equipment storage</li> <li>- Addition of an 8' x 12' vendor building for use by separate vendor for bike/ski/etc rental location</li> <li>- Landscaping of the site to include gravel parking areas with boulder edging, paths, and access lanes</li> <li>- Possible location for seasonal outside food vendor</li> </ul> <p>With the exception of the existing 8' x 10' shed, the site is vacant. The parcel lies between Turtle Pond and the Traverse Lodge at 644/648 Lake Flower Avenue. The site to be developed is an open lawn area located adjacent to Lake Flower Avenue. The older curving stone wall will serve as a backdrop for the proposed improvements. The entire site is 1.7 acres and located within the B-4 commercial zoning district. However, only 0.3 acres are included within this proposal. The proximity of the site to the Rail Trail crossing of NYS Route 86, 0.3 miles away, makes it ideal as a location for support services for the nearby trail system. The public bike repair station will be located in a convenient spot near the vendor services small building.</p>

Property Owner Signature(required): Stacey Allott Date: 1-23-2023

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



LOCATION MAP  
NOT TO SCALE



**NOTES**  
1. Abstract of title for Lockwood and review of county clerk's records show no easements granted to Village of Saranac Lake for water or sewer in this area.

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

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

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

**MAGDI SL PLAZA, LLC**  
Reputed Owner  
L. 1801 pg. 285

Tax parcels  
32.279-4-5  
32.296-1-1

**"TRAVERSE LODGE"**  
644 LAKE FLOWER AVE.

**WINSLOW JANE, LLC**  
(STACEY L. ALLOTT)  
Reputed Owner  
L. 1963 pg. 4  
Tax parcel 32.296-1-2

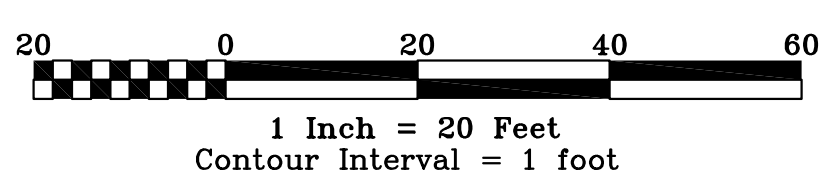
**STACEY L. ALLOTT**  
Reputed Owner  
Liber 2088 pg. 265  
Tax parcel 32.296-2-8

**STACEY L. ALLOTT**  
Reputed Owner  
Liber 2088 pg. 265  
Tax parcel 32.296-1-4

**STACEY L. ALLOTT**  
Reputed Owner  
Liber 2088 pg. 265  
Tax parcel 32.296-2-8

**JOSEPH CLARKE WILLIAMS, JR.**  
**ANNE MARTIN WILLIAMS**  
Reputed Owner  
L. 1823 pg. 156  
Tax parcel 32.296-2-7

**KENNETH & LINDA COSBY**  
**FAMILY REVOCABLE TRUST**  
Reputed Owner  
L. 1787 pg. 50  
Tax parcel 32.296-2-6



**GEOMATICS**  
land surveying, pc

P.O. BOX 1277 SARANAC LAKE, NY  
518-891-6218 Phone  
geomatisticspc@gmail.com www.geomatistics.pro

**SITE PLAN**  
PREPARED FOR  
**TRAVERSE LODGE**  
SITUATE IN PART OF LOT 14, TOWNSHIP 11, OLD MILITARY TRACT,  
VILLAGE OF SARANAC LAKE, TOWN OF NORTH ELBA  
COUNTY OF ESSEX AND STATE OF NEW YORK.

REVISIONS	DATE	BY
COPYRIGHT	2023	
CHECKED BY	SLA	
DRAWN BY	NJH	
DATE	SURVEY 12/17/22 MAP 04/10/23	
SCALE	IN./FT. 1"=20' RATIO 1:240	
TAX MAP NO.	32.296-1-2 32.296-2-8	
MAP NO.	19069 SITE PLAN	



