



**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>

AREA VARIANCE APPLICATION			
Project Address: <b>245 Broadway street</b>		Tax Map #: <b>446.60-9-2.100</b>	Zoning District <b>G</b>
Property Owner Name: <b>15 Ampersand LLC</b>		Applicant Name (if different): <b>Alpine Agronomy</b>	
Address: <b>338 Kiwassa Road</b>		Address: <b>P.O. Box 1327</b>	
City: <b>Saranca Lake</b>	State: <b>NY</b>	City: <b>Saranac Lake</b>	State: <b>NY</b>
Phone:	Zip: <b>12983</b>	Phone: <b>315-727-8592</b>	Zip: <b>12983</b>
Email:		Email: <b>ccschuyl@syr.edu</b>	

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

Narrative
<p>Located at 245 Broadway Street, the proposed Alpine Agronomy facility includes the renovation and use of the former Kinney s Drug Store 8,000 sq.ft. space in an existing commercial plaza. The project parcel is identified as Tax Map ID 446.60-9-2.100, is roughly 1.73 acres in size and zoned in the District G of the Development Code. A lease agreement for the space is currently in place with the parcel Owner, 15 Ampersand LLC. Per the Local Law #1 of 2023 a Cannabis Microbusiness is an allowed use in the District G subject to Special Use Permit. Description of Space Use for Alpine Agronomy Alpine Agronomy will be obtaining a New York state cannabis microbusiness license that permits the business to cultivate, process, distribute, and retail cannabis products. A microbusiness license by definition will limit the canopy size of the production facility or certain aspects of cannabis cultivation. This allows for a more high-quality product while preserving the business to a small production scale. More detailed regulations have yet to be defined by the state, however, we plan to remain a small company that promotes a positive relationship with the local community. We will address and prioritize any potential community concerns that may arise (i.e. eliminating odors with industrial air filters, suitable aesthetics). On-site consumption will not be part of the proposed business model. The facility has a projected job creation of 12 to 20 employees, the majority of which will be full time positions. An estimated 8 employees would represent the maximum shift at any one time. The lot has streets on three of the four sides. Dumpsters are only permitted to be located on the sides of buildings that are not street side. In this scenario that would only allow for a dumpster to be placed on the north side which is where retail customers will be entering the business. The south side of the building along Ampersand does not have enough space for a dumpster, nor is there a door to exit that side of the building. The west side, which borders Mills Ave, there is no door to that side, nor can a door be installed, as Dollar General borders that entire side of the building. The only location for a dumper would be on the Broadway side of the building. The dumpster would be located inside of the mechanical enclosure, which will be locked and security cameras installed. As per MRTA cannabis trash must be locked. There are two dumpster locations on the property currently that are used by the other residents and businesses of the plaza. As per MRTA an outside trash receptacle must be always locked. Placing the responsibility of locking the dumpster and enclosure on employees of other businesses and residents would create a liability.</p>

**\*\*This application has been revised. There is a hard copy in the file with signatures from the applicant & property owner.**

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

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



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

Date: 3/20/23

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

Date: 3-21-23

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.

<b>Project Data Table</b>	<b>Allowed/ Required</b>	<b>Proposed</b>	<b>Requested Relief</b>
Lot Area	1.73 ac		
Front Setback	25		
Rear Setback	20		
Side Setback	15		
Shoreline Setback			
% of lot coverage by principle building	31%		
% of lot coverage by impervious surface	57%		
Building Height/Stories	18/1		

### **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**

A dumpster locked inside of the mechanical enclosure will not change the makeup of the neighborhood or be a detriment to any nearby properties. This is because the dumpster will not be able to be seen from any neighboring properties, but also the enclosure will match the siding of the existing building which will allow it to blend into its surroundings. If the variance is not granted, the dumpster will be located on the front of the building, which will force customers of the entire plaza to walk by a dumpster enclosure. If the dumpster was located on the Mills Ave side, then neighbors on that street would have a view of the dumpster.

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 building has four sides. Three of the sides require a variance, the remaining side(northside) that does not require a variance is located in front of the retail storefront of both Alpine Agronomy and Dollar General. If a dumpster is located in front of the retail storefront , it will cause a detriment to the customers of the High Peaks Plaza.

## Criteria Response, continued

3. Whether the requested area variance is substantial:

### Explanation

No the request is not substantial as the dumpster and enclosure will not encroach within the 25 foot setback required on the frontage side in zone G.

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

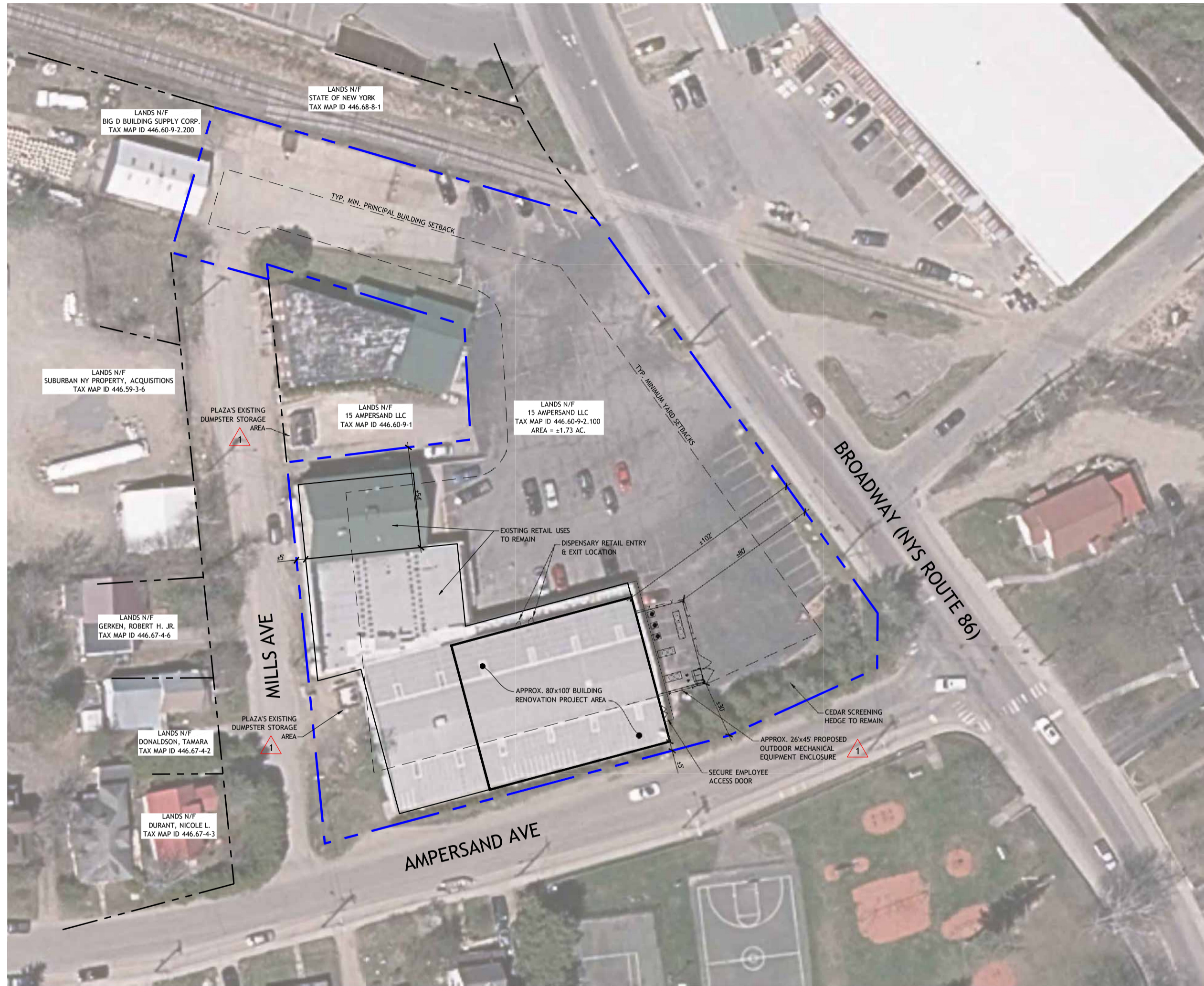
### Explanation

The placement of a dumpster in the mechanical enclosure will not have an adverse effect on the environment or physical conditions of the neighborhood as it does not encroach within the allowable setback.

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

This problem was not self-created, the typical lot in any village has one frontage side with the exception of corner lots that have two frontage sides. This particular lot is a unique situation because it has frontage on three sides, the remaining side that is not considered "frontage" by zoning standards, is considered the front of the store for customers and by visual inspection it would seem that the door a customer enters would be considered the "front" of a building.



**LOCATION PLAN**  
SCALE: 1" = 150'

ZONED - "G" DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
<b>YARD SETBACKS</b>			
PRINCIPAL BUILDING FRONT	30 FT	±5 FT(*)	±5 FT(*)
PRINCIPAL BUILDING REAR	20 FT	N/A	N/A
PRINCIPAL BUILDING SIDE	15 FT	±13 FT(*)	±13 FT(*)
ACCESSORY STRUCTURE FRONT	NP	N/A	N/A
ACCESSORY STRUCTURE REAR	8 FT	N/A	N/A
ACCESSORY STRUCTURE SIDE	8 FT	N/A	N/A
<b>LOT SIZE, COVERAGE, BUILDING HEIGHT</b>			
MIN. LOT SIZE	5,000 SF	1.73 AC.	1.73 AC.
MAX. BUILDING LOT COVERAGE	40%	±26%	±26%
MAX. IMPERVIOUS LOT COVERAGE	30%	±62%(*)	±62%(*)
MAX. BUILDING HEIGHT	40 FT	<40 FT	<40 FT

- PARCEL NOTES:**
- (\*) DENOTES PRE-EXISTING, NON-CONFORMING ATTRIBUTES OF THE EXISTING PARCEL ATTRIBUTES WILL NOT BE MADE WORSE AS A RESULT OF THE PROJECT (ALLOWED PER DEVELOPMENT CODE SECTION 106-41.B).
  - PRE-EXISTING USE: RETAIL SALES (TYPE II)
  - PROPOSED USE: CANNABIS MICROBUSINESS, AN ALLOWED USE SUBJECT TO SPECIAL USE PERMIT
- PARKING NOTES:**
- EXISTING RETAIL PLAZA SHARED PARKING LOT PROVIDES APPROXIMATELY ±60 PARKING STALLS SERVING MULTIPLE COMMERCIAL BUSINESSES.
  - PRE-EXISTING 8,000 SF USE AS KINNEY DRUG STORE POTENTIAL PARKING RATE OF 1 SPACE PER 250 SF RETAIL USE RESULTS IN A 32 SPACE PARKING DEMAND.
  - PROPOSED PARKING DEMAND IS SUMMARIZED BELOW FOR MIXED USE OF THE 8,000 SF FACILITY.
    - RETAIL SPACE - 1,000 SF @ 1 SPACE PER 250 SF = 4 SPACES
    - AGRICULTURAL & ADMIN. SPACE - 8 MAX. EMPLOYEES = 8 SPACES
    - TOTAL ANTICIPATED PARKING DEMAND OF 12 SPACES (RESULTS IN 20 SURPLUS SPACES)
  - PROPOSED OUTDOOR MECHANICAL EQUIPMENT ENCLOSURE MAY RESULT IN A LOSS OF UP TO 5 PARKING SPACES, HOWEVER THE RESULTING NET SURPLUS OF AVAILABLE PARKING SPACES COMPARED TO THE PRE-EXISTING USE IS 15 SPACE SURPLUS.

**PARCEL OWNER:**  
15 AMPERSAND LLC  
338 KIWASSA ROAD  
SARANAC LAKE, NY 12983

**FLOODPLAIN NOTE:**  
NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #3602730001C, EFFECTIVE 1/2/1992

**APPLICANT:**  
ALPINE AGRONOMY  
CHASE SCHUYLER  
P.O. BOX 1327  
SARANAC LAKE, NY 12983

**PROPOSED PROJECT:**  
RENOVATION OF AN ~8,000 SF PORTION OF THE EXISTING COMMERCIAL PLAZA FOR PURPOSE OF A NEW CANNABIS MICROBUSINESS. MINOR SITE IMPROVEMENTS TO INCLUDE AN ENCLOSURE FOR OUTDOOR MECHANICAL EQUIPMENT & SECURE DUMPSTER.

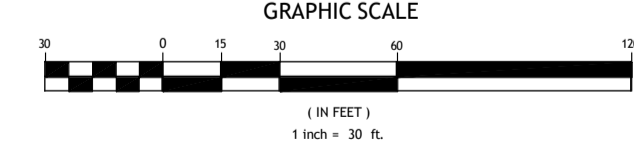
**PROJECT PARCEL:**  
TAX MAP ID 446.60-9-2.100

**PLAN REFERENCE NOTE:**  
THIS PLAN IS INTENDED FOR GENERAL REPRESENTATION OF THE EXISTING CONDITIONS AND CONCEPTUAL IMPROVEMENTS AND SHALL NOT BE CONSTRUED AS A PROPERTY OR FIELD SURVEY. BACKGROUND INFORMATION HAS BEEN DEVELOPED FROM HISTORICAL PROPERTY INFORMATION AND CASUAL FIELD OBSERVATIONS.

- OUTDOOR STORAGE NOTES:**
- ALL CANNABIS RELATED WASTE SHALL BE PROPERLY AND SECURELY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
  - AN ODOOR AND WASTE MANAGEMENT PLAN PROVIDES MEANS OF METHODS OF SECURELY CONTAINING CANNABIS RELATED WASTE.
  - NO FERTILIZERS, COMPOST SOILS, MATERIALS, MACHINERY, ETC. SHALL BE STORED WITHIN THE REQUIRED FRONT, SIDE, AND REAR YARD SETBACKS.
  - OUTDOOR MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW WITH A 7 FT TALL ENCLOSURE WALL, AN EXAMPLE PHOTOGRAPH INCLUDED HEREIN.

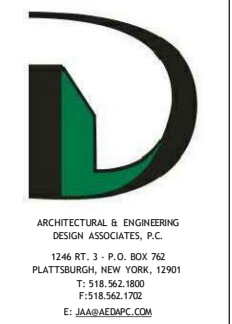
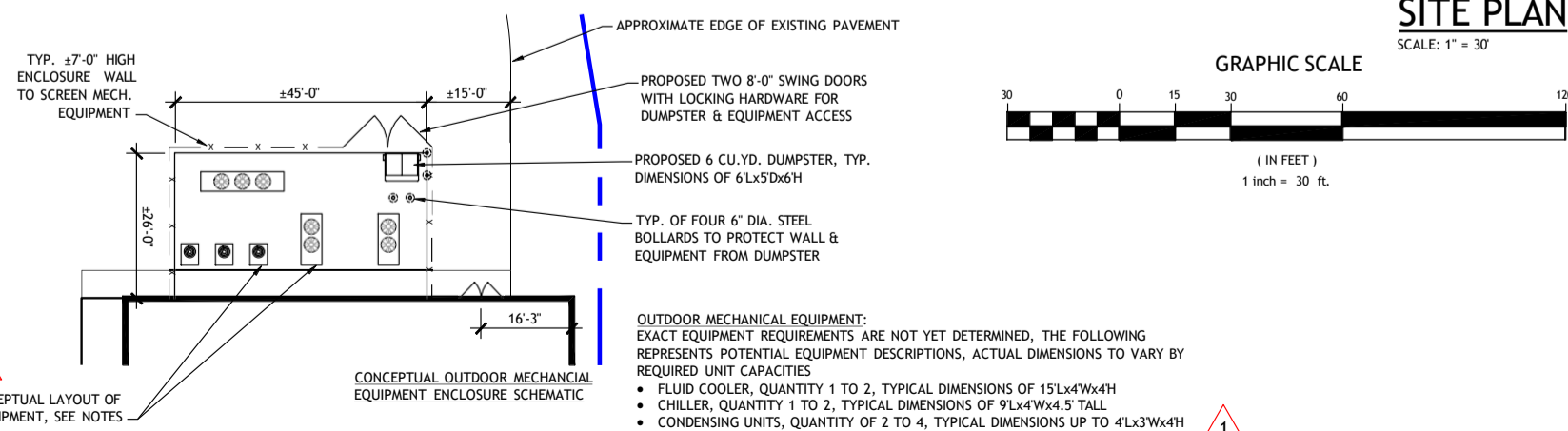


**SITE PLAN**  
SCALE: 1" = 30'



**ALTERNATE ENCLOSURE:**  
COMBINATION OF PAINTED & STAINED WOOD SOLID SCREEN WALL

**EXAMPLE OUTDOOR MECHANICAL EQUIPMENT ENCLOSURE:**  
MATCH EXISTING BUILDING EXTERIOR SIDING



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**ALPINE AGRONOMY**  
TAX MAP ID 446.60-9-2.100  
245 BROADWAY ST., VILLAGE OF SARANAC LAKE, FRANKLIN COUNTY, NY

**DESIGN DEVELOPMENT PHASE SERVICES 100%**



REVISIONS		
#	BY	DATE
1	MSC	03-20-23

**USE PLAN**

PROJECT NO. 22024  
DATE 03-01-23  
DRAWN BY MSC  
CHECKED BY JAA

**C100**