



**Village of Saranac Lake - Planning Department**  
39 Main St  
Saranac Lake, NY 12983  
Phone (518) 891-4150  
[www.saranaclake.ny.gov](http://www.saranaclake.ny.gov)

**Instructions:**

- A complete minor project application must include a plot plan
- Special Use Permit application fee - \$300.00
- 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
- A complete Special Use Permit application requires a public hearing to be held: within 30 days for a minor project, within 62 days for a major project: <https://ecode360.com/31626736>
- Special Use Permit regulations can be found at: <https://ecode360.com/31626712>

<b>SPECIAL USE PERMIT APPLICATION</b>		<input checked="" type="checkbox"/> <b>Major Project</b>	<input type="checkbox"/> <b>Minor Project</b>
Project Address: <b>245 Broadway Street Suite 1 &amp; 2</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>Saranac 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>ccschuy1@syr.edu</b>	

Please provide a written description of the project.

**Narrative**

Please find the attached Project Narrative

Property Owner Signature(required):

Date:

*[Signature]*  
3/2/23

Applicant Signature(if different):

Date:

*[Signature]*  
3-2-23

**Criteria Narrative** - Please provide a written description how the proposed use will satisfy the criteria set forth below

(1) Will comply with all provisions and requirements of this chapter and other local laws and regulations, and will be in harmony with the purposes of the zoning district in which it is located and with the general intent and purposes of this code;

The proposed use defined as a Cannabis Microbusiness per Local Law No. 1 of 2023, is allowed in the G district subject to Special Use Permit and meets all applicable Supplemental Standards (Section 7) of the Local Law as further narrated herein. It is the intent of the project as proposed to not seek any Use or Area Variances. The proposed facility will not include a lounge and on-site consumption will not be available to the public. While the hours of operation for the cultivation and packaging portion of the business are anticipated to be from 8am to 5pm, the retail store hours are expected open from 10am to 9pm, but may be adapted in the future pending customer frequency patterns. At no time will hours of operation exceed the allotted 8am-12am Monday-Saturday or 10am-9pm Sundays.

(2) Will not be detrimental to adjacent uses;

The project is situated in a commercial corridor within an existing multi-tenant retail commercial plaza, with the only anticipated site alterations to be installation of new outdoor HVAC mechanical equipment. The shared parking lot on-site provides suitable parking needs in accordance with the Zoning Ordinance. The anticipated vehicle traffic for the roughly 1,000 sq.ft. dispensary retail space is significantly less than the former use of the space as a Kinney Drug store. The facility will enact a Security Plan in conformance with NYS Office of Cannabis Management to prevent illegal activities from occurring, in efforts of protecting against detrimental impacts to adjacent uses. Please refer to the Security Plan for additional information.

(3) Will not adversely affect the characteristics of residential neighborhoods in the Village;

Residential uses adjoin the retail commercial plaza to the west along Ampersand Ave and Mills Ave, and to the east across Broadway, however the pre-existing commercial corridor of Broadway includes a gas station, retail stores, a hardware store, and contractor's services in the immediate vicinity generating significantly more traffic. The viewshed of the facility from the adjacent residents will not change as a result of the project as the proposed HVAC equipment will be ground mounted. Therefore the change in use of the existing space from Retail Sales to a Cannabis Microbusiness should not present adverse impacts to the nearby residences.

(4) Multi-modal transportation: the degree to which the goals and objectives of the Village's 2012 Bicycle, Pedestrian and Trail Master Plan are met; furthermore, that the proposed major project will not cause undue traffic congestion, unduly impair pedestrian safety, or overload existing roads considering their current width, surfacing, and condition, will have appropriate parking, and will be accessible to fire, police, and other emergency vehicles;

With an anticipated parking need reduction from 32 spaces for the former Kinney Drug store to 12 spaces for the Cannabis Microbusiness, the proposed use should not impair the facility's existing parking lot or access from Broadway. Pedestrian access is currently available to the project plaza from a sidewalk along the length of Broadway. The existing building provides emergency service access along all four sides of the building by the interior parking lot, Ampersand Ave, and Mills Ave.

(5) Will not overload any public water, drainage, or sewer system or any other municipal facility or degrade any natural resource or ecosystem;

With an anticipated daily water usage of 400 gallons per day, the proposed facility should not create a burden for the public water or sewer systems. This volume is equivalent to roughly 4 residential bedrooms' water usage. No new impervious surfaces are proposed within the pre-existing commercial plaza property, therefore stormwater runoff and other natural resources in the project vicinity will not be adversely impacted.

## Criteria Narrative, continued

(6) Will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads;

The change in use from a pre-existing Retail Sales space to a Cannabis Microbusiness can be considered redevelopment of an existing facility, which is a priority in the NYSDEC Stormwater Design Manual and other low-impact design guidelines. Therefore the project property is ideally suited for the proposed business when compared to an alternative of developing a virgin site for the purpose of the proposed facility. The existing retail plaza parking lot has significant existing screening from Ampersand Ave while the building's existing proximity lower than Ampersand Ave provides buffering of the facility from the neighboring properties.

(7) Will not result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of terrestrial or aquatic invasive species;

While the pre-existing retail plaza presents limited greenspace and no aquatic resources, there is no threat of the project resulting in introduction of invasive species. All agricultural processes and materials will be contained securely within the building, resulting in no outdoor cultivation. The cannabis cultivation, harvesting, cloning, trimming, packaging, etc. will be performed in climate and atmospheric controlled spaces to be erected with panelized sterile wall and ceiling assemblies. These spaces will be isolated within the overall rented 8,000 square foot building space. Any potential odors that may be emitted from beyond the controlled spaces into the indoor airspace above the panelized ceilings will be treated by carbon air filtration units to prevent potential odor migration to the outdoors. Please refer to the Security & Odor Mitigation Plan for additional information. +

(8) Will be subject to such conditions on design and layout of structures, provision of buffer areas, and operation of the use as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Village;

The layout of structures, buffers, and retail commercial uses are all pre-existing and with no changes proposed, should not impact natural, historical and scenic resources. The re-purposing of defunct retail space within the Village helps to ensure that these important resources are maintained in virgin properties and more culturally sensitive areas.

(9) Will be consistent with the goal of concentrating retail uses in villages and hamlets, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties; and

The proposed location within the pre-existing retail plaza meets the goals of Section 7.A of the Local Law in that the facility is not within 500 feet of school grounds nor is it within 200 feet of a place of worship. Measured by straight line distance from the business entrance door to the nearest portion of lands on Saranac Lake Central School parcel 446.75-1-1 the resulting distance is 1,245 feet. Likewise the measured distance to Adirondack Alliance Church parcel 446.83-2-1 is 2,350 feet.

(10) Will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right, considering environmental, social, and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, or glare, or any other nuisances.

While many of the allowed uses within the G district may not be practical for re-purposing of a defunct retail space in an existing building, many such as hospital, automotive dealer, bank, car wash, and gasoline station would have a much more significant impact on traffic, noise, waste disposal, etc. when compared to these attributes as narrated above associated with the proposed Cannabis Microbusiness.

## PROJECT NARRATIVE

### Project Site

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.

**Table 1. Allocation of 8,000 sq. ft. space use for 245 Broadway Ave.**

Space	Approx. Sq. Ft	Description
Production Areas	4,500	Space will be used the for cultivation of cannabis
Common Areas	1,050	Open areas for work stations, meeting areas, hallways
Dispensary	1,000	Sales of cannabis and merchandise
Processing Areas	700	All trimming, packaging, and handling of cannabis
Storage	500	Two separate areas: one for storage of cannabis products and another for dispensary merchandise
Office Space	150	Space to accommodate two work stations
Bathroom	100	Separate sex bathrooms and one shared bathroom

### Signage

While a retail space building sign has not been designed to date, all signage will comply with MRTA and applicable regulations established by the NYS Office of Cannabis Management. Installation of a sign will not occur prior to obtaining a Village Sign Permit and such sign design will conform to Section 106-86 of the Development Code.

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## SECURITY PLAN

### Video Surveillance

A video surveillance system will be installed with cameras located on the exterior perimeter of the rental space such that no blind spots are present. The two exterior doorways will be a focal point of camera placement. All footage captured by video surveillance system will be stored onsite in a secured room and additionally will be stored remotely in a cloud based service.

### Security System

An alarm system will be installed and monitored by a licensed security system provider. Door sensors will monitor entry & egress activities at the two doors, the front door being for customer access and side door secured for employee only use. Window sensors will monitor any potential glass breakage. Monitoring of the security system for any illegal access to the building will provide 24-hour alarm status with notification to the facility operator and to local police.

### Miscellaneous Improvements

In addition to the surveillance monitoring, the following improvements will be implemented to the rental space to improve overall protection of the interior spaces and materials stored inside the building.

- All windows will have an anti-shatter film applied to the inside surface of the glazing to reduce risk of illegal access through the existing storefront window assemblies.
- The obsolete existing doors and night drop-box in the storefront assemblies will be removed and replaced with inoperable glazing.
- The customer entry section of the storefront will receive a roll down security door which will remain in the down position during all times outside of the business open hours.

### Management of Cannabis and Other Waste

All trimmings and other cannabis related wastes will be securely stored inside of the facility and disposed of in accordance with pending NYS regulations. Part 125.10 of the Marihuana Regulation and Tax Act (MRTA) generally requires the following practices which will be conformed with.

- Stalks, stems, fan leaves, root balls, and soil media are not considered cannabis waste and can be disposed of with no special actions.
- Cannabis waste including cannabis products that are outdated, damaged, contaminated or otherwise deemed not appropriate for sale shall be rendered unusable prior to disposal. This includes grinding and mixing the cannabis plant waste with other ground materials resulting in a mixture of at least 50% non-cannabis waste by volume.
- Cannabis waste that will be disposed in a solid waste management facility may be mixed with any nonhazardous solid waste including but not limited to paper & cardboard waste, plastic, soil, or saw dust prior to disposal.
- Cannabis waste rendered unusable shall be maintained in a secured waste receptacle or secured area on the premises until time of disposal and all exterior waste receptacles shall be locked and secured to prevent unauthorized access.
- Cannabis waste rendered unusable can be disposed of by transport to a NYSDEC permitted solid waste management facility by either the licensee or a waste collection/transport service.

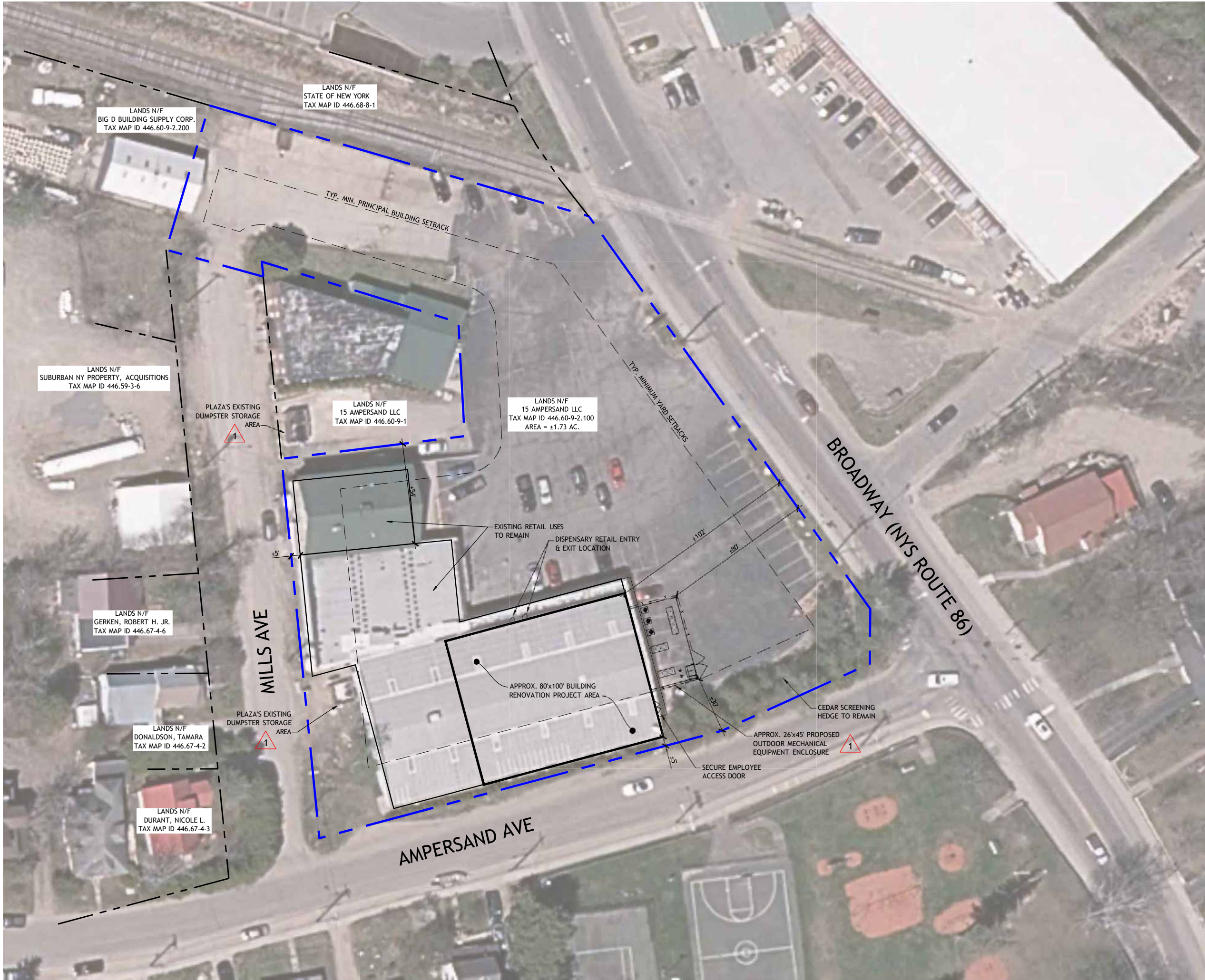
Appropriate waste manifest documentation will be maintained by the facility in accordance with the MRTA regulations.

### **ODOR MITIGATION PLAN**

The following measures will be implemented to mitigate potential odor concerns associated with the cannabis cultivation, packaging and retail sales operations.

- Each cultivation room will be outfitted with air purification equipment to collect and remove odors generated by the live plants. The following are commonly available odor mitigation equipment.
  - Activated carbon filter – carbon filtration systems collect and remove odor molecules through absorption onto the activated carbon media. Periodic replacement of the activated carbon media ensures continuous odor removal.
  - Ionic oxidation – odor molecules and VOCs are destroyed through oxidation using UV lights and catalyst surfaces to generate oxidizers that neutralize/purify the air.
- Cultivation rooms with live plants will be sealed off from the adjacent interior spaces. There will be no direct air transfer into or out of the cultivation rooms.
- Common areas of the agricultural portion of the facility and also the retail space will be outfitted with air purification equipment to collect and remove odors from harvested materials, packaged materials, etc. The air purification equipment will utilize filtration and ozone generating technologies as summarized above to filter and neutralize odors.





LOCATION PLAN  
SCALE: 1" = 150'

ZONED - "G" DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
YARD SETBACKS			
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
LOT SIZE, COVERAGE, BUILDING HEIGHT			
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:			
1. (*) 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).			
2. PRE-EXISTING USE: RETAIL SALES (TYPE II)			
3. PROPOSED USE: CANNABIS MICROBUSINESS, AN ALLOWED USE SUBJECT TO SPECIAL USE PERMIT			
PARKING NOTES:			
1. EXISTING RETAIL PLAZA SHARED PARKING LOT PROVIDES APPROXIMATELY ±60 PARKING STALLS SERVING MULTIPLE COMMERCIAL BUSINESSES.			
2. 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.			
3. 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)			
4. 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

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

PROJECT PARCEL:  
TAX MAP ID 446.60-9-2.100

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

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.

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.

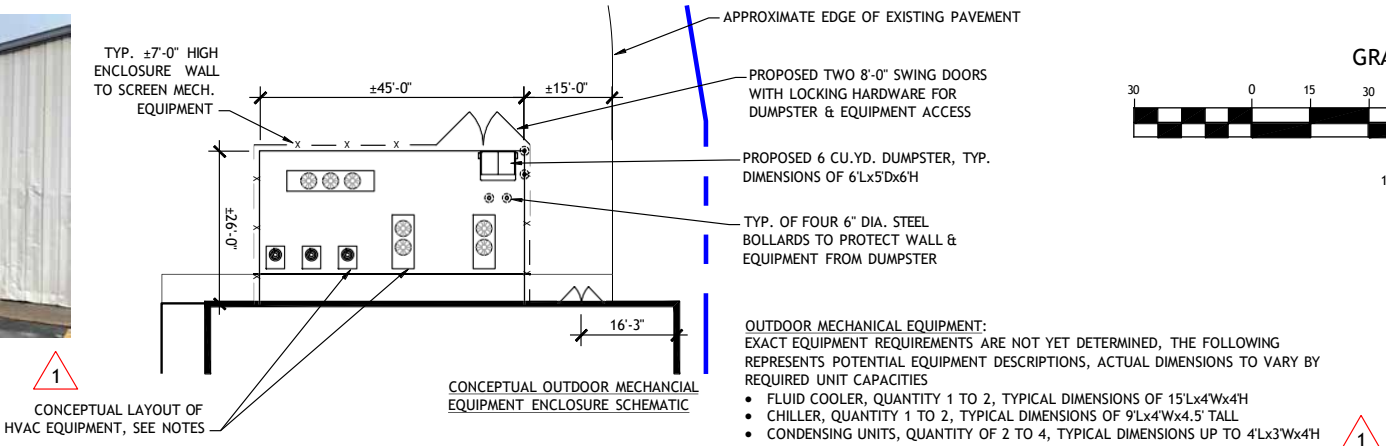
- OUTDOOR STORAGE NOTES:
1. ALL CANNABIS RELATED WASTE SHALL BE PROPERLY AND SECURELY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
  2. AN ODOOR AND WASTE MANAGEMENT PLAN PROVIDES MEANS OF METHODS OF SECURELY CONFINING CANNABIS RELATED WASTE.
  3. NO FERTILIZERS,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



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



EXAMPLE OUTDOOR MECHANICAL EQUIPMENT ENCLOSURE:  
MATCH EXISTING BUILDING EXTERIOR SIDING



OUTDOOR MECHANICAL EQUIPMENT:  
EXACT EQUIPMENT REQUIREMENTS ARE NOT YET DETERMINED, THE FOLLOWING REPRESENTS POTENTIAL EQUIPMENT DESCRIPTIONS, ACTUAL DIMENSIONS TO VARY BY REQUIRED UNIT CAPACITIES

- FLUID COOLER, QUANTITY 1 TO 2, TYPICAL DIMENSIONS OF 15Lx4Wx4H
- CHILLER, QUANTITY 1 TO 2, TYPICAL DIMENSIONS OF 9Lx4Wx4.5 TALL
- CONDENSING UNITS, QUANTITY OF 2 TO 4, TYPICAL DIMENSIONS UP TO 4Lx3Wx4H



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ALPINE AGRONOMY  
TAX MAP ID 446.60-9-2.100

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