



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

DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, April 16, 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=Nk5ISVZQZjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

APPROVAL OF MINUTES

- 1) This is an additional Development Board meeting with the sole purpose to review Special Use Permit Applications for pre-existing Short-Term Rentals. No review of past meeting minutes is necessary.

B. 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
 -
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing

- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
 - Motion to close the public hearing
- 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
- Motion to close the public hearing

2) Board Action

- A. Application of: Mary and Kevin Bartel, Special Use Permit for a Short-Term Rental, 238 Broadway
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- B. Application of: Srinivas Shilagani, Special Use Permit for a Short-Term Rental, 221 Riverside Dr.
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- C. Application of: Skender Cecunjanin, Special Use Permit for a Short-Term Rental, 118 Church St.
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- D. Application of: Meachele Burgoyne Manchester, Special Use Permit for a Short-Term Rental, 39 Winona Ave.
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- E. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 163 Park Ave.
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- F. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 82 Woodruff St.
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- G. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 45 Shepard Ave.
- Motion to issue a negative declaration for purposes of SEQR
 - Motion to find the project in conformance with LWRP policy standards and conditions
 - Motion to approve Special Use Permit for Short term Rental
- H. Application of: Wei Zhong Zheng, Special Use Permit for a Short-Term Rental, 45

Shepard Ave.

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions

- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental

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

- Motion to issue a negative declaration for purposes of SEQR
- Motion to find the project in conformance with LWRP policy standards and conditions
- Motion to approve Special Use Permit for Short term Rental


C. ADJOURNMENT



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Village of Saranac Lake Planning Board Staff Report

Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-048: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Mary and Kevin Bartel ● Address: 238 Broadway ● Mailing address: 238 Broadway ● Zoning District: E1
Recommendation:	Approve with Conditions
Project Description:	Seeking Special Use Permit approval for a pre-existing short-term rental (STR). <ul style="list-style-type: none"> ● 2 Units ● Unit 1 - 1 Bedroom 2 guests/confirmed by code enforcement ● Unit 2 - 1 Bedroom 2 guests/confirmed by code enforcement ● 8 existing parking spaces ● No proposed changes to interior, exterior, utilities, landscaping, or stormwater/drainage ● Garbage service by casella
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing Regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Typical Conditions: Additional Conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-050: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Srinivas Shilagani ● Address: 221 Riverside Dr., Saranac Lake, NY 12983 ● Mailing address: 88 Arleigh Rd., Great Neck NY 11021 ● Zoning District: K2
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● STR operating out of whole property when not in use by owners ● 4 bedrooms on the property, 3 bathrooms ● Can accommodate up to 10 guests /confirmed by code enforcement ● 4-5 off-street parking spaces ● No proposed changes to interior, exterior, utilities, landscaping, or stormwater/drainage ● Garbage service by Casella
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing Regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Conditions: Additional Conditions: N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report

Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-051: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Skender Cecunjanin ● Address: 118 Church St., Saranac Lake, NY 12983 ● Zoning District: E3
Recommendation:	Approve with Conditions
Project Description:	Seeking Special Use Permit approval for a pre-existing short-term rental (STR). <ul style="list-style-type: none"> ● STR operating ● 5 Units (each 2 Bedrooms/4 guests)
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Conditions: Additional Conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-053: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Meachele Burgoyne Manchester ● Address: 39 Winona Ave., Saranac Lake, NY 12983 ● Zoning District: C2
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 1 bedroom, downstairs apartment is owner occupied ● 2 bedroom dwelling unit upstairs is used for STR/Confirmed by Code Development ● No proposed changes to utilities, landscaping, interior, exterior, or stormwater/drainage ● Can accommodate up to 4 guests ● Off street parking for up to 4 cars ● Garbage service from Demarco's Trash
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations:</p> <p>The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Conditions:</p> <ol style="list-style-type: none"> 1. Additional Conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-055: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Wei Zhong Zheng ● Address: 163 Park Ave., Saranac Lake, NY 12983 ● Mailing Address: 7 Bloomingdale Ave., Saranac Lake, NY 12983 ● Zoning District: H1
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 3 bedroom, 1 bathroom ● No proposed changes to utilities, landscaping, interior, exterior, or stormwater/drainage ● Can accommodate up to 6 guests/confirmed by code enforcement ● Off street parking for up to 10 cars in front of the building
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Typical Conditions: Additional conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-056: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Wei Zhong Zheng ● Address: 82 Woodruff St., Saranac Lake, NY 12983 ● Mailing Address: 7 Bloomingdale Ave., Saranac Lake, NY 12983 ● Zoning District: E2
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 3 bedroom, 1.5 bathrooms ● No proposed changes to utilities, landscaping, interior, exterior, or stormwater/drainage ● Can accommodate up to 6 guests/confirmed by code enforcement ● Off street parking for up to 20 cars in front of the building
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional conditions:N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-057: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Wei Zhong Zheng ● Address: 47 Shepard Ave., Saranac Lake, NY 12983 ● Mailing Address: 213 Sussex St., Harrison, NJ 07029 ● Zoning District: D1
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 1 bedroom, 2 bathroom ● No proposed changes to utilities, landscaping, interior, exterior, or stormwater/drainage ● Can accommodate up to 4 guests./Confirmed by code enforcement ● Off street parking for up to 2 cars in front of the building
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Conditions: Additional conditions: N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-058: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Wei Zhong Zheng ● Address: 47 Shepard Ave., Saranac Lake, NY 12983 ● Mailing Address: 213 Sussex St., Harrison, NJ 07029 ● Zoning District: D1
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 2 bedroom, 2 bathroom ● No proposed changes to utilities, landscaping, interior, exterior, or stormwater/drainage ● Can accommodate up to 6 guests/confirmed by code enforcement ● Off street parking for up to 2 cars in front of the building
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional conditions:N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-059: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Doreen Gorgas ● Address: 169 Olive St., Saranac Lake, NY 12983 ● Zoning District: E2
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● Property is owner occupied ● 2 units to be used as STR on 2nd floor ● Unit 1:: 2 bedroom, 1 bathroom/4 guests confirmed by code development ● Back unit: 1 bedroom, 1 bathroom/3 guests confirmed by code development ● Proposed interior renovations to back unit ● Proposed exterior addition to second-story deck and steps, as well as eventual replacement of fire escape ● Proposed minor landscaping improvements as owner's budget permits ● No proposed changes to utilities or stormwater/drainage ● Garbage service by Casella
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional conditions: N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-060: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Ona Allen ● Address: 474 Forest Hill Ave., Saranac Lake, NY 12983 ● Mailing Address: 242 Branch Farm Rd, Saranac Lake, NY, 12983 ● Zoning District: D2
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 2 units to be used as STR ● Main building: 2 bedroom, 5 parking spots/4 guests confirmed by code development ● Cabin: 1 bedroom studio, 1 parking spot/2 guests confirmed by code development ● No proposed changes to interior, exterior, landscaping utilities or stormwater/drainage ● Weekly garbage service
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations:</p> <p>The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions:</p> <p>Additional Conditions: N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-062: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Trudeau Properties ● Address: 247 Park Ave., Saranac Lake, NY 12983 ● Mailing Address: 263 Lake St., Saranac Lake, NY, 12983 ● Zoning District: H3
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● First and second floor used for STR ● 5 bedrooms 2 bathrooms/12 guests confirmed by code enforcement ● 7 parking spots ● No proposed changes to interior, exterior, landscaping utilities or stormwater/drainage ● Onsite garbage storage
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional Conditions:N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-063: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: David and Valerie Trudeau ● Address: 263 Lake St., Saranac Lake, NY 12983 ● Zoning District: J1
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● Second and third floor used for STR when house isn't occupied by owners. ● 3 bedroom 1 bathroom ● Can accommodate up to 8 guests/confirmed by code development ● 3 off-street parking spots available to guests ● No proposed changes to interior, exterior, landscaping, utilities, or stormwater/drainage ● Onsite garbage storage
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional conditions: N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



Village of Saranac Lake


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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-064: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Linda Hilbert ● Address: 412 Lake Flower Ave., Saranac Lake, NY 12983 ● Mailing Address: 66 Rockledge Ln., Saranac Lake, NY 12983 ● Zoning District: B4
Recommendation:	Approve with Conditions
Project Description:	Seeking Special Use Permit approval for a pre-existing short-term rental (STR). <ul style="list-style-type: none"> ● Can accommodate up to 3 Beds/6 guests Confirmed by Code Development ● Garbage stored on-site ● No proposed changes to interior, exterior, utilities, landscaping, or stormwater/drainage
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Conditions: Additional Conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-065: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Shane Lawrence ● Address: 51 Front St., Apt. 2, Saranac Lake, NY 12983 ● Mailing Address: PO box 225, Saranac Lake, NY 12983 ● Zoning District: D1
Recommendation:	Approve with Conditions
Project Description:	<p>Seeking Special Use Permit approval for a pre-existing short-term rental (STR).</p> <ul style="list-style-type: none"> ● 4 unit, owner-occupied apartment building ● Unit #1 1 bedroom/4 guest - confirmed by code enforcement ● Unit #2 2 bedrooms /4 guests - confirmed by code development ● Weekly trash removal ● 4 off street parking spots, 1 for each unit (i.e. only one spot available to STR guests) ● No proposed changes to interior, exterior, landscaping, stormwater/drainage, or utilities
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	<p>Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.</p>
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	<p>Approve with Typical Conditions: Additional conditions: N/A</p>
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-066: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Sean Burke ● Address: 32 Park Ave., Saranac Lake, NY 12983 ● Mailing Address: 37 End O Lake Rd. Chateaugay, NY 12920 ● Zoning District: H1
Recommendation:	Approve with Conditions
Project Description:	Seeking Special Use Permit approval for a pre-existing short-term rental (STR). <ul style="list-style-type: none"> ● 3 bedrooms / 8 guests confirmed by code enforcement
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Typical Conditions: Additional conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-068: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Paolo Magro ● Address: 101 Clinton Ave., Saranac Lake, NY 12983 ● Mailing Address: 23 Main St., Saranac Lake, NY 12983 ● Zoning District: D1
Recommendation:	Approve with Conditions
Project Description:	Seeking Special Use Permit approval for a pre-existing short-term rental (STR). <ul style="list-style-type: none"> ● 1 dwelling unit used for STR ● 2 Bedrooms/6 guests/ Confirmed by Code Enforcement ● Parking on-site
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Conditions: Additional Conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director



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Village of Saranac Lake Planning Board Staff Report	
Date:	December 19, 2023
Application of:	<ul style="list-style-type: none"> ● SUP-STR-069: Pre-Existing Short-Term Rental Special Use Permit ● Applicant: Vincenzo and Nicholas Magro ● Address: 43 Riverside Dr., Saranac Lake, NY 12983 ● Mailing Address: 23 Main St., Saranac Lake, NY 12983 ● Zoning District: K2
Recommendation:	Approve with Conditions
Project Description:	Seeking Special Use Permit approval for a pre-existing short-term rental (STR). <ul style="list-style-type: none"> ● 6 dwelling unit used for STR's ● Parking on-site ● 6 units, each 1 Bedroom/4 guests/Confirmed by Code Enforcement
Comprehensive Plan Conformance:	The proposal is not inconsistent with the Comprehensive Plan.
Land Use Code Conformance:	Short-term rentals are permitted with a Special Use Permit and Short-Term Rental Permit pursuant to § 106-104.3 Short Term Rentals.
Staff Analysis:	Compliance with Existing regulations: The pre-existing STR complies with the applicable requirements of § 106-104.3 Short Term Rentals and Article XII Special Use Permits, as a Minor Project.
SEQR	The proposed use is an Unlisted Action. A Negative Declaration is recommended.
LWRP Conformance	The proposed project is not inconsistent with LWRP policy standards and conditions.
Recommendation	Approve with Conditions: Additional Conditions: N/A
Report prepared by:	 Matthew G. Rogers Community Development Director