

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: Adopt Amendment Development Code

Date: 10-10-2023

DEPT OF ORIGIN: Mayor Williams

Bill # 131 -2023

DATE SUBMITTED 9-19-2023

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED: \$

AMOUNT
BUDGETED: \$

APPROPRIATION
REQUIRED:

SUMMARY STATEMENT

Resolution to amending the Village of Saranac Lake Unified Development Code

RECOMMENDED ACTION

MOTION TO TABLE

MOVED BY: Scollin

SECONDED BY: Catillaz

VOTE ON ROLL CALL:

MAYOR WILLIAMS

NO

TRUSTEE BRUNETTE

NO

TRUSTEE CATILLAZ

NO

TRUSTEE SCOLLIN

NO

TRUSTEE SHAPIRO

NO

Resolution amending the Village of Unified Development Code

WHEREAS, the Village of Saranac Lake adopted the Village of Saranac Lake Unified Development Code, and,

WHEREAS, amendments to the Development Code are allowed for purposes of public necessity, convenience, and the general welfare, and,

WHEREAS, the Board has received a draft amendment to the Village Development Code, and,

WHEREAS, in consideration of the circumstances as described above, the Village Board needs to amend the Village of Saranac Lake Unified Development Code, and,

WHEREAS, the Saranac Lake Village Board of Trustees held a Public Hearing on Monday, September 25, 2023, to consider a Local Law amending the Village of Saranac Lake Unified Development Code, as more fully set forth in the text of the Local Law, and,

WHEREAS, the Board has reviewed the proposed amendment for purposes of the State Environmental Quality Review Act (SEQRA) and determined that that a negative declaration should be issued with respect to the proposed action, and,

WHEREAS, the Board has reviewed the proposed amendment in regard to the Local Waterfront Revitalization Program (LWRP) and found it consistent and in accordance with the goals and objectives of the LWRP policies and standards.

NOW, THEREFORE BE IT RESOLVED, the Board makes the following findings and determinations with respect to the proposed project:

- (1) The Village of Saranac Lake Board of Trustees amends the Village of Saranac Lake Development Code with changes as set forth in Exhibit "A"
- (2) The amendment will become effective upon filing with the Secretary of State

EXHIBIT "A"

Additions to Development Code – Allowed Uses:

- Add Amusement and Recreation Services to Schedule 1 in districts C3 subject to issuance of a Special Use Permit.

Definition:

Amusement and Recreation Services: The provision of entertainment, either wholly enclosed in a building, or outside a building, for a fee.



Village of Saranac Lake

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Introduction

After receiving an application to allow amusement and recreation services in district c3, a recommendation by the Development Board has been submitted to the Village Board of Trustees and is as follows:

Current Zoning – Allowed Uses

Schedule #1-Allowed Uses includes the following Public/Institutional Uses:

- **AMUSEMENT AND RECREATION SERVICES-** The provision of entertainment, either wholly or enclosed in a building, or outside a building, for a fee.

These uses are allowed in the following zoning districts:

- Amusement and recreation services – B-1, B-2, B-4, E-2, G, I, J2

This use has been requested in Zoning District C3.

Additions to Development Code – Allowed Uses:

- Add Amusement and Recreation Services to Schedule 1 in districts C3 subject to issuance of a Special Use Permit.

Conformance with Comprehensive Plan

Zoning District C contains residential neighborhoods and concentrations of institutional uses including North Country Community College and athletic field. The following planning strategies apply to the area:

- Maintain the character and integrity of residential neighborhoods
- Discourage development of incompatible mixed uses within established residential areas
- Maintain the character and integrity of existing institutional uses
- As infill on vacant lots occurs, encourage building size and orientation of primary and accessory buildings that are well-scaled to the dimensions of the parcel
- As redevelopment and new development occurs apply proper buffering and screening in areas where institutional and residential uses are adjoining

The proposed local law seeks to add Amusement and Recreation Services Use to the C3 Zoning District as an allowed use with the approval of a special use permit. Amusement and Recreation Services use is currently allowed in the B-1, B-2, B-4, E-2, G, I, and J2 Zoning Districts with the issuance of a special use permit. The proposed addition is consistent with the existing Zoning Districts requiring a special use permit. One or more adverse environmental impacts are not anticipated as a result of the proposed

action, the adoption of the local law placing Amusement and Recreation Services as an allowed use in the C3 Zoning District and requiring a special use permit. Prior to approval of any future Amusement and Recreation Services uses, a full review by the Development Board will be necessary in accordance with Article XII, Special Use Permits, of the Village of Saranac Lake Development Code. Under such review the Development Board will evaluate the potential for any adverse environmental impacts in compliance with the Development Code and the State Environmental Quality Review Act. Therefore, the mere adoption of the proposed Local Law will not result in one or more Adverse Environmental Impacts



Essex County Board of Supervisors

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September 19, 2023

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Chairman@essexcountyny.gov

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Derek Doty
North Elba

Stephanie DeZalia
North Hudson

Meg Wood
Schroon

Davina Winemiller
St. Armand

Mark Wright
Ticonderoga

Michael K. Tyler
Westport

Shaun Gilliland
Willsboro

Roy Holzer
Wilmington

Via Email

Amanda Hopf, Village Clerk
39 Main Street
Saranac Lake, NY 12983

RE: Village of Saranac - Development Code Amendment

Dear Ms. Hopf,

The Essex County Planning Board considered the referral concerning the above-referenced matter at its September 11, 2023, meeting and determined that the request will not have an adverse effect on County Property therefore no recommendation or no comment was made.

I have enclosed a copy of a portion of the minutes from the Economic Development/ Planning/Publicity Committee meeting at which the referral was considered.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,


Judith A. Garrison
Clerk of the Board

JAG
Enclosure

cc: Anna Reynolds, Comm. Resources
Jim Dougan, DPW Superintendent

referrals at its regular meeting on September 11, 2023;

REFERRAL
Town of Ticonderoga - 70 Black Point Road

PROPOSED ACTION
Site Plan Review - construction of
new garage on existing home site.

And Whereas, none of the referred, proposed actions directly impacts a county road or county property.

Be It Adopted by the Essex County Planning Board that no recommendation or comment on the said referrals shall be or hereby is made, and the respective referring bodies may take such final action as they deem appropriate.

This motion was seconded by Supervisor and passed on a vote of 8 in favor, 1 excused and none opposed.

REYNOLDS: A new referral, the Village of Saranac Lake is amending their development code to include additional uses, amusement and recreation in certain districts, subject to special use permits. There's no impact to Essex County, therefore a letter of no impact may be issued.

TYLER: Moved by Stephanie. Second? Mr. Doty

**ACTION OF THE ESSEX COUNTY PLANNING BOARD
ON REFERRAL RECEIVED FROM THE VILLAGE OF SARANAC LAKE**

The following motion was made by Supervisor DeZalia.

Whereas, the Essex County Planning board has considered the following GML 239 referrals at its regular meeting on September 11, 2023;

REFERRAL
Village of Saranac Lake

PROPOSED ACTION
amendment of development code

And Whereas, none of the referred, proposed actions directly impacts a county road or county property.

Be It Adopted by the Essex County Planning Board that no recommendation or comment on the said referrals shall be or hereby is made, and the respective referring bodies may take such final action as they deem appropriate.

This motion was seconded by Supervisor Doty and passed on a vote of 8 in favor, 1 excused and none opposed.

TYLER: Any questions? All in favor? Opposed? Carries

REYNOLDS: Lastly is the Town of Newcomb submitted an updated referral from last month's Lake Harris Lodge site plan view. It's updated to include the conversion of the two glamping sites to the two seasonal camps with appropriate parking lot square footage. There's no impact to Essex County, therefore a letter of no impact maybe issued.