

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

SUBJECT: Call for Public Hearing

DATE: 2-13-2023

DEPT OF ORIGIN: Mayor Williams

BILL # 16-2023

DATE SUBMITTED: 2-8-2023

EXHIBITS: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney

\_\_\_\_\_  
Village Administration

EXPENDITURE  
REQUIRED

AMOUNT  
BUDGETED

APPROPRIATION  
REQUIRED:

Call for a public hearing on Monday, February 27, 2023 at 5:30 PM for an amendment to the Village of Saranac Lake Development Code zoning of public safety facilities

MOVED BY: Scollin      SECONDED BY: Catillaz

VOTE ON ROLL CALL:

MAYOR WILLIAMS	<u>yes</u>
TRUSTEE BRUNETTE	<u>yes</u>
TRUSTEE CATILLAZ	<u>yes</u>
TRUSTEE SCOLLIN	<u>yes</u>
TRUSTEE SHAPIRO	<u>yes</u>

RESOLUTION CALLING FOR A PUBLIC HEARING FOR AN AMENDMENT TO THE  
DEVELOPMENT CODE ZONING OF PUBLIC SAFETY FACILITIES

WHEREAS, in 2016 the Village Board adopted the Village of Saranac Lake Unified Development Code, and,

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

WHEREAS, the Board has received a recommendation from the Development Board supporting the request for an amendment, and

WHEREAS, in consideration of the circumstances as describe above, the Board seeks to call a public hearing and to consider adoption of the draft amendment.

NOW, THEREFORE BE IT RESOLVED, the Village Board of Trustees sets a public hearing for Monday, February 27, 2023 at 5:30 PM in the Village Board Room for the purpose of gathering public input about the proposed Local Law amending the Village of Saranac Lake Unified Development Code for public safety facilities.



# Village of Saranac Lake

Community Development Department

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## Memo

**To:** Town Clerk  
**From:** Village of Saranac Lake Clerk  
**Date:** February 14, 2023  
**Re:** Development Code Amendment for Public Safety Facilities

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### Introduction

The Village of Saranac Lake is in the process of purchasing a portion of a property at 33 Petrova Avenue (Tax Map ID# 457.27-1-27) owned by Advocate Hostels. The Village intends to use the property for emergency services, including police, fire and rescue squad. A zoning amendment is needed for the project to proceed. A recommendation from the Development Board is required before the Village Board votes on any amendments to the Development Code.

The Development Board met on February 7, 2023. During the meeting the board members reviewed the current zoning for relevant uses, including Ambulance Service, Fire Department and Government Office. The Development Code does not include a definition for Police Station or Public Safety Facilities. The current zoning is summarized below. The board members also reviewed planning strategies identified in the Comprehensive Plan for zoning district J2 (summarized below), which is where 33 Petrova is located.

### Proposed Amendments

The Development recommends the following amendments to the Development Code.

#### **Add the following definitions to Section 106-6, Definitions:**

**PUBLIC SAFETY FACILITIES** - A government facility for public safety and emergency services, including a facility that provides police or fire protection and related administrative facilities.

**EMERGENCY SERVICE** -The conduct of publicly and privately owned safety and emergency services, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance service.

**POLICE STATION** (See also *public safety facilities*) Protection centers operated by a governmental agency, including administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles; excluding, however, correctional institutions.

**Additions to Schedule #1 – Allowed Uses:**

- Add Public Safety Facilities to Schedule 1 in districts E1, E2, E3, B4, G, and J2 subject to issuance of a Special Use Permit.
- Add Police Station to Schedule 1 in districts E1, E2, E3, B4, G and J2 subject to issuance of a Special Use Permit.
- Allow Ambulance Service and Fire Department in B4 subject to issuance of a Special Use Permit.

## Conformance with Comprehensive Plan

Zoning District J contains residential neighborhoods and concentrations of institutional uses including Petrova Elementary/Middle School, school district athletic fields, and a private adult rehabilitation facility. 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

## Next Steps

1. Village Board calls for and holds a public hearing on the proposed amendment to the Development Code.
2. Community Development Director submits the proposed amendment to the Clerks of adjoining municipalities pursuant to Village Law § 7-706.
3. Development Board reviews the proposed law for consistency with the LWRP.
4. Village Board either amends the proposed law and holds another public hearing or adopts the proposed law after completing SEQ. R.