



Village of Saranac Lake - Planning Department

39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranacknyny.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>

SPECIAL USE PERMIT APPLICATION		<input checked="" type="checkbox"/> Major Project	<input type="checkbox"/> Minor Project
Project Address: 486 Park Ave Saranac Lake		Tax Map #: 32.103-1-1.000	Zoning District L-3
Property Owner Name: Core Cottage Development LLC		Applicant Name (if different):	
Address: PO Box 883		Address:	
City: West Chester	State: PA	City:	State:
Phone: 518-524-9803	Zip: 19381	Phone:	Zip:
Email: Bdraper9083@gmail.com		Email:	

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

Narrative

Core cottage Development intends to renovate and occupy a former storage building (historically a stable) on the former AMA campus. The project will be completed in phases. Phases 1-2 have already been approved by the board

Phase 2 includes the opening of a Tap Room in the east portion of the building. The addition is planned to be constructed over the footprint of a former concrete slab. Outside seating during warmer months. Picnic tables are proposed to be placed in the courtyard space.

Phase 3 involves renovation of existing storage area for seating + add food trucks
Phase 4 includes the opening of a Restaurant on the Right side of the building. It is envisioned to have roughly 15-20 employees
Trucks would occasionally deliver using existing loading dock.

Property Owner Signature(required): _____ Date: _____

Applicant Signature(if different):  _____ Date: 11/15/2022

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 project is an adaptive reuse of a former storage building, ~~re~~ historically a stable, which minimally alters the exterior of the building. Minor changes ~~and~~ facilitates egress and accessibility.

This project is a permitted use & meets zoning requirements.

(2) Will not be detrimental to adjacent uses;

The project site is in a zoned commercial area, and is compatible with adjacent commercial uses.

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

The proposed project is in an existing commercial zone, where dining is allowed by a special use permit. There are some residential houses on the property. The proposed project site is more than 150' from the nearest of these houses and is buffered by trees. Delivery trucks will access the site from Rt. 3 via Trudeau Rd, which is not through residential neighborhoods in the Village.

(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;

The project site is accessible by bicycle from Park Ave or Trudeau Rd. Traffic is low in this area so cars and bicycles share the Rd. A bike rack will be installed by the building entrance. There is existing space for parking & access for emergency vehicles.

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

Existing water & sewer lines will be utilized. The site soils are well drained & the project will produce no change in impervious cover. The project does not encroach on nearby forests & wetlands, and does not require any tree clearing or ecosystem disturbance.

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 existing ~~area~~ building is an appropriate size for the proposed Tap room & Restaurant, and is supplied with an existing parking area and access for delivery trucks. NO alteration of the existing topography or vegetation is required. The site is already screened from both Park Ave & Bloomingdale Ave by trees.

(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;

During construction the project will produce the normal noises of light construction. During operation low noise volume of speaking & laughter. Outside lighting will be cutoff & turned off after operations are concluded. No invasive species will be introduced.

(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;

No new structures will be created, with the exception of a small trash enclosure. The existing structure is compatible with the campus of which it is a part. ~~area~~

(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 project is in the village of Saranac Lake, is not a retail use, and is not a strip commercial development.

(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.

The proposed project will not generate substantial traffic, noise or solid waste. It will not generate dust or release of harmful substances or odors.

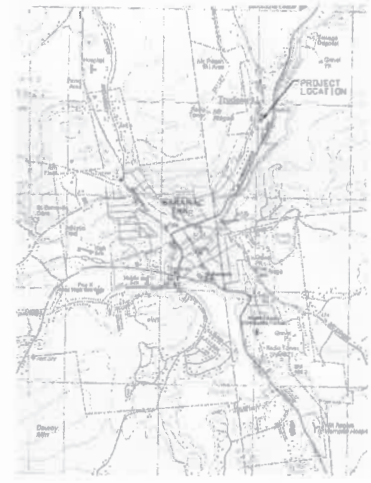
Existing Conditions

North Woods
Engineering, PLLC
348 Lab. Street
Saranac Lake, NY 12883
(518) 881-4375
www.northwoodsengineering.com

EXPANSION FORMER AMA CAMPUS, SARANAC LAKE, NY 12983



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LOCATION MAP
N15

VILLAGE OF SARANAC LAKE - PLANNING INFORMATION

APPLICATION FOR VILLAGE DEVELOPMENT BOARD SITE PLAN APPROVAL
LOCATION: 800 AMB WAY, ON FORMER AMA CAMPUS
APPLICANT: HEX AND HOP, INC.
PROJECT: REHABILITATE AND EXPAND EXISTING STORAGE SPACE AND CONVERT INTO BREWERY & TAP ROOM. LAND USE TYPE: BREWPUB. IN ZONING AREA L-3. SPECIAL USE PERMIT REQUIRED.

SUB AREA L-3 DIMENSIONAL STANDARDS:

DESCRIPTION	MIN/MAX PROVIDED
FRONT SETBACK	0' / 90' - EXIST
BACK SETBACK	5' / 35' ±
SIDE SETBACK	0' / N/A
% COVERAGE MAJOR STRUCTURE	40% UNDER 40% EXIST

NOTE: FRONT AND SIDE SETBACKS PROVIDED ARE EXISTING AND WILL NOT BE CHANGED BY THE PROJECT. THE ADDITION ON THE BACK OF THE MAIN BLDG WILL REDUCE THE REAR SETBACK FROM 40' ± TO 35' ±. ADDITION BUILT OVER FORMER CONCRETE SLAB. THE EXISTING FOOTPRINT OF THE MAIN BUILDING IS APPROXIMATELY 9,800 SQ. FT. ±. 3,180 SQ. FT. OF THIS SPACE WILL BE USED AS A BREWERY AND 1,299 SQ. FT. WILL BE USED AS A TAP ROOM. THE PROPOSED ADDITION IS 575 SQ. FT. ±.

PHASE DEVELOPMENT: PHASE 1 - BREWERY, TO BE OCCUPIED BY 1-3 STAFF TOTAL. PHASE 2 - TAP ROOM, 3 STAFF, 25 SEATS INSIDE, 12 PICNIC TABLES OUTSIDE FOR USE IN WARMER MONTHS. TOTAL TO SEATS.

PARKING: 20 PARKING SPACES PROVIDED, 1 PER EA 3.5 SEATS. ALTERATIONS TO THE BUILDING BY OTHERS.

IN PHASE I APPROXIMATELY 800 SQ. FT. CURRENTLY GRAVEL AND WEEDS, WILL BE PAVED. OTHER CHANGES TO PARKING AND LAWN AREAS ARE LIMITED TO GENERAL CLEANUP AND REPAIR AND A BUMPER ENCLOSURE. PHASE II WILL INCLUDE SIGNAGE, EGRESS IMPROVEMENTS, LIGHT POLES, PARKING STRIP PAINTING, RESECTION OF A SHED, AND PLANTERS AND A MOVABLE FENCE IN THE COURTYARD AREA.

GENERAL NOTES

1. SITE PLAN BASED ON NORTH WOODS ENGINEERING SITE PLAN, DATED 13 NOV 2011, AND OTHER NOTES. ADDITIONAL SITE INFORMATION BASED ON FIELD MEASUREMENT AND OBSERVATION BY STAFF OF NORTH WOODS ENGINEERING, PLLC, IN AUGUST 2020.
2. NOTIFY ENGINEER (518-891-4375) BEFORE STARTING WORK.
3. CONTACT DTD SAFELY NEW YORK # 811 OR 1 (800) 962-7962 A MINIMUM OF THREE FULL WORKING DAYS PRIOR TO STARTING WORK.
4. RESTORE ALL DISTURBED AREAS TO PRE-EXISTING CONDITIONS.

PROJECT NAME

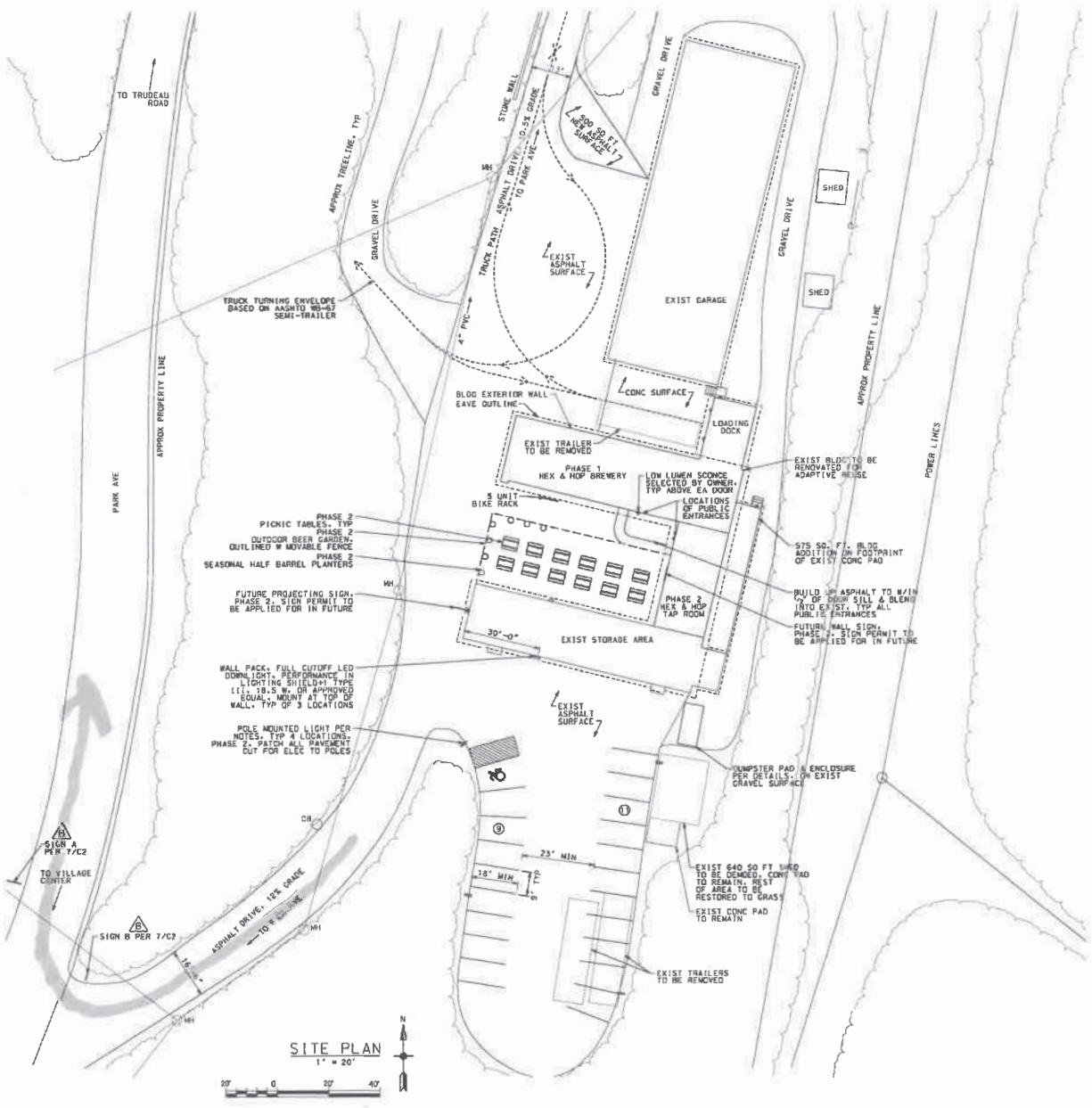
LOCATION
VILLAGE OF SARANAC LAKE, NY

DATE	ISSUED FOR	REV
9.14.20	SITE PLAN	
9.17.20	AMENDMENT	A
3.4.21	UPDATES	B

DRAWN BY: BM DOUGLASS
CHECKED BY: JA CARSO
PROJECT #: 20-035
ORIGINAL 24"x36"

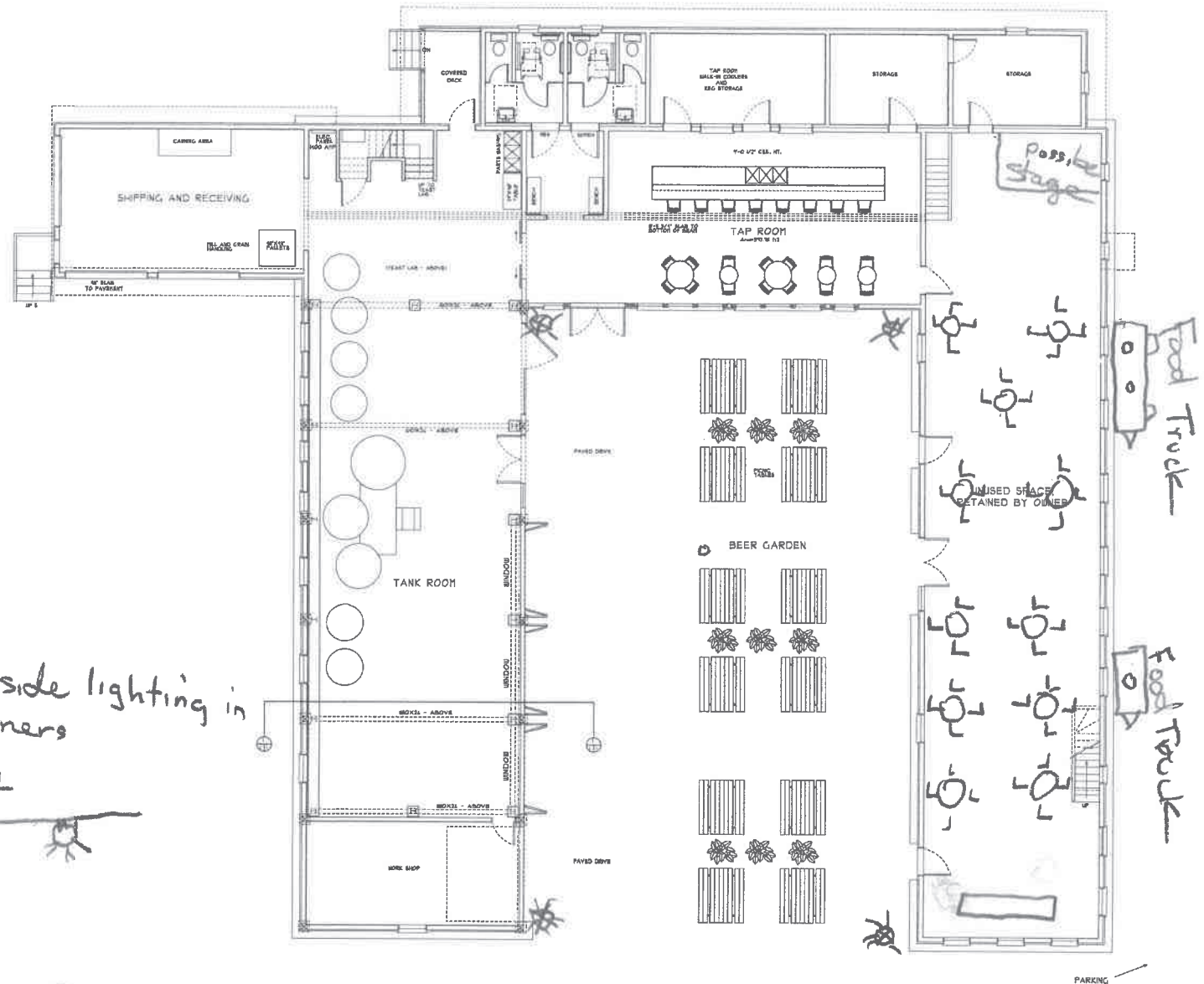
TITLE
SITE PLAN

SHEET
C10



Phase 1 3

REVISED ON:
 01.03.20
 01.04.20
 01.11.20
 01.14.20



☀ outside lighting in corners

String Light

Food Truck

Food Truck

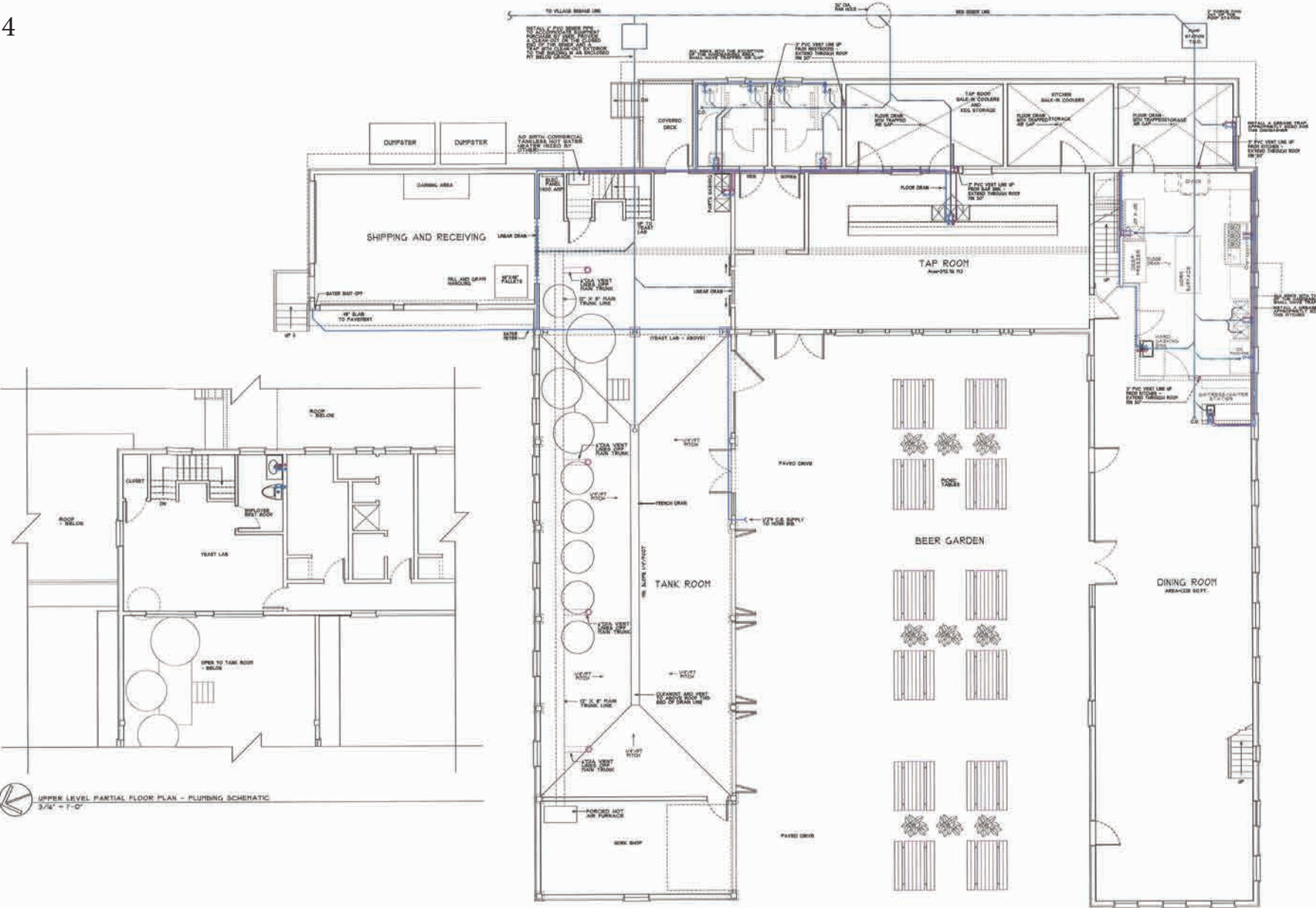
MAIN LEVEL FLOOR PLAN - TANK ROOM - SCHEMATIC DESIGN "A"
 3/8" = 1'-0"

SARANAC LAKE BREW PUB
 SARANAC LAKE, NY

DRAWN BY: HAK
 CHECKED BY:
 DATE: 1.14.20
 SCALE: AS NOTED

SD-1

Phase 4



UPPER LEVEL PARTIAL FLOOR PLAN - PLUMBING SCHEMATIC
3/4" = 1'-0"

MAIN LEVEL FLOOR PLAN - PLUMBING SCHEMATIC
3/4" = 1'-0"

REVISED ON 10 30 20

SARANAC LAKE BREW PUB
SARANAC LAKE, NY

DRAWN BY: TAE
CHECKED BY:
DATE: 11.20
SCALE: AS NOTED