



# Village of Saranac Lake

Community Development Department

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## DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, APRIL 2, 2024

### ATTENDANCE

#### Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Meg Cantwell-Jackson, Present

Bill Domenico, Present

Dan Reilly, Present

Tim Jackson, Alternate, Present

**Elias Pelletieri opened the meeting at 5:00pm.**

### I. APPROVAL OF MINUTES:

#### Approve March 19, 2024 STR Review Meeting Minutes

Motion: Cantwell-Jackson Second: Weber

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes.

All in favor, meeting minutes approved.

### II. ITEMS FOR BOARD ACTION

#### 1) Public Hearings

##### A. Public Hearing for the Application of: 91 Woodruff St., Trestle Street, LLC, Area Variances for Tax Map #: 447.69-48

Motion to open the public hearing by Weber Second: Cantwell-Jackson

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes.

All in favor, public hearing opened.

David Filsinger, Owner of Trestle Street, LLC, expressed what Trestle Street, LLC has accomplished and added to the art community in the last 6 months, affordable cultural enrichment center with 3 music teachers, 62 band practices, 25 jam sessions, 9 specials, 8 recordings and 23 mentoring sessions.

Carl Rubino, one of the very first tenants at Trestle Street, LLC, he is known as a song writer, singer, fine art photographer, and does abstract paintings. Carl uses Trestle Street, LLC for many of these things. He states that it is a one of a kind place that it used by veterans and many others.

Mike, states that when he rents the spaces it is extremely affordable, he has 45 students now with 15 of those students being in elementary school, when he began, he did not have drums, Trestle Street, LLC provided these for him. Mike struggles with the small spaces and having to coordinate time because of the limited space, this being his income he wants to be able to give more opportunity.

Barry Kilborne, states that Trestle Street, LLC has started to see the progression in art due to Trestle Street, LLC. Barry has been a part of 'Slow Jam' which has been running out of Trestle Street, LLC for 4 years they have had to play in the halls due to limited space. He sees this as a more holistic venue opportunity as well as giving joy to children and any individual, even those with no practice.

Nigel Darrah, uses Trestle Street, LLC as a supportive place that creates a safe and healthy environment, he wants to see that the community art in Saranac Lake stay as rich as it is. Nigel states that normally you see new and upcoming businesses asking for the most and trying to build to accommodate for what it plans to be, he states that Trestle Street, LLC wants to build for what it already is.

Lester Parker, produces records for artists, he states that it is hard for artists to make it let alone find affordable spaces to use to make their music, etc. With this Lester also stated that he has been setting up and picking up after each session because he would have to travel and go to the houses of the artists, he would love to see an opportunity to just keep the equipment in one spot, more efficiency for the music.

Mary Brown, states that the Village needs to think about the quality and to make sure that they are to look at the tools and see that they are not achieving the right goals anymore. Focus on the issues at large.

Tom Techman, has been using Trestle Street, LLC for at least 5 years now, he wants the opportunity for the building to accommodate all individuals especially himself and how he gets around. There are many unsafe areas and he believes the new space will change the safety of those with unique, daily challenges.

Emily, spoke upon wanting some sort of stable environment, after having to find spaces here and there because of the lack of access the community has to special areas for music, etc. She had brought up the importance of creating a building that has an easy entrance and exit for those with multiple disabilities. Friendship, Love, Community, and Music.

Caper Tissot, show attention to the fact that the space is just not big enough to hold the group playing that is does now, and stated that there are no places here to support local art and music, this could be the place.

Sarah Diaz, stated that upon all of the previous evidence she would not have much else to say besides wanting a spot where anyone can use and express themselves, be involved, and create. In the end, she just wants to make sure that everyone moves forward and continues to love and support each other.

Mina Clark, created a belly dancing class of about 25 and the only location was in Lake Placid, this turned a lot of the students away because of the travel, this new building opportunity could change the demand of her class.

Virginia Slater, adding in that dedicated groups have been formed through Trestle Street, LLC she explained that the groups are now able to play at different venues for entertainment.

Frank Schmidt, has been there since the idea of Trestle Street, LLC and is amazed at what it has become, he thinks the new area would be a fantastic idea.

Ralph, found out about Trestle Street, LLC in the newspaper and came with beginner experience of music he believes that this is a great environment for all, it is not based on skill level.

Chris Ericson, owner of the neighboring property, brewery, wanted to reassure all those showing up for Trestle Street, LLC that he does not doubt the impact that this place has made on the community, but needs to speak more about the variance rather than what the space does. He has concerns for the trees that will be taken down, a lot of his project showed which trees should stay and which shouldn't. If the said building were to go up right near his property line that was made to have landscaping, he believes that the landscaping would not survive. Chris also brought up the noise issue, the village had an issue with noise from the brewery but now what about the noise coming from music. He states that this hearing needs to be more focused

on the code as well as he is not against what it does for the community.

Fred Balzac, rents an office from Trestle Street, LLC that looks directly at the brewery, states that there was also concerns about a rental space on the neighboring property that everyone was told was going to stay and now it is gone.

Susan Nade, states that the neighbors of Trestle Street, LLC gave no arborist report of the trees so they are not sure what has truly been found, she states that 2 of the 3 trees are not even near the potential building, she believes that there are many more trees being saved then the ones they are looking to take down. Susan states that nothing will affect the landscaping of the neighboring property. She also points out that 15 were removed from the neighboring construction.

David Filsinger speaks again, explaining that the building is made from the Amish, it was the most affordable building that he could get, he is funding this with his own funds, not any grants. He states that there are no complaints of noise now, he is always transparent with the surrounding neighbors. The option of moving the building and taking some of the parking lot would cause a lack of parking and states that everything that is done will be by code.

Jim Dersong, states that slow jam wants to continue growing but the lack of space is stopping that. He says that if 20 people rent the space it is only \$15 per person.

Motion to close the public hearing by Cantwell-Jackson Second: Reilly  
Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes.  
All in favor, public hearing closed.

**B. Public Hearing for the Application of: 91 Woodruff St., Trestle Street, LLC, Site Plan Review for Tax Map #: 447.69-48**

Motion to open the public hearing by Weber Second: Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico yes; Reilly, yes; and Pelletieri, yes.  
All in favor, public hearing opened.

**2) Board Action**

**A. Application of: 91 Woodruff St., Trestle Street, LLC, Area Variances for Tax Map #: 447.69-48**

Bill Domenico, Development Board Member, stated that he believes there may be issues with the parking lot that is currently used by those using Trestle Street, LLC due to the State owning it, he asked David if there has been any movement on discussion of the parking area.

David, owner of Trestle Street, LLC responded with that he does not have any updates for that because he has not had contact with DEC, only has spoken to the neighboring businesses.

Domenico then spoke upon losing the access to the parking lot, there could be parking across the street, but the road is very narrow. He then continued to state that the biggest concern is the First Responders/Emergency Services being able to have access to the building if needed.

Dan Reilly, Development Board Member, chimed in on that the state line is not clear and there are concerns of the right away for the rail trail.

David, stated that he considered moving the building North but that would include more area variances being asked for.

Meg Cantwell-Jackson, Development Board Member, stated that there only needs to be 1 area variance if the building were to move north.

Domenico, then came back and stated that they just need to focus on the code. Elias Pelletieri, President of the Development Board, stated that the most important factor is making sure the First Responders/Emergency Services are able to reach the building and the situation avoids creating problems rather than making problems. Cantwell-Jackson, referred to other possible options of what to do with the building, suggested tearing off the back deck or eliminating half and adding stairs back on will make it possible to just add an addition on to the pre-existing building. David, responded and explained that it would be too much for them to do. Ryan Carroll, stated that what the building will be on is impervious and is an accessory unit. All agreed to conditions for the Area Variance approval.

-Issue a negative declaration for purposes of SEQR:

Motion: Reilly, Second: Weber  
Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

-Find the project in conformance with LWRP policy standards and conditions

Motion: Weber Second: Domenico  
Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.

-Approve Area Variance for side setback with the following condition, 1) the building Code Enforcement Officer finds no issue and approves there will be access to the building by first responders if access to parking lot is lost.

Motion: Reilly Second: Weber  
Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, project approved.

-Area Variance for front setback with the following condition, 1) the building Code Enforcement Officer finds no issue and approves there will be access to the building by first responders if access to parking lot is lost.

Motion: Domenico Second: Reilly  
Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, project approved.

**B. Application of: Pendragon, Site Plan Review for Tax Map #: 447.69-5-1**

Updates on easements for a corner piece of the property where the utility poles had to move. This included the discussion about if the Village will be in charge of the landscaping in that area. This is the case, the Village will be in charge of installation and maintaining. Storm management has been spoken to with the neighbors to resolve the issues over on the side of the building. Plan to break ground is July 2<sup>nd</sup>.

**C. Preliminary Introduction of Application of: 600 AMA Way, Cure Cottage Development, LLC, Major Subdivision and Potential Area Variances for Tax Map #: 32.103-1-1.000**

Pelletieri, stated that this is a very large project, and most of the board has not seen or done

a subdivision of this kind therefore they will be going step by step. He also referred back to the application saying that there needs to be more information on it, complete the application more.

Wayne, stated that he is turning this area into 'Trudeau Village' he then continued through the plans to explain what each building will be turning into and the need for the subdivision. He stated it is easier for the lenders to see one building rather than looking at it as a whole. When the project is complete there will be room for arts, offices, residential areas, and tons more.

The Board stated concerns about the roadway through the future 'Trudeau Village' Wayne, reassured that there will be talk upon the roadway and the addition of sewers under the road ways. Talk is ongoing about the best way to clean up all of the little things that need to be changed or fixed. He also recommended adding in a townhome section in the development code.

### **III. OLD BUSINESS**

### **IV. NEW BUSINESS**

### **V. CALL FOR AN EXECUTIVE SESSION**

1) Elias Pelletieri called for an executive session on Tuesday, April 9<sup>th</sup>, at 6:00 PM.

### **VI. ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 8:10 pm.

Meeting Minutes prepared by; Deputy Clerk-Treasurer Kendra Martin