



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, May 7, 2024

ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Meg Cantwell-Jackson, Absent

Bill Domenico, Present

Dan Reilly, Present

Tim Jackson, Alternate, Absent

KT Stiles, Alternate, Present

Elias Pelletieri opened the meeting at 5:00pm.

I. APPROVAL OF MINUTES:

Approve April 2, 2024 Regular Meeting Minutes

Motion: Domenico Second: Reilly

Roll Call: Stiles, yes; Weber, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes.

Approve April 16, 2024 SUP STR Meeting Minutes

Motion: Weber Second: Reilly

Roll Call: Stiles, yes; Weber, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes.

II. ITEMS FOR BOARD ACTION

1) Public Hearings

A. Public Hearing for the Application of: Hold North Properties, Area Variance application seeking approval of three area variances. Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

Motion to open the public hearing by Domenico Second: Reilly

Pelletieri asked for a Roll Call Vote.

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

Meg Cantwell-Jackson, spoke about the reasons for the area variances referring to site plans. Elias Pelletieri, spoke about that the area variances are kind of like a reverse setback. With three front yards, it is hard to position buildings. Pelletieri clarified that building two is a secondary dwelling.

Cantwell-Jackson, referred to the site plans again speaking on the buildings and how they will take up a little more space than those that are there now.

Audience member, stood up to ask the board why the code is written the way that it is.

Pelletieri, reassured him that in 2011 a comprehensive plan was the first step to creating the

code that was drawn up by the Village. This was used as a base to the code.

Audience member, then responded with asking the question of is it written in the view of the public interest?

Pelletieri, stated yes. The Development Board does not make the rules, they follow them.

Andrea Audi, via zoom, made a comment that she was worried for her own property and what these area variances will do to the opportunity of potential plans on her own property.

Andrea's and Hold North's Property would only be within 10-12 feet of each other with her pre-existing footprint. Andrea suggested speaking to those working on this application.

Cantwell-Jackson, reassured the board that the building would be about 9 foot 6 from the property line. The site plan was used to explain more and more about the distances. Without the area variances, the proposed buildings would have to be closer to the property line than what they are asking for, from the area variances.

Katrina Glynn, listed the requirements in E2 zone.

Bill Domenico, asked for more clarification on the E2 zone.

Matt Rogers, explained that in E2, its 8 feet for rear and side. With it being a corner lot, there is no rear yard.

More discussion upon the setbacks and clarification was had for some of the concerned audience members.

Motion to close the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

B. Public Hearing for the Application of: Stacey Allot, Area Variance Application for two parking lots bordering Lake Flower. Tax Map Parcel #32.296-2-8

KT Stiles abstained from the application.

Motion to open the public hearing by Reilly Second: Pelletieri

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, abstained; Weber, yes; Domenico yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.

John Connor, spoke about the protection of historical preservation as well as bringing up the decision that came about from Judge Meyer. With this Connor also stated that there needs to be concerns addresses, ask the neighbors about the project. Connor states that if it being

deemed a retail shop, there shouldn't be an area variance, rather a use variance. Connor made it clear that they are only building a parking lot but there are other aspects within the site plans.

Bill Domenico, stated that per code the structure is deemed to be a private recreational facility.

Connor, began to speak again this time about there not being anything from the APA.

Stacey Allot, applicant, addressed the board to explain the site plan and idea. Allot stated that the plan was to build a 20x24 pavilion, with a bike repair station and rack. As for the parking lot situation, she has decreased the amount of spots and now is at two parking lots that can hold 4 cars each. These consist of gravel and will have paved entrances. The retail cabin

spoken upon before, Allot states, will be used for traveler's needs. The variance she is seeking is for the parking due to the parking having to go in the back, the law is that the parking has to be in the front. Allot shares her sensitivity for Turtle Pond but also stating that her land is a

commercial lot. Allot proactively wen to the APA, wetlands, DOT, and now is in Phase 3 for the DOT plan. As for storm water management, the area does not meet the threshold, Joe Garso was in on the action for this.

Skip Alcott, stated that not only is the pond and commercial lot separated by woodland, it is

also 100ft away and meets the qualifications.

Annette, read some letters from neighbors within Turtle Pond. In other words, most of the concerns for the letters were about the danger of the children within the neighborhood, safety of the residents, narrow roads ways that the neighborhood can barely handle without the new structure coming about, Annette also spoke about the dangers of the main road off of turtle pond and that there is not safe way to back out of the drawn up parking spots. She wants to make the board aware that they do not work for the applicant they work for the citizens.

Bill Domenico, responds by asking Annette what she would like to see with the property that is deemed a buildable property.

Annette, exclaims that the answer to this question is irrelevant. She is just making awareness for safe and practical situations for Turtle Pond.

Kevin, spoke upon traffic statistics on the main road off of Turtle Pond, around 8,800 vehicles use that road per day.

Ann Williams, resident of Turtle Pond, as well as neighboring property to applicant's property.

Ann offered to buy back some of the land that her kids use to play in to keep them safe. She stated that she just wants to know the safety precautions that will be in place for the area, cross walks and what way Allot will be guiding those who use her places to get on the rail trail, etc.

Allot, relays to the board that she guides those who use the Traverse Lodge now, to hop over to the other side of the road and use the entrance to the Rail Trail behind Aldi.

Art, resident of Turtle Pond, unsure of how backing into the road would be safe and is just extremely concerned for the safety issue at hand with the parking and business there.

Elias Pelletieri, explained that he is driving in and out of the Turtle Pond road every day and does not have much issue with the traffic that is being described from the Residents.

Rebecca, resident of Turtle Pond, is emphasizing the safety concern for the children that live around Turtle Pond. This is the biggest concern but another would be the property value of the properties if this new site plan is set in place.

Kate Semo, explained the new structure and parking lots to be terrifying. There will be a lot more traffic, this new site plan will take away from the welcoming area that is present at the beginning of Turtle Pond. She does not want to see the parking in the green area of the entrance to Turtle Pond and it would not be better behind the stone wall. Not a great place for the parking anywhere in the area of Turtle Pond. Semo bought some of the land from the previous owners, with this she stated that the deed stated that this land was sacred.

Annette, made it clear that it 'would you prefer..' questions are not the point of this situation.

Elias Pelletieri, emphasizes what can be built on this commercial property from a list of approved structures in the zone. He also states that sometime there are no variances needed and in this case the board never sees some of these proposals, they will just happen.

Matt Rogers, stated that Essex County still needs to approve and that there will be no action on this application tonight.

Skip, adds to the discussion that he claims this property is a very buildable lot.

Jerry Michael, tax payer, states that this is such a unique opportunity that is close by to the rail trail. It will bring in more traffic that the town is needing, this project is reasonable.

Public Hearing is to remain open.

Motion to close the public hearing by _____ Second: _____

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, abstained; Weber, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.

C. Public Hearing for the Application of: Pendragon Theater, Site Plan Review for Tax Map Parcel #32.296-2-8

George, spoke about the comments that keep getting added on to the project.

Matt Rogers, replied to the comment and made it known that not all comments were required for approval.

Bill Domenico, was questioning the storm water management plan that was talked about last meeting.

Melinda Little, spoke up about the Easements and the neighboring property owner did not want to hold up the process of the project.

Bill Domenico, responded with making sure that it is the same neighbor in which some of the building is on their property. With this, Bill was questioning if future owners will have obligations to maintaining what's on the property. These guidelines will travel with all owners in the future. In the case the current building is demolished will one that is built have to be put back on its own property? Maybe putting this into place will protect future land owners.

Rick Weber, stated that an agreement between the owners will be good enough for the board.

Holly, emphasized the appreciation she has for the board and everything they have done for this project.

Motion to open the public hearing by Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Domenico Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

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

Public Hearing was kept open from April 2nd, 2024.

Motion to open the public hearing by _____ Second: _____

Pelletieri asked for a Roll Call Vote.

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

Elias Pelletieri, asked Code Enforcement Officer, Chris McClatchie if all of the requirements stated in last meeting were met with the building.

Chris McClatchie, stated that it meets the building code and the only concern was the main structure and that was all set now.

Dave, stated that the property may be exempt from storm water management code.

Motion to close the public hearing by Domenico Second: Reilly

Pelletieri asked for a Roll Call Vote.

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

2) Board Action

A. Application of: Hold North Properties, Area Variance application seeking approval of three area variances. Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

All agreed to conditions for the Area Variance approval.

-Issue a negative declaration for purposes of SEQR:

Motion: _____, Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

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

Motion: _____ Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

-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: _____ Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

-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: _____ Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

B. Application of: Stacey Allot, Area Variance Application for two parking lots bordering Lake Flower. Tax Map Parcel #32.296-2-8

-Issue a negative declaration for purposes of SEQR:

Motion: _____, Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

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

Motion: _____ Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

-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: _____ Second: _____

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Weber, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in

favor, project approved.
No action taken.

-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: _____ Second: _____

Pelletieri asked for a Roll Call Vote.

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

No action taken.

C. Application of: Pendragon Theater, Site Plan Review for Tax Map Parcel #32.296-2-8-

-Issue a negative declaration for purposes of SEQR:

Motion: Domenico Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Weber, 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: Domenico Second: Reilly

Pelletieri asked for a Roll Call Vote.

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

-Approve Site Plan Review with the following conditions, 1. LaBella signing off that all requirements are met. 2. upon receiving the easement.

Motion: Weber Second: Reilly

Pelletieri asked for a Roll Call Vote.

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

D. Application of: 91 Trestle Street, LLC, Site Plan Review for Tax Map #447.69-48

-Issue a negative declaration for purposes of SEQR:

Motion: Weber Second: Domenico

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Weber, 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: Domenico Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

-Approve Site Plan Review

Motion: Domenico Second: Reilly

Pelletieri asked for a Roll Call Vote.

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

III. OLD BUSINESS

- 1) There has been no movement on the Trudeau Village Subdivision. More discussion was had on the ownership of the road within the new Trudeau Village.

IV. NEW BUSINESS

- 1) STR meeting to take place May 21st.

V. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Reilly Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 8:43 pm.

Meeting Minutes prepared by; Deputy Clerk-Treasurer Kendra Martin