



# Village of Saranac Lake

Community Development Department

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## DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, MAY 21, 2024

### ATTENDANCE

#### Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

KT Stiles, Alternate, Present

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

### ITEMS FOR BOARD ACTION

#### 1) Resolution to recommend and approve meeting and public hearing rules of procedure and conduct

**Chair member Pelletieri called for motion on resolution**

Motion by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, resolution approved.

#### 2) Public Hearings

##### A. Public Hearing for the Application of: Leonard and Kathy Sauers, Special Use Permit for a Short-Term Rental, 401 Lake Flower Ave. (Tax Map Parcel #32.247-2-9.00)

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes.

All in favor, public hearing opened.

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes.

All in favor, public hearing closed.

##### B. Public Hearing for the Application of: Public Hearing for the Application of: David Kwan and Patricia Forgang, Special Use Permit for a Short-Term Rental, 60 Kiwassa Rd. (Tax Map Parcel #458.21-4-10)

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**C. Public Hearing for the Application of: Jason Fenner, Special Use Permit for a Short-Term Rental, 6 Harbor Lane. (Tax Map Parcel #458.38-4-2.200)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Paul Moriarty submitted a letter expressing his lack of objections. He requested assurance that his driveway remains unobstructed and that neighbors refrain from parking in his area. Additionally, he noted a decrease in permanent residents in the vicinity and expressed his hope that short-term renters will conduct themselves appropriately.

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**D. Public Hearing for the Application of: Kathy Bonavist, Special Use Permit for a Short-Term Rental, 286 Park Ave. (Tax Map Parcel #32.150-3-5.000)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**E. Public Hearing for the Application of: Todd and Amy Corliss, Special Use Permit for a Short-Term Rental, 50 Kiwassa Rd. (Tax Map Parcel #458.21-4-9)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**F. Public Hearing for the Application of: Steven and Cherie Racette, Special Use Permit for a Short-Term Rental, 128 Bloomingdale Ave. (Tax Map Parcel #447.62-1-6)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**G. Public Hearing for the Application of: Troy Koubek, Special Use Permit for a Short-Term Rental, 133 Main St. (Tax Map Parcel #447.69-5-5)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Tom Delahan expressed concerns regarding the limited parking space, resulting in overflow

parking encroaching on his parking area. He proposed implementing a rule to limit the number of cars allowed per rental. Additionally, Delahan recommended increasing the number of large trash receptacles from one to two to address the issue of overflowing trash. Motion to close the public hearing by Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing closed.

**H. Public Hearing for the Application of: Cook and Stumpf, LLC, Special Use Permit for a Short-Term Rental, 65 Broadway (Tax Map Parcel #447.69-12-4)**

Motion to open the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. in favor, public hearing opened.  
Motion to close the public hearing by Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing closed.

**I. Public Hearing for the Application of: Wm Bros. Holdings, LLC, Special Use Permit for a Short-Term Rental, 79 Main St. (Tax Map Parcel #447.77-3-10)**

Motion to open the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing opened.  
Motion to close the public hearing by Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing closed.

**J. Public Hearing for the Application of: Chris Dorman, Special Use Permit for a Short-Term Rental, 33 Leona Ln. (Tax Map Parcel #446.84-1-17)**

Motion to open the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing opened.  
Motion to close the public hearing by Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing closed.

**K. Public Hearing for the Application of: Chris Dorman, Special Use Permit for a Short-Term Rental, 39 Shepard Ave. (Tax Map Parcel #447.78-4-10)**

Motion to open the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing opened.  
Motion to close the public hearing by Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing closed.

**L. Public Hearing for the Application of: Jason Smith, Special Use Permit for a Short-Term Rental, 8 Church St. (Tax Map Parcel #447.78-4-12)**

Motion to open the public hearing by Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, public hearing opened.  
Motion to close the public hearing by Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.

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

**M. Public Hearing for the Application of: Anne Warner, Special Use Permit for a Short-Term Rental, 303 Lake Flower Ave. (Tax Map Parcel #32.230-1-10.000)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**N. Public Hearing for the Application of: Calli Shelton, Special Use Permit for a Short-Term Rental, 16 Grandview Ln. (Tax Map Parcel #446.52-1-16.200)**

Motion to open the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Walter Larzak reported that his yard is experiencing flooding and inquired about the appropriate course of action if the flooding is originating from a neighboring short-term rental property. In response, Pelletieri suggested that this issue be addressed during the Board Action section of the meeting.

Linda Larzak expressed her opposition to all short-term rentals, stating that her neighborhood is currently very quiet and she fears that short term rentals will bring disrespect and noise.

Motion to close the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**O. Public Hearing for the Application of: Calli Shelton, Special Use Permit for a Short-Term Rental, 357 Lake Flower Ave. (Tax Map Parcel #32.247-1-10.000)**

Motion to open the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**P. Public Hearing for the Application of: Lindsey Brockway, Special Use Permit for a Short-Term Rental, 84 Olive St. (Tax Map Parcel #446.84-1-5)**

Motion to open the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**Q. Public Hearing for the Application of: Cheryl Sayles, Special Use Permit for a Short-Term Rental, 237 Lake Flower Ave. (Tax Map Parcel #32.214-5-1.000)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**R. Public Hearing for the Application of: Cheryl Sayles, Special Use Permit for a Short-Term Rental, 245 Lake Flower Ave. (Tax Map Parcel #32.230-1-2.000)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**S. Public Hearing for the Application of: Todd Drake, Special Use Permit for a Short-Term Rental, 77 Will Rogers Dr. (Tax Map Parcel #32.26-3-3.000)**

Motion to open the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**T. Public Hearing for the Application of: Hans and Heidi Underwood, Special Use Permit for a Short-Term Rental, 113 Santanoni Ave. (Tax Map Parcel #32.247-4-13.000)**

Motion to open the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**U. Public Hearing for the Application of: Cure Cottage Development, LLC, Special Use Permit for a Short-Term Rental, 641 Park Ave. (Tax Map Parcel #32.103-1-1.000)**

Motion to open the public hearing by Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Motion to close the public hearing by Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**3) Board Action**

**A. Application of: Leonard and Kathy Sauers, Special Use Permit for a Short-Term Rental, 401 Lake Flower Ave. (Tax Map Parcel #32.247-2-9.00)**

Pelletieri emphasized the challenge of locating the address number. The property owners provided assurance by confirming the location on Merrill Street and committing to installing address numbers on the side of the house.

Issue a negative declaration for purposes of SEQR

Motion: Weber Seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**B. Application of: David Kwan and Patricia Forgang, Special Use Permit for a Short-Term Rental, 60 Kiwassa Rd. (Tax Map Parcel #458.21-4-10)**

Issue a negative declaration for purposes of SEQR

Motion: Stiles Seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**C. Application of: Jason Fenner, Special Use Permit for a Short-Term Rental, 6 Harbor Lane. (Tax Map Parcel #458.38-4-2.200)**

Stiles raised the topic of the letter regarding short-term rentals (STRs). Pelletieri clarified that Moriarty is not opposed to the concept of STRs but seeks clarity on parking regulations. Additionally, Pelletieri suggested that any parking-related issues should be addressed with the appropriate authority. In response, Weber inquired about the possibility of restricting the number of parking spaces allocated for this particular STR. Katrina, the Community Development Director, stated that altering regulations for individual cases could set a precedent requiring consistency for all to maintain fairness. She emphasized the importance of ensuring unobstructed entrances for everyone.

Issue a negative declaration for purposes of SEQR

Motion: Stiles seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**D. Application of: Kathy Bonavist, Special Use Permit for a Short-Term Rental, 286 Park Ave. (Tax Map Parcel #32.150-3-5.000)**

Issue a negative declaration for purposes of SEQR

Motion: Stiles Seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**E. Application of: Todd and Amy Corliss, Special Use Permit for a Short-Term Rental, 50 Kiwassa Rd. (Tax Map Parcel #458.21-4-9)**

Issue a negative declaration for purposes of SEQR

Motion: Weber Seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**F. Application of: Steven and Cherie Racette, Special Use Permit for a Short-Term Rental, 128 Bloomingdale Ave. (Tax Map Parcel #447.62-1-6)**

Issue a negative declaration for purposes of SEQR

Motion: Stiles Seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**G. Application of: Troy Koubek, Special Use Permit for a Short-Term Rental, 133 Main St. (Tax Map Parcel #447.69-5-5)**

Katrina, Community Development Director, addressed Delahan's concerns regarding the trash and overflow matter. Chris Dorman expressed his commitment to resolving the issue, acknowledging responsibility for its oversight.

Issue a negative declaration for purposes of SEQR

Motion: Weber Seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, project approved.

**H. Application of: Cook and Stumpf, LLC, Special Use Permit for a Short-Term Rental, 65 Broadway (Tax Map Parcel #447.69-12-4)**

Issue a negative declaration for purposes of SEQR  
Motion: Stiles seconded by: Weber.  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.  
Motion: Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, project approved.

**I. Application of: Wm Bros. Holdings, LLC, Special Use Permit for a Short-Term Rental, 79 Main St. (Tax Map Parcel #447.77-3-10)**

Issue a negative declaration for purposes of SEQR  
Motion: Weber seconded by: Stiles.  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, project approved.

**J. Application of: Chris Dorman, Special Use Permit for a Short-Term Rental, 33 Leona Ln. (Tax Map Parcel #446.84-1-17)**

Pelletieri provided clarification with the owner regarding parking arrangements, confirming that there are two parking spots allocated per unit. The owner affirmed this statement and additionally clarified that waste management services are handled through Demarco.  
Issue a negative declaration for purposes of SEQR  
Motion: Stiles seconded by: Weber.  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.  
Motion: Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.



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

**K. Application of: Chris Dorman, Special Use Permit for a Short-Term Rental, 39 Shepard Ave. (Tax Map Parcel #447.78-4-10)**

Pelletieri inquired about the location of the long-term rental on the property. In response, Dorman, the owner, clarified that it is situated on the bottom floor.

Issue a negative declaration for purposes of SEQR

Motion: Stiles seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**L. Application of: Jason Smith, Special Use Permit for a Short-Term Rental, 8 Church St. (Tax Map Parcel #447.78-4-12)**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**M. Application of: Anne Warner, Special Use Permit for a Short-Term Rental, 303 Lake Flower Ave. (Tax Map Parcel #32.230-1-10.000)**

Katrina, Community Development Director, provided clarification, affirming that the property is classified as a house rather than a duplex. Additionally, she confirmed that there are two designated off-street parking spaces available for the residence.

Issue a negative declaration for purposes of SEQR

Motion: Stiles seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**N. Application of: Calli Shelton, Special Use Permit for a Short-Term Rental, 16 Grandview Ln. (Tax Map Parcel #446.52-1-16.200)**

Pelletieri addressing the recent water issue raised by the neighboring property. He emphasized that this matter falls outside the jurisdiction of this board and is unrelated to Short-Term Rental (STR) permitting. Linda Larzak, the neighboring property owner, provided insights, mentioning that the Village, Mayor, and Department of Public Works (DPW) have already examined the water matter and invested resources into its resolution. Katrina, Community Development Director, reported her conversation with Chris, noting that unless it is definitively established that the STR is the cause of the water problem, it will not impact the permitting process. However, she highlighted the possibility of future adjustments if the issue remains unresolved and linked to the rental property. Linda informed the attendees that the mayor is arranging for an assessment of the water situation, including a cost estimate. Katrina assured ongoing communication with Chris to coordinate further actions regarding the property at 32 Old Lake Colby Road. Pelletieri reiterated the board's commitment to adhere to the appropriate STR regulations and directed Linda to address her water concerns with the Village Board.

Issue a negative declaration for purposes of SEQR

Motion: Stiles seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**O. Application of: Calli Shelton, Special Use Permit for a Short-Term Rental, 357 Lake Flower Ave. (Tax Map Parcel #32.247-1-10.000)**

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**P. Application of: Lindsey Brockway, Special Use Permit for a Short-Term Rental, 84 Olive St. (Tax Map Parcel #446.84-1-5)**

Issue a negative declaration for purposes of SEQR

Motion: Stiles seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**Q. Application of: Cheryl Sayles, Special Use Permit for a Short-Term Rental, 237 Lake Flower Ave. (Tax Map Parcel #32.214-5-1.000)**

Pelletieri inquired about the trash services, to which Cheryl Sayles, the owner, confirmed that it would be handled by Casella.

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

**R. Application of: Cheryl Sayles, Special Use Permit for a Short-Term Rental, 245 Lake Flower Ave. (Tax Map Parcel #32.230-1-2.000)**

Issue a negative declaration for purposes of SEQR

Motion: Stiles seconded by: Weber.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Approve Special Use Permit for a Short-Term Rental with the typical conditions.

Motion: Stiles Second: Weber

Pelletieri asked for a Roll Call Vote.

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

**S. Application of: Todd Drake, Special Use Permit for a Short-Term Rental, 77 Will Rogers Dr. (Tax Map Parcel #32.26-3-3.000)**

Katrina notifies Todd Drake, the owner, that Chris, with Code Enforcement, will be contacting him regarding an inspection concerning code compliance and fire safety measures.

Issue a negative declaration for purposes of SEQR

Motion: Weber seconded by: Stiles.

Pelletieri asked for a Roll Call Vote.

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

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

Motion: Weber Second: Stiles

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, project approved.

**T. Application of: Hans and Heidi Underwood, Special Use Permit for a Short-Term Rental, 113 Santanoni Ave. (Tax Map Parcel #32.247-4-13.000)**

Issue a negative declaration for purposes of SEQR  
Motion: Weber seconded by: Stiles.  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, project approved.

**U. Application of: Cure Cottage Development, LLC, Special Use Permit for a Short-Term Rental, 641 Park Ave. (Tax Map Parcel #32.103-1-1.000)**

Katrina informs the owner that Chris, with Code Enforcement, will be contacting him regarding an inspection concerning code compliance and fire safety measures. Weber inquired about the status of unit signage. The owner of the property confirmed that all three units have unit number signs on the building.  
Issue a negative declaration for purposes of SEQR  
Motion: Stiles seconded by: Weber.  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Find the project in conformance with LWRP policy standards and conditions.  
Motion: Weber Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, declaration moved.  
Approve Special Use Permit for a Short-Term Rental with the typical conditions.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, project approved.

**II. ADJOURNMENT**

Motion to adjourn the meeting.  
Motion: Stiles Second: Weber  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Stiles, yes; Pelletieri, yes. All in favor, meeting adjourned.  
Meeting was officially adjourned at 6:21pm.

Meeting Minutes prepared by; Community Development Administrative Assistant, Bayle Reichert