



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, JUNE 4, 2024

This meeting will be held in the Village Board Room and may be viewed through ZOOM Enter at the side door of the building, 39 Main Street

<https://us02web.zoom.us/j/5184919884?pwd=Nk5ISVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

Please Note: The Stacey Allot area variance and site plan application has been withdrawn, at the request of the applicant.

ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Bill Domenico, Present

KT Stiles, Alternate, Present

A. Approval of Minutes

Elias Pelletieri opened the meeting at 5:00pm.

- Motion to approve May 7, 2024 Board Meeting Minutes by Domenico, seconded by Pelletieri. Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, meeting minutes approved.
- Motion to approve May 21, 2024 SUP STR Meeting Minutes by Weber, seconded by Stiles. Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

Katrina, Community Development Director, reminds every one of the house rules before beginning with Public Hearings.

B. SUP STR Application of: Felice Artonio, Special Use Permit for a Short-Term Rental

Public Hearing

- Public Hearing for the Application of: Felice Artonio, Special Use Permit for a Short-Term Rental, 98 Margaret St. (Tax Map Parcel #447.61-9-3)
Motion to open the public hearing by Weber Second: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.
Motion to close the public hearing by Domenico Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Board Action

- Application of: Felice Artonio, Special Use Permit for a Short-Term Rental, 98 Margaret St. (Tax Map Parcel #447.61-9-3)
Pelletieri points out that everything looks good and they have enough parking spots. Weber agrees and has no questions. Domenico says it looks good and they are doing the STR process and completing all paperwork required.
 - Motion to issue a negative declaration for purposes of SEQR
Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
 - Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Weber seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
 - Motion to approve Special Use Permit for Short term rental
Motion: Domenico seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

C. Application of: Hold North Properties

Public Hearing

- Continuation of the Public Hearing for the Application of: Hold North Properties, Area Variance application seeking approval of three area variances: Front yard area variance for a principal building, area variance for a residential dwelling to be considered a secondary dwelling, and an area variance for an accessory structure in the front yard for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1
Pelletieri confirmed that there are three variances. Ann Bartlet from 141 Bloomingdale stated that there is no parking already in this area and it is a busy corner with Park Street. This corner already causes congestion and people are parking on the grass. Katrina states that Ann's comments are valid but this is for approval of the Area Variance and she is referring to the Site Plan. Meg, applicant, explains the plan and vision of where cars will be parked. Ann asks, where will the employees park. Owners responding that they should be parking on the gravel. There are currently 5 parking spots and they would be adding an additional space and a garage. Ann stated that it is still adding to the corner issue. Owner comments that they are one-bedroom apartments.
Motion to close the public hearing by Weber Second: Stiles (hearing was opened at May 7, 2024 meeting)
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

Board Action

- Application of: Hold North Properties, Area Variance application seeking approval of three area variances: Front yard area variance for a principal building, area variance for a residential dwelling to be considered a secondary dwelling, and an area variance for an accessory structure in the front yard for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1

Katrina, Community Development Director, explains the parking clarification and tells the owner to be mindful not to create a parking lot on their property.

- Area Variances are a Type 2 action pursuant to SEQR. No further SEQR decision is required.
- Motion to find the project in conformance with LWRP policy standards and conditions.
Motion: Weber seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve the Area Variance for a front yard principle building.
Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve the Area Variance for a residential dwelling to be considered a secondary dwelling.
Motion: Weber seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve the Area Variance for an accessory structure in the front yard.
Motion: Stiles seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

Public Hearing

- Public Hearing for the Application of: Hold North Properties, Site Plan Review application for a proposed Multi-Family Residential use for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1
 - Motion to open the public hearing by Domenico Second: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.
Pelletieri states that Ann Bartlet is concerned of the busy intersection. Bartlet asks where the second residential will be. Meg, owner, replies that they will be tearing down and replacing the existing building. Owner clarifies that they have three front yards and the buildings will not change location. They have elevations as needed.
 - Motion to close the public hearing by Weber Second: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

Board Action

- Application of: Hold North Properties, Site Plan Review for a proposed Multi-Family Residential use for Tax Map Parcels #447.62-1-5; 32.182-4-1; 32.166-2-1
Katrina, Community Development Board, says that per zoning, the standards are set by the site plan review. Thanked the owners for putting long term housing with adequate parking versus road parking. Pelletieri states that this is a great lot for this project. Domenico states that it has always been well maintained since he has lived in the area. Maybe in the future, as Saranac Lake grows there may be a light needed at that intersection. Katrina brought up that the project has been shared with the fire department. Weber asks if there is a concern of space with the buildings. Katrina replies that Chris, Code Enforcement, will be doing that but there is no change. Weber brings up the staff comments from Labella and the storm water documents. Meg, owner clarifies she went over this with the

engineer and there are no gutters, which will be put on and they felt confident on drainage. Domenico states that it is far off the river that there shouldn't be an issue. Megs states she has been working with Geomatics on the floodplain permit. Katrina responds that we are willing to work with her to help with floodplain permit. Meg comments that she feels confident in using Geomatics. Owner says they have flood insurance because of Hurricane Irene. Weber says there are many factors involved with a flooding. Katrina comments that a flood plain permit may not be needed if there is no mortgage. Weber says the staff recommendation is that a floodplain may be required. Katrina says they can just file the height with the Village and they will put the height at Max height of 40'. Plan on using little height as possible.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Weber seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Domenico seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve with conditions, a floodplain permit may be necessary, the Site Plan application
Motion: Stiles seconded by: Domenico
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

D. Application of: HES Ventures

Public Hearing

- Public Hearing for the Application of HES Ventures, Site Plan Review application for Depot Inn for Tax Map Parcel #447.69-1-3.100
 - Motion to open the public hearing by Domenico Second: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.
Pelletieri reads a Letter of Support written by Michael Webb, owner of 15 Depot Street, adjacent from the proposed project. Tim Reilly, owner, gave an overview of the project. Stated that it was vacant property when they first moved in and they bought and ran a fuel business. The upstairs was mostly storage and they started working with the VA in creating a complete first floor reconstruction. The second floor is considered an Inn as it is allowed for a hotel with zoning. It will have at least 15 different types of amenities with 3 suites and a recreational, green space and bike storage and rentals.
 - Motion to close the public hearing by Weber Second: Domenico
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed

Board Action

- Application of: HES Ventures, Site Plan Review for Tax Map Parcels #447.69-1-3.100
Domenico asks how will the guests check in. Tim, owner responds that there will be a capacity of max 10 people. The visitor desk will have local material and a virtual concierge, full time property manager and a cleaner. They live locally if there is a need for them to come over and the units are all key pad

entrée. There is also going to be on site laundry. Domenico asks why not a Short-Term Rental. Tim answered with the definition of an STR, and stated that this property is a commercial space not residential. Tim referred to the definition of Inn/Hotel. His property is in a Village zone that allows hotels and he will be offering amenities, as the definition describes. Katrina, Community Development Director, states that there is a lot of overlap with the two definitions, including amenities, what is offered and the zoning. Domenico likes the project and just wants to be sure the board is confident in the definitions with STR and Hotels. Tim Reilly, owner, stated that he could have an STR but he wanted to create it as an Inn. Also states that he hits the same guidelines as the 2013 E1 plan and that the back of the property is currently industrial and he will be revitalizing it into a green space with trees. Weber understands Bill's point and pointed out that the only difference between the definitions is the desk service. Reilly answers saying there will be three suites and have someone sitting there on the weekends and having the main door accessible for everyone in the future. Katrina comments that it is common for hotels to have contactless or virtual check -in. Weber reiterates that we need to be aware of "code" and it states that it will have services versus should have services. He now understands the modern-day equivalent of a normal front desk as being contactless. Tim Reilly reminds everyone that he is not taking residential space off the market because it is an old commercial building that is being renovated. There will be a theme around the history and it will help promote the downtown area. Katrina speaks about STRs do not have to change their insurance and register as a business like an Inn/Hotel does. Reilly says he has been working with the Insurance Company and has spoken with DOH on what types of regulations there are until he needs to register with them. Also, says according to NYS, a hotel needs to have a minimum of one handicap accessible room, which they have. Reilly says he has spoken to the Fire Chief and they fully support the project. Katrina comments that there was no lighting added but there is currently an adequate amount of lighting. Tim replies stating that he has 15 lights all pointing down and he plans on redoing the signage. Pelletieri appreciates the applicant's diligence in following and studying the code and proposing his plan off of it. He believes it will help the community. Katrina reminds applicant to please have all trash cans screened in some type of box that can't be seen from the road. Reilly says the VA also keeps him aligned with this policy and he will have a 6-foot fence on the residential side to block the view as well as having the trash cans in the back in a covered container. They are still deciding the best location for this. Weber commented that they will create that as a condition. Domenico says they should make a condition to check with Code admin to approve the signage. Tim said there is already room for three signs and they will have 1/3 less signage. Pelletieri also comments that everyone should be following the trash rule. Weber replies that since it is not in his plans, this is why it will be a condition.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Weber seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Weber seconded by: Domenico
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve with conditions, plans for trash to be sent to Katrina and have ok'd, the Site Plan application
Motion: Domenico seconded by: Stiles
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; and Pelletieri, yes. All in favor, declaration moved.

E. OLD BUSINESS

Pelletieri wanted to thank the staff for STR permits being completed. Katrina brings up that there will be a

review of the Loft site plans with Domenico and Stiles to be sure everything is still accurate with conditions. Domenico was surprised there was pushback. Then he realized it was during 2021 when it was approved and he didn't feel like he gave the project due diligence. He looked the applicant up and none of the amenities made it to the approval. He is worried they were moving too quickly and would love a review. Weber says it would be smart to be aware of what's going on there and be sure they are following through. Wonders if there is anything changing or if there were any programmed uses that were changed. Katrina stated that things can get passed around and it doesn't come to the board. It is good to be on top of it with enforcement. We need to be understanding of change but have knowledge of it. Agreed to meet next Tuesday.

F. NEW BUSINESS

Pelletieri says it may be a good idea to check on all projects and have a paragraph on why we decide yes or no. There should be a deliberation and a written record on the issues. Katrina updates everyone that there will be a new Cloud Permitting Program that will be implemented with the Village. She will be researching a bit more on the program and let the board know how they can help. Katrina also says that they need to go through the code amendments. Matt Rogers, Labella, said a subcommittee should be created for this with two people, Matt, Katrina and Chris. This will make the info understandable to then be reported to the Board. Katrina also said that the next meeting is July 9th, not July 2nd. STR's are complete and she will email stats to the Board. The Brewery solar panels are currently on the roof and there is nothing ground mounted and will hear back with the updates on dimensions. This would be an amendment. The River Walk is starting in a few weeks, near the Grand Union.

G. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Domenico Second: Weber

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:43 pm.

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