



## Village of Saranac Lake

Community Development Department  
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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 12/6/2022

#### ATTENDANCE

Development Board Members:  
Elias Pelletieri, Chairperson, Present  
Adam Harris, Present  
Rick Weber, Present  
Paul Herrmann, Present  
Meg Cantwell-Jackson, Present  
Bill Domenico, Alternate, Excused  
Dan Reilly, Alternate, Excused

#### I. APPROVAL OF MINUTES

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

Motion to approve November 1, 2022 Regular Meeting Minutes by Adam Harris, seconded by Meg Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Harris, yes; Rick Weber, yes; Paul Herrmann, yes; Cantwell-Jackson, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

#### II. ITEMS FOR BOARD ACTION

##### 1) Application of: Cure Cottage Development, Amendment to Special Use Permit, 486 Park Avenue

###### A. Public Hearing

Motion to open the public hearing by Weber, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

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

No members of the public chose to comment.

Motion to close the public hearing by Harris, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

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

###### B. Board Action

Brian Draper, applicant, described the history of the project, with the site plan to demonstrate what earlier phases of the project had accomplished on site. He stated that the plan is to add a commercial kitchen and seating as part of the tap room portion of the Hex and Hop project. He stated that they are planning to add additional on site signage to help direct traffic away from the Park Ave. entrance, which will eventually become a one-way.

Jamie Konkoski, Community Development Director, asked the applicant for anticipated hours of operation.

Draper stated that the plan is to be open four days a week from 2:00pm to 10:00pm.

Herrmann asked if that is a 10:00pm hard close.

Draper stated that at this time, that is the plan. He stated that noise from the taproom is already buffered by being located down a significant slope from the main road.

Harris stated that this looks to be a good project and that he is comfortable with the hours of operation that are being proposed.

Cantwell-Jackson asked about the timeline to designate the entrance from Park Ave. as a one-way.

Konkoski stated that there will be another opportunity for formal review with the remainder of the property in the form of a subdivision application before this board.

Draper stated that it is part of the masterplan and will be part of the subdivision application. He stated that their goal is to get that done before the tap room opens.

Cantwell-Jackson asked about modifying the existing entrance on the other side of the property or creating a new one.

Draper stated that in the area where the Chapel is, there is opportunity to t-off that intersection to help alleviate any dangers. He showed the Board on the site plan the existing traffic pattern in and around the brewpub/taproom.

Pelletieri asked for clarification on the use of food trucks and on a section of the submitted Waterfront Assessment Form.

Draper stated that food trucks may come back for events, but the commercial kitchen will be there in Phase 4. He stated that they are working with SHPO for the masterplan, but any tax credits will not be received until after the entire project is complete.

Weber stated that this is a great project and a good use of that area.

Motion to issue a negative declaration for purposes of SEQR by Weber, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Harris, yes; Weber, yes; Cantwell-Jackson, yes; Pelletieri, yes; and Herrmann no due to lack of awareness of the approval of the original project. Majority in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Harris, seconded by Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Harris, yes; Weber, yes; Cantwell-Jackson, yes; Pelletieri, yes; and Herrmann no due to lack of awareness of the approval of the original project. Majority in favor, declaration moved.

Motion to approve Amendment to Special Use Permit by Harris, seconded by Cantwell-Jackson, with discussion.

Herrmann stated that the Board ought to add a condition to the approval for the business to maintain a 10:00pm hard close for hours of operation.

Harris stated that in approvals granted by this Board to another recent project, a precedent was set and that the hour to close is established by the County.

Cantwell-Jackson stated that with the brewery project that is slated for Woodruff Street this board didn't see the need to put any conditions on the approval for when they close.

Weber stated that he doesn't see a need for the Board to set any condition on this project. He added that for these site related operations, the local government does have some say over what occurs when, but questioned if there is any enforcement capabilities.

Konkoski relayed information that she had from the consultant regarding the hard close and enforcement of that. She stated that procedurally, the Board may move on with a vote on the potential condition on an approval to the Amendment to the Special Use Permit.

Herrmann made a motion to approve the project as presented with a condition for the business to maintain a 10:00pm hard close for hours of operation.

Motion fails due to no second.

Konkoski stated that she will look into what the Village can do with a noise ordinance versus what would need to be changed for hours of operation at the County level.

Pelletieri asked for a Roll Call Vote on the approval of the Amendment to Special Use permit without a condition.

Roll Call: Harris, yes; Weber, yes; Cantwell-Jackson, yes; Pelletieri, yes; and Herrmann no with the stated reason that an approval ought to have had a condition for the business to maintain a 10:00pm hard close for hours of operation. Majority in favor, project approved.

### III. OLD BUSINESS

Update on the Draft Cannabis Use Amendment- Konkoski stated that after this board approved the draft amendment, the Village's attorney reviewed it and passed along recommendations for changes. NYS newly released guidelines

that the consultants are reviewing to incorporate into the draft amendment if needed before going before the Village Board. If the Village Board approves it, this will become part of the Development Code which, even without the full state regulations released, can indicate where in the Village those seeking state licensing can secure a location as that is part of the application to the state for licensing.

#### **IV. NEW BUSINESS**

Discussion of Development Code Amendments- A list of potential Development Code Amendments has been created in an effort to strategize what to tackle next, given that the Draft Cannabis Use Amendment will be forwarded to the Village Board of Trustees. The Village's Housing Task Force has started to discuss potential Development Code updates that could be beneficial for housing development.

The Board prioritized the items and Konkoski and the consultant will do initial research for the Board to work through selected potential amendments over the next few months.

LWRP Update- The Village is working with a team of consultants to update the Local Waterfront Revitalization Program, originally adopted in 2004, with the goal to help guide appropriate development and investment along the Village's waterfront areas. Board members were encouraged to share feedback and spread the word about upcoming opportunities to do so, via an online Projects Questionnaire, set to be live and accessible from the Village website from December 15 until January 15, 2023, and at next week's Public Input Session from 5:00pm – 6:30pm in the Auditorium of the Harrietstown Town Hall.

79 Woodruff Street, Saranac Lake Brewing Company, LLC, project is moving forward with the demolition of the existing building.

#### **V. ADJOURNMENT**

Motion to adjourn the meeting by Herrmann, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:52pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant.