



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 2/15/2022

ATTENDANCE

Development Board Members:
Donna Difara, Chairperson, Present
Adam Harris, Present
Elias Pelletieri, Present
Rick Weber, Present
Paul Herrmann, Present
Bill Domenico, Alternate, Excused

Paul Blaine, Development Code Administrator, Present
Cassandra Hopkins, Administrative Assistant, Present

CONVENE

Chair, Donna Difara opened the meeting at 6:01pm.

Motion to approve February 1, 2022 Regular Meeting Minutes by Adam Harris, seconded by Rick Weber.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Elias Pelletieri, yes; Weber, yes; Paul Herrmann, yes; and Difara, yes. All in favor, meeting minutes approved.

PUBLIC COMMENT

Difara asked for public comment.

No one attended the meeting to make a public comment.

Motion to close public comment by Herrmann, seconded by Weber.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, public comment closed.

PUBLIC HEARINGS/BOARD ACTION

Town of Harrietstown, Site Plan review for salt storage shed, 71 John Munn Rd.

Dan Martin, Harrietstown Superintendent of Highways, stated that the Town is looking to put a salt and sand shed on the existing Town property on John Munn Rd.

Difara asked if this is similar to a 2008 application by the Town.

Martin stated that yes, it is similar, the structure will have a steel frame, cement walls and footers.

Weber asked about funding, the grading plan, proposed stormwater management, and if the DEC has seen this plan yet.

Martin stated that the DEC and the APA have received these plans.

Todd David, Harrietstown Code Enforcement Officer/Zoning, added that they will hear from the APA on the permitting process in the next couple of weeks.

Martin stated that after the APA review, they can adjust the plans as needed if there are runoff concerns.

Pelletieri stated that this is a great project.

Herrmann stated concern over lack of plans for the project, specifically the support for the concrete pad.

Harris stated that this is a great project and that the APA review should reveal any details that need to be worked out in terms of runoff concerns.

Motion to close the public comment by Harris, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, public comment closed.

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

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, declaration moved.

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

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, declaration moved.

Motion to approve Site Plan by Harris, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, abstain. Majority in favor, Site Plan approved.

Casa Del Sol de Mexico LLC, Area variance and Site Plan review for an addition to a restaurant, 513 Lake Flower Ave.

Tim Reilly, property owner and applicant, stated that the goal of this project is to improve the layout of Casa's outdoor dining by expanding it by 180sq.ft. along the existing outdoor seating area. He stated that set back from the side of the property is the variance that he is seeking from the Board.

Blaine shared plans for the expansion with the Board.

Weber asked for clarification on tree removal along that Crossfield Rd. side of the property.

Reilly stated that the trees that will be removed with this project are trees that were already unhealthy and posing a risk to the building.

Difara asked for clarification on the building that is set to be demolished.

Reilly stated that in an effort to clean up the property, the rear building will be demolished and the fence will be repaired.

Blaine stated that this project does involve two different lots and that the restaurant building itself is on both lots. He added that one lot is primarily used for parking.

Reilly stated that with the history of how the business has been run and with the current agreements in place, he does not see the separate lot as an issue and asked the Board to consider not making the merging of the two parcels a condition for approval.

Harris suggested drafting an easement for the two parcels as a substitute for merging.

Pelletieri stated that this is a good project overall.

Herrmann stated that the project is great for the upkeep of the property and that the issue is with the existing parking in the front of the property.

Weber asked about the use of the residential street for restaurant parking.

Reilly stated that even with the demolition for the building at the rear of the property, they do not plan to add to the parking on the property as the parking has typically worked itself out.

Motion to close the public comment by Harris, seconded by Pelletieri.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, public comment closed.

Reilly stated that there is not a history of being asked to combine the two parcels and that there is no intention to

sell the parcel where the parking is.

Difara suggested making a condition for any potential approvals tonight that the building in the rear is demolished prior to the issuance of a certificate of occupancy.

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

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, declaration moved.

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

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, declaration moved.

Weber stated that for consistency with review at the Board, he does not see that this is complete without a plan for what will happen in place of the demolished building. He stated that this is the start of a site plan without the full vision.

Reilly stated that the goal is to enhance the outdoor dining experience with a 180 sq. ft. deck and the demolition of the building at the rear is to clean up the property, along with moving the dumpsters on the side of the property.

Difara thanked the applicant for the explanation provided to the Board.

Reilly stated that the demolition is set to take place and that he anticipates that to be done long before any potential issuance of a certificate of occupancy.

Blaine stated that on the Site Plan the applicant may want to include details for screening and dimensions of the dumpsters and any changes to the parking plan.

Reilly stated that the project's intent is to clean up the property along Crossfield Rd. not create more parking.

Jerry Michael, property owner, stated that the moving of the dumpsters is included on the submitted site plan.

Difara stated that the Board is looking for more detail and that can be made a condition of the approval.

Motion to approve area variance by Pelletieri, seconded by Difara.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, area variance approved.

Motion to approve Site Plan with conditions that prior to the issuance of a certificate of occupancy, the building at the rear of the property be demolished and a final site plan with screening detail for the dumpsters along Crossfield Rd. in accordance with the Development Code be submitted to Development Code Administrator for approval and to the Development Review Board by Difara, seconded by Harris.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Difara, yes; and Herrmann, abstain. Majority in favor, site plan approved.

Verizon, Site Plan review for a pole mounted wireless antenna, Petrova Ave.

Jared Lusk, applicant, shared plans demonstrating the placement of the utility pole and noted that this is a replacement of an existing pole.

Difara asked the applicant to correct the plans to read S. Hill Ln. where the pole is to be replaced.

Lusk described the microcell and antenna equipment to the Board.

Difara asked if there is an agreement in place with the Village Board for the use of this equipment at this time.

Lusk stated that they are waiting for an update from the Village Board on that agreement.

Nate Keenan, technician, stated that the Village Board and the Village attorney are in conversation over an agreement for the use of this equipment.

Difara suggested making a condition for approval that all agreements are to be in place.

Pelletieri asked about the coverage area for this antenna.

Lusk showed the Board on the plans the coverage area.

Motion to approve Site Plan with conditions that antenna shroud design to be submitted to Development Code Administrator for approval and the issuance of a license agreement by the Board of Trustees prior to issuance of a building permit by Weber, seconded by Difara.

Difara asked for a Roll Call Vote.

Roll Call: Harris, yes; Pelletieri, yes; Weber, yes; Herrmann, yes; and Difara, yes. All in favor, Site Plan approved.

OLD BUSINESS

NEW BUSINESS

Blaine explained to the Board that before sending along project information to Board members, his initial review deems the application complete or not. In an effort to get the project packet to the Board members as early as possible, it may not contain everything that the Board is looking for. Blaine suggested that if a Board member is seeking an additional piece of information from an applicant, then the request to Blaine be emailed and include all Board members as well.

Difara requested that Board members let Blaine and Cassandra Hopkins know their anticipated attendance the day of a meeting so that the alternate may step-in for a Board member's absence.

ADJOURNMENT

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

Difara asked for a Roll Call Vote.

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

Meeting was officially adjourned at 7:50pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant