



Village of Saranac Lake

Planning Department
39 Main St.
Saranac Lake, NY
Phone (518)891-4150
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 2/1/2022

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 6:00pm.

Motion to approve January 4, 2022 Regular Meeting Minutes by Adam Harris, seconded by Elias Pelletieri.

Difara asked for a Roll Call Vote.

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

PUBLIC COMMENT

Difara asked for public comment.

Fred Balzac, Village resident at 128 Shepard Ave., asked about the Development Board's recently adopted public comment policy.

Motion to close public comment by Difara, 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, public comment closed.

PUBLIC HEARINGS/BOARD ACTION

Rory Carroll, Area Variance for a nonconforming structure, 14 Leona Ln.

Rory Carroll, project applicant, gave a brief overview of his project explaining the addition of a porch on the house. Paul Blaine, Development Code Administrator, stated the within the Development Code a non-conforming structure moves this to a Development Board level of review. He stated his recommendation to approve the area variance.

Difara asked for clarification about the Development Code processes as it pertains to this applicant.

Blaine stated that this is a separate application before the Board from a previous approval because of the non-conforming use designation. He stated that the Board can further review this portion of the code as the Board works through other sections that he has highlighted.

Motion to approve area variance by Weber, 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, area variance approved.

OLD BUSINESS

The board continued the discussion of reviewing sections of the Development Code to make recommendations on changes that will go before the Village Board. The board discussed minor changes to sections of the Development Code regarding the administrator's powers and duties, dimensional standards, landscape standards, and minor subdivision regulations. Another development definition that was part of the discussion that is not currently in the Development Code is townhouses. Board members agreed that the Code will reflect **separate** standards established for townhouses that are sharing a common wall but on two different tax map parcels and Blaine will make revisions to draft verbiage to include row houses.

NEW BUSINESS

Blaine noted that the next meeting is slated for Tuesday, February 15th at 6pm on Zoom. He gave the Board a brief overview on potential projects, although the agenda is still not final.

ADJOURNMENT

Motion to adjourn the meeting by Herrmann, 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, meeting adjourned.

Meeting was officially adjourned at 7:14pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant