



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 3/15/2022

ATTENDANCE

Development Board Members:
Donna Difara, Chairperson, Present
Adam Harris, Present
Elias Pelletieri, Present
Rick Weber, Present
Paul Herrmann, Present at 6:17pm
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 February 15, 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; and Difara, yes. All in favor, meeting minutes approved.

PUBLIC COMMENT

Dr. Calli Shelton, Village resident, stated her concern over the entire approval process within this department.

Fred Balzac, Village resident at 128 Shepard Ave., encouraged the Board to make available more information on upcoming projects to the public. He specifically would like to see more communication and education on the approval process for Administrative Review versus the Development Review Board.

Difara stated that transparency is important, but that the publishing of every project may not be practical, but that it will be discussed among the Board members.

Paul Blaine, Development Code Administrator, stated that project information is published before each meeting on the Village website on the Planning/Development Review Board page. He stated that interpretation of the current Development Code material change to 5% for review to be triggered goes to why the review process may seem so extensive.

Pelletieri added that that level of review is what the Village Board saw fit when drafting the new Development Code.

Difara stated that the 5% material change is not uncommon for this type of review in a municipality.

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

Difara asked for a Roll Call Vote.

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

PUBLIC HEARINGS/BOARD ACTION

Adirondack Center for Loon Conservation, Site Plan amendment for signage, 75 Main St.

Harry Gordon, Board Member, stated that in the application the proposed graphics have been provided with the Main St. elevation of the building.

Blaine shared the proposed signage details with the Board. He stated that Tim Fortune sent in a public comment, that he also shared with the Board.

Weber asked about each graphic element and if square footage had been calculated.

Gordon stated that the length for the portion of the stickers on the upper part of the building has been provided.

Weber referenced the Development Code and stated that design standards are set for this part of the Village.

Gordon stated that this is signage and elements to make attractive a downtown building that is unusual in it's façade. He stated that if the Board doesn't approve this as proposed, then they would look into submitting an alternative version.

Harris stated concern over setting a precedent, especially downtown, with allowing this type of signage.

Gordon stated that the material is an aluminum foil base and is a recyclable material.

Difara asked about the proposed lettering and if it made sense to brand it as the Loon Center.

Pelletieri stated his support for the signage as proposed.

Weber stated that this Board recognizes what the Loon Center is and what it stands for, but suggested that a scaled down version of this proposal would better fit within the Development Code design standards as that is what's most appropriate.

Difara stated what is allowed is outlined in the Development Code.

Paul Herrmann stated that this proposal is an improvement to the building and that should be considered.

Difara stated that if this is a temporary installation, the Development Review Board could put a time limit on any approval tonight.

Harris mentioned that the owners of the building may be looking to redo the façade in the future.

Motion to close public hearing by Pelletieri, seconded by Difara.

Difara asked for a Roll Call Vote.

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

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

Difara asked for a Roll Call Vote.

Roll Call: Harris, abstain; Pelletieri, yes; Weber, no; Herrmann, yes; and Difara, yes. Majority in favor Site Plan approved.

Casa Del Sol de Mexico, LLC, Site Plan review, restaurant addition, 513 Lake Flower Ave.

Tim Reilly, project applicant, stated that this is a continuation from the previous Site Plan submitted to the Board, just with details related to the dumpster on site. He stated that the proposal is to place dumpsters 7ft. from the side setback with some hedging along Crossfield Ave. He stated that due to snow removal, it is not practical to have gates on the screening of the dumpster.

Blaine shared the new Site Plan with the Board.

Difara asked for more details on the potential screening material.

Reilly stated that there is currently a picket fence and the plan is to have that remain intact on one side of the property.

Harris stated that this exceeds the minimum Development Code screening requirement.

Blaine referenced a Board motion from the February 15th regular meeting that brings the applicant back before the Board tonight. He asked for the height of the dumpsters.

Reilly stated that they will also add in the street grade. He added that where the gate would be oriented, there is a 25ft. hedge row across Crossfield Ave. at the Best Western.

Weber stated that he is comfortable with approval as proposed because of screening on three sides.

Motion to approve the Site Plan 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. Majority in favor Site Plan approved.

OLD BUSINESS

Difara asked for the Board to discuss Code Amendments, section 106-87 townhouse standards. She suggested refining the language to be more specific.

Blaine stated that he can work to find better language for some portions of townhouse standards.

Blaine stated that there are other Development Code Amendments to review and revise, major subdivision and the supplemental standards section.

NEW BUSINESS

Discussion- in person versus virtual meetings. Board preference is for in-person.

Blaine to look into use of the Village Board Room again.

ADJOURNMENT

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

Meeting was officially adjourned at 7:25pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant