



## Village of Saranac Lake

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

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### VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 4/19/2022

#### ATTENDANCE

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

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

#### CONVENE

Chair, Elias Pelletieri opened the meeting at 6:05pm.

Motion to approve April 5, 2022 Regular Meeting Minutes by Rick Weber, seconded Bill Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Domenico, yes; Paul Herrmann, abstain; and Pelletieri, yes. Majority in favor, meeting minutes approved.

#### PUBLIC HEARINGS/BOARD ACTION

##### **DACKBikes LLC, Special Use Permit for a Bike Share business, 477 Lake Flower Ave.**

Paul Blaine, Development Code Administrator, explained to the Board the Special Use Permit being sought by the applicant .

Motion to close public hearing by Domenico, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

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

Motion to issue a negative declaration for the purposes of SEQR by Domenico, seconded by Herrmann.

Pelletieri asked for a Roll Call Vote.

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

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

Pelletieri asked for a Roll Call Vote.

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

Pelletieri addressed the applicant to ask about correcting the application to zones B2 and E2 and for a missing signature.

Callie Shelton, applicant, agreed to correcting the application and signed the application.

Domenico suggested that the Board work on the fee structure for such applications.

Blaine stated that the Board can address that and work to refine the procedure.

Pelletieri agreed and stated that this project is a great opportunity for the Village. He added that the application process and the Development Code could be reworked.

Herrmann stated that he was interested in this application's business model and talked with a local bike shop owner to better understand the project.

Pelletieri asked for clarification on the application fee and if it was being waived.

Mayor Jimmy Williams stated that he will have a definitive answer after the next Village Board meeting.

Pelletieri suggested adding a condition to the approval to insure the fee gets sorted out. He asked for a motion to approve the project.

Motion to approve Special Use Permit with the condition that either the Village Board will rescind the fee or the application fee will be paid by **another responsible party**, by Herrmann, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Domenico, yes; Herrmann, yes; and Pelletieri, yes. All in favor, Special Use Permit approved.

### **Casa Del Sol de Mexico LLC, Site plan amendment for a restaurant addition, 513 Lake Flower Ave.**

Tim Reilly, applicant, stated that this project has been before the Board twice before and has received approval for the expansion to the outdoor dining area, the moving of the dumpsters on site, and the taking down of a dilapidated building and a few unhealthy trees. He stated that their goal is still to have the improved outdoor area open by the 5<sup>th</sup> of May. He stated that this amendment to the Site Plan is for a retaining wall that was constructed to replace a failing one, and that it was constructed to the Code. He stated that they plan to put a fence across the top of the new wall and add shrubs to additionally screen the dumpster area. He stated that the timeline for the planting of the shrubs will be after they intend to reopen.

Blaine stated that the retaining wall did require Administrative Approval and is an amendment to the already approved Site Plan.

Herrmann asked for more detail on the placement and the planned screening of the propane tank on the property.

Reilly stated that the propane tank is located on the side of the building behind a wall with the lines are buried so as the further clean up the property.

Domenico stated that this all seems relatively minor and that it is great to see an investment being made to this property.

Weber agreed and asked if the wall was already constructed and if so then what is the Development Board's role.

Blaine clarified that this is an after the fact approval and any changes that the Board would like to see can be discussed tonight.

Weber asked for clarification on the proposed fence height.

Reilly stated that the plan is for 6x6 pressure treated wooden posts and a few railings to be stained brown. He added that they are not looking to do much and just keep this to a simple fence.

Pelletieri stated that they may have to meet Building Code and suggested talking to Code Enforcement Officer, Patrick Giblin.

Reilly stated that they also plan to replace the old fence at the back of the property, although this may not be completed by the 5<sup>th</sup> of May.

Pelletieri stated that he has no issues and replacing the retaining wall was the right thing to do.

Herrmann stated his point about the Development Code not allowing parking in front of the property.

Reilly stated that the handicap parking is located out front. He stated that he is committed to making this a better property, one step at a time.

Motion to approve project as proposed by Herrmann, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Domenico, yes; Herrmann, yes; and Pelletieri, yes. All in favor, project approved

### **OLD BUSINESS**

Blaine asked for discussion regarding a section of the Development Code that he is drafting, section 106-87 Townhouse standards.

The Board discussed maintenance, common areas, and the incorporation of an automatic membership home association.

The Board concluded that there is still some discussion left regarding townhouse standards.

## **NEW BUSINESS**

Blaine gave an overview of anticipated upcoming projects.

Weber asked about the 4-hour training requirement for each Board member each year.

Blaine explained that the 4-hour training has been a requirement in the past, but that since COVID-19, there have been more limited opportunities for that training to take place. He stated that this is a conversation to be had among Board members and with the Village's new administration.

Domenico asked about the potential for subdividing the AMA property and if there is any indication that the owners may do that.

Blaine stated that the owners have not indicated that they want to subdivide that property.

## **ADJOURNMENT**

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

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Domenico, yes; Herrmann, yes; and Pelletieri, yes. All in favor, meeting adjourned. Meeting was officially adjourned at 7:39pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant