



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 4/5/2022

ATTENDANCE

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

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

CONVENE

Chair, Elias Pelletieri opened the meeting at 6:00pm.

Motion to approve March 15, 2022 Regular Meeting Minutes by Rick Weber, seconded by Adam Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Harris, yes; Weber, yes; Bill Domenico, abstain; Dan Reilly, abstain; and Pelletieri, yes. Majority in favor, meeting minutes approved.

PUBLIC COMMENT

Dr. Calli Shelton, Village resident, asked about correspondence with this Board and if they had received a letter that she sent regarding her efforts to appeal a decision made by the Development Code Administrator. She stated her frustration with the appeals process and how it has hindered her project, Dack Bikes. She stated that she would like to see her project move forward.

Pelletieri addressed the comment and stated that they will revisit this after the meeting. He asked for any other public comment. Pelletieri stated that the previous Chairperson and Development Board Member, Donna Difara, has stepped down from this Board and that he would like to acknowledge and thank her for her time on this Board and the service that she provided to the community.

PUBLIC HEARINGS/BOARD ACTION

Champlain National Bank, Special Use Permit with Site Plan for renovations, 151 Church St.

Pelletieri asked for any public comment on this project.

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

Pelletieri asked for a Roll Call Vote.

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

Pelletieri stated that the SEQR review is complete and the project looks to be in line with the SEQR, even with a new water line.

Weber stated that while there is some change, it is not considered a significant impact.

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

Pelletieri asked for a Roll Call Vote.

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

Pelletieri stated that the LWRP review looks fine.

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

Pelletieri asked for a Roll Call Vote.

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

Pelletieri stated that this project is back before the Board for a few minor changes to the Site Plan.

Jesse Schwartzberg, architect, introduced the other professionals on the project in attendance tonight and the CEO of Champlain National Bank, Steven Cacchio. He stated that this project was originally presented to the Board and approved over a year ago, but that they are back tonight with some changes. He stated that the original plan was to move the curb along Church Street, but that the DOT stated that was a no go due to a catch basin there and a car counter. He stated that the revised Site Plan and details submitted to the Board include a new façade, new floor plan, new lighting that will be Dark Sky compliant, new signage, a reduction in parking spaces from seven to five, and new stormwater details for the site.

Reilly asked about the rain garden impermeability and the stormwater plan for the site.

Domenico asked if the rain garden is designed for surface water.

Joe Garso, engineer, stated that yes, the stormwater plan will direct water to the rain garden.

Pelletieri asked about a plan for hedges or vegetative screening at the back of the lot.

Schwartzberg stated that the plan is to create a new green space with the rain garden, and while trees are not recommended there, they will plant shrubs.

Pelletieri asked about the plan for parking spaces.

Schwartzberg stated that with the removal of any additional parking spaces, that may be a concern for use as the project has already reduced the number of spaces. He stated that there is still the 24ft. right of way to the Village lot.

Blaine suggested working on the parking on site to see what may be allowable with setbacks and the best use of the space.

Schwartzberg stated that they are willing to work with the Village.

Cacchio stated that the bank is willing to make it work.

Garso clarified that the Village parking lot and extension to Church St. is one continuous lot.

Schwartzberg stated that the timeline is to wrap up construction documents soon and get to work with a contractor on site ASAP.

Domenico asked about access to the property and any potential damages that may occur as a result of that.

Cacchio stated that this is expected sometimes whether it is a bank client or not and that they will make repairs as needed to the property.

Pelletieri asked about access to the building from the designated handicap parking space.

Schwartzberg described the new floor plan for the building with multiple entrances.

Kristen Starheim, architect, stated that there was additional room left along the Riverwalk side for ease of access and accommodations were made for pedestrian safety along the drive through entrance.

Schwartzberg shared the updated Site Plan with the Board.

Domenico stated that he is inclined to go with whatever the landowner wants to do.

Cacchio clarified the reason for the placement of the ATM and the type of machine for that outdoor space.

Pelletieri stated that the new plan looks good.

Motion to approve Special Use Permit with Site Plan Review by Domenico, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Harris, yes; Weber, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, Special Use Permit with Site Plan Review approved.

OLD BUSINESS

Blaine asked for discussion regarding a section of the Development Code that he is drafting, section 106-87 townhouse standards and if the Board would like to see the number of dwelling units or the number of structures act as a trigger for an applicant to go through a minor subdivision review versus a major subdivision review for townhouses.

Weber stated that the difference does come down to the scale of the project. He stated that over five dwelling units could be the trigger.

Pelletieri stated that any major project will have additional review.

Harris stated that he is comfortable with five to seven dwelling units under minor subdivision review.

Blaine recommended to the Board the trigger be a ten dwelling townhouse project for major subdivision review. He stated that any townhouse project will also require Special Use Permit with Site Plan Review so there will be other opportunity for review of each project.

Domenico stated that the parking and other factors make for a big project with ten or more individual units.

Blaine stated that the Board can decide that eight dwelling units is a maximum for a townhouse project under minor subdivision review.

NEW BUSINESS

There is an open seat on the Board. Mayor Williams to appoint an individual to fill a vacancy, at the full Board member level or as an alternate Board member.

PUBLIC COMMENT

Margo Kampf, Village resident, stated concern over past meetings and communication with the Development Code Administrator.

ADJOURNMENT

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

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 7:04pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant