



# Village of Saranac Lake

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## DEVELOPMENT BOARD MEETING MINUTES

May 2, 2023 5:00pm

### ATTENDANCE

Development Board Members:  
Elias Pelletieri, Chairperson, Present  
Rick Weber, Present  
Dan Reilly, Present  
Meg Cantwell-Jackson, Present  
Bill Domenico, Alternate, Present

### I. APPROVAL OF MINUTES

Chair Elias Pelletieri opened the meeting at 5:01pm.  
Motion to approve April 4, 2023 Regular Meeting Minutes by Rick Weber, seconded by Pelletieri.  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Weber, yes; Dan Reilly, yes; Meg Cantwell-Jackson, yes; Bill Domenico, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

### II. ITEMS FOR BOARD ACTION

#### 1) Application of: Kathryn Stiles, Area Variance, 27 Broadway

Pelletieri asked the applicant to introduce the project before they move to open the public hearing for the area variance.

Kathryn Stiles, applicant, addressed the Board to state that the Dew Drop Inn sign is iconic to the property and that they would like to bring it home and put it back on the building in its place.

Pelletieri stated that it is now a nonconforming sign, which is why the variance is need. Motion to open the public hearing by Cantwell-Jackson, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; Cantwell-Jackson, yes; Domenico, yes; and Pelletieri, yes. All in favor, public hearing opened.

Jodi Gunther, real estate agent in the area, stated her support of the sign because of its importance to the project and to Saranac Lake, and because she knows that the applicants will do a good job.

Jacob Kipping, Hotel Saranac General Manager, stated his support of the sign because its part of Saranac Lake and will be welcomed back.

Jimmy Williams, Mayor and local business owner, stated that he understands that it is a nonconforming sign, but that he and much of the community would love to see it back.

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

Pelletieri asked for a Roll Call Vote.

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

Cantwell-Jackson asked if there were plans to replace the lights in the sign to LEDs.

Stiles stated that the owner is not in favor of that kind of change, that it will stay the original neon sign, just restored.

Domenico asked where the sign is right now.

Stiles stated that it is now in house and that they will be working with the local sign company, Stender Bros, to restore it.

Domenico asked about the name of the new tavern and inn.

Stiles stated it will be the Dew Drop Inn.

Bruce Darring, project manager, stated that the sign will be restored with Stender Bros and they are hoping to install it sooner rather than later, perhaps with a sign that says 'coming soon.'

Pelletieri stated that with the removal and potential restoration, or whatever the plans were with the previous owner for the sign, it has been gone for longer than is allowed in the code to continue as a nonconforming sign, but that with the restoration of the sign it can be placed back looking even better than it likely would have if it had remained up. He stated that it is a good fit and good for Saranac Lake.

Jamie Konkoski, Community Development Director, stated that in the previous plans from the former owner, the sign was to be placed inside the building.

Weber stated that while the process to get the sign may have taken longer than expected, it is back now and being restored. He acknowledged that the application included a letter in support of the sign from Historic Saranac Lake, and that the sign is part of Saranac Lake's history, even if the property isn't in a historic district. He stated that in terms of setting a precedent, he can't think of anything else in the Village that would have the same circumstances.

Reilly stated that he agrees with Weber and that the historic aspect weighs heavily.

Motion to classify the project as a Type 2 Action, which requires no further review under SEQR by Weber, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; Cantwell-Jackson, yes; Domenico, 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 Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

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

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

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Reilly, yes; Cantwell-Jackson, yes; Domenico, yes; and Pelletieri, yes. All in favor, area variance approved.

### **III. OLD BUSINESS**

Konkoski shared a list of Development Code amendments, some of which came out of discussions at the Housing Task Force meetings. She stated that there is an agreement in place, and a process similar to the drafting of the cannabis use amendment will take place with consultants for the top two items on the list; townhouses and manufactured homes. She stated that there will be drafts shared with the Board as they become available. Weber asked what is not in compliance. Konkoski stated that the manufactured homes as allowed in the current Code are out of compliance with the New York State law and that they are now allowed in all districts where single-family homes are allowed. Weber asked if there will be new design guidelines and standards for those manufactured homes in all neighborhoods. Konkoski stated that that is what the consultants will be drafting, but that ultimately this Board makes a recommendation to the Village Board for any amendments to the Code.

The other potential amendments from the Housing Task Force were discussed. Konkoski will share draft amendments and a draft use table for each Board member to complete on their own time and this discussion will be put on the agenda for the next meeting. Konkoski stated that it is also up to the Board to suggest amendments.

### **IV. NEW BUSINESS**

Konkoski shared that there are two projects that this Board will likely see in June that have submitted requests for waivers to submit a plan view in place of a site plan. She stated that the application will still be the same before the Board with a public hearing and certified mailing

process, and with no exterior alterations planned. Konkoski stated that CED and North Country Roots DBA Elevate ADK are the two businesses that have requested this waiver from the Board. She asked if, given that all dispensary operations coming before the Board are subject to a special use permit, if this waiver can be applied to any that are requesting it for a dispensary operation that has no exterior alterations planned and is taking over an existing retail space. The Board agreed to apply that waiver moving forward.

Konkoski gave a brief overview of upcoming topics/projects for this Board and stated that there will likely be two projects on the agenda for June. Konkoski also shared the timeline for the potential short term rental law to go into effect, and stated that she will share the most up to date draft law once it is available. She suggested the Board have a work session at some point to talk through the process of existing short-term rentals coming before the Board and that there will be a moratorium on any new applications. The previously recommended Development Code amendment to allow emergency services facilities in certain zoning districts will not move forward until there are more definite plans with the potential emergency services building as the attorney advised that the SEQR be completed all at once.

#### V. **ADJOURNMENT**

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

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:44pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant.