



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 6/21/2022

ATTENDANCE

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

APPROVAL OF MINUTES

Chair, Elias Pelletieri opened the meeting at 5:00pm.

1) Motion to approve June 7, 2022 Regular Meeting Minutes by Paul Herrmann, seconded by Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Rick Weber, yes; Herrmann, yes; Meg Cantwell-Jackson, yes; Adam Harris, abstain; and Pelletieri, yes. Majority in favor, meeting minutes approved.

I. ITEM FOR BOARD ACTION

1) Schwartzberg/Black Mountain Architecture review of Site Plan

Jesse Schwartzberg, applicant, gave an overview of the project and shared the site plan and elevation drawings with the Board. He noted that the fence in the southwest corner of the property will increase in height just slightly.

Herrmann asked where the applicant will park given that there is no proposed off-street parking.

Schwartzberg stated that the public parking lot by Edward Jones is expected to continue to be used for parking.

Cantwell-Jackson asked for confirmation that the intended use of the second story is for office space for a tenant.

Schwartzberg stated yes. He added that even with additional use on the second story, the on-street parking on Academy St. and St. Bernards St. and the public parking lot will be enough for parking.

Kristen Starheim, Black Mountain Architecture Architect, stated that the exact height of the two-story building will be determined once construction documents are completed, but it will most likely fall within 26 to 28ft.

The Board discussed adding a condition to the approval for a maximum building height.

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

Pelletieri asked for a Roll Call Vote.

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

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

Pelletieri asked for a Roll Call Vote.

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

Jamie Konkoski, Community Development Director, stated that part of the submitted site plan documents includes specs on the proposed signage on the building and that this can be part of the approval in order to save the applicant from

returning for a sign permit. She noted that any additional signage outside of what has been submitted in this application will have to go through the sign permit process.

Motion to approve Site Plan with conditions that (1) Prior to demolition of the existing building, the applicant must apply for and be issued a Demolition Permit, (2) All site improvements shall be completed in accordance with the approved site plan and landscaping plan prior to the issuance of a permanent certificate of occupancy. All landscaping shall be installed as proposed and maintained for the life of the project, (3) The required trash container setback may be reduced to 2'-5" as proposed due to the limited existing side setbacks, provided the containers are fully screened from the adjoining property as proposed, (4) Signage approved as presented in site plan, and (5) Maximum building height shall not exceed 30 ft., by Harris, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Herrmann, yes; Cantwell-Jackson, yes; and Pelletieri, yes. All in favor, project approved.

OLD BUSINESS

Harris and Weber are on the project committee for the amendments to the Development Code for the NYS Cannabis Law.

NEW BUSINESS

Konkoski introduced a potential avenue to amend the Development Code that is a step toward alleviating the housing crisis. The Board discussed ADU's as they are defined and incorporated into the Development Code now. Konkoski to come back to the Board with a draft proposal.

Pelletieri established an order of priorities for working through potential Development Code Amendments: Townhouses, ADU's, and then Major Subdivisions.

ADJOURNMENT

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

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:00pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant.