Village of Saranac Lake

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DEVELOPMENT BOARD MEETING MINUTES

July 11, 2023 5:00pm

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

I. **APPROVAL OF MINUTES**
Chair Elias Pelletieri opened the meeting at 5:00pm.
Motion to approve June 6, 2023 Regular Meeting Minutes by, Bill Domenico seconded by Rick Weber.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Meg Cantwell-Jackson, yes; Domenico, yes; Dan Reilly, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

II. **ITEMS FOR BOARD ACTION**
 1) **Application of: CED Twin State Electrical, Special Use Permit, 23 Adirondack St.**
JP Paronto, applicant and CED Manager, gave a brief history of the property at 23 Adirondack St. and described the intended use for the space they plan to expand into. He said that there will be separation from the back part of the building, which is dedicated to office space, a bathroom, and storage, to the front of the building where the retail will be set up. He added that other than the entryway changing, they do plan to re-stripe the parking lot, but everything else will remain unchanged as Verizon took care of the building.
Motion to open the public hearing by Cantwell-Jackson, seconded by Pelletieri.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing opened.
No public comment was made.
Motion to close the public hearing by Weber, seconded by Reilly.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, public hearing closed.
Domenico asked the applicant about any thoughts on the addition of parking lot screening. He referenced another project in the G zoning district that was similar to this and that an agreement was made with that applicant, MX Fuels, to add plastic, slotted fencing along their fence line that created a privacy screen. He said he'd consider it as a buffer to the view for those residences on Adirondack St.
Jamie Konkoski, Community Development Director, showed the applicant examples. Paronto stated that can be added. He described to the Board the traffic plan with loading/unloading and the trash pick-up on site.
Pelletieri asked about any plan for signage other than the front façade and encouraged the applicant to submit a sign permit application if so.

Motion to classify the project as a Type 2 Action, which requires no further review under SEQR by Weber, seconded by Cantwell-Jackson.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, 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 Reilly.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, declaration moved.
Motion to approve special use permit with the following conditions, 1) screening/privacy fencing to be placed along the East and South property boundaries, and 2) a sign permit application shall be submitted before installing any signage by Pelletieri, seconded by Weber.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, special use permit approved.

2) Request from Cure Cottage Development to modify SHPO condition
Konkoski recommended that the Board modify the condition on the Cure Cottage Development project's approval from November of 2022, to allow for the project to continue to progress without being held up by the SHPO determination. She added that she recommends the applicant still agree to any changes that do come back from SHPO.
Weber stated that he is in favor of that modification as any future changes determined by SHPO may or may not be significant.
Motion to modify the condition on the Cure Cottage Development project to allow the project to progress without the SHPO approval first, but to agree to any changes that do come back from SHPO by Weber, seconded by Cantwell-Jackson.
Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; and Pelletieri, yes. All in favor, modification 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.
Pelletieri stated that they are continuing the discussion of some of the recommendations made by the Housing Task Force.
Konkoski stated that one of goals of the Housing Task Force when going through this exercise was to open up additional areas in the Village for increased development opportunity. She asked the Board if everyone is in agreement on the creation of the two new definitions in the Development Code for multifamily dwellings; for a 3 - 4-unit dwelling complex, and a complex that contains 5 or more units.
Konkoski introduced the process of any future Development Code changes. She stated that after this Board provides final feedback on changes to the definitions and Allowed Use table that were discussed this evening, she will work with the consultant to ensure the changes are all set, and then send the request to the Village Board. Konkoski stated that from there, the Village Board may choose to hold one or two public meetings on the proposed changes, choose to incorporate public feedback before a final draft of all Development Code changes is scheduled for a public hearing and then filed.

IV. NEW BUSINESS

V. ADJOURNMENT
Motion to adjourn the meeting by Reilly, seconded by Cantwell-Jackson.
Meeting was officially adjourned at 7:07pm.
Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant