



Village of Saranac Lake

Community Development Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 8/2/2022

ATTENDANCE

Development Board Members:
Elias Pelletieri, Chairperson, Present
Adam Harris, Present
Rick Weber, Present
Paul Herrmann, Present at 5:10pm
Meg Cantwell-Jackson, Present
Dan Reilly, Alternate, Excused
Bill Domenico, Alternate, Excused

I. APPROVAL OF MINUTES

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

- 1) Motion to approve July 5, 2022 Regular Meeting Minutes by Rick Weber, seconded by Adam Harris. Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Meg Cantwell-Jackson, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

II. ITEMS FOR BOARD ACTION

- 1) **Application of: McEneany, Minor two lot subdivision, Tahoma Rd**

- A. Public Hearing

Motion to open the public hearing by Harris, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

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

No members of the public chose to comment.

Motion to close the public hearing by Harris, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

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

- B. Board Action

Pelletieri confirmed with the applicant that there were no changes in the plans from the previous Development Board meeting.

John McEneany, applicant, stated that there are no changes. He added that he has a copy of the map for the Community Development Director.

Pelletieri encouraged the applicant to follow through with the proper filing and to reach out if he needs more direction.

Motion to Approve Minor subdivision with conditions that, (1) approval of the two-lot subdivision does not authorize any other new land use and development on either parcel, (2) all new land use and development

on the parcels created through this subdivision shall be in compliance with the Village of Saranac Lake Code Chapter 106, Development Code, and (3) the applicant has 62 days from the approval date to file the approved final plat in the County Clerk's office, or the approval expires, by Harris, seconded by Cantwell-Jackson. Pelletieri asked for a Roll Call Vote.
Roll Call: Weber, yes; Harris, yes; Cantwell-Jackson, yes; and Pelletieri, yes. All in favor, minor subdivision approved.

2) Application of: Parkview Development, Site Plan review, 120 Broadway

A. Public Hearing

Motion to open the public hearing by Paul Herrmann, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

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

The board received written public comment prior to the start of the meeting from the neighboring property owner, Wendy Foley, at 117 Broadway.

Bob Nadon, Saranac Lake Rescue Squad, stated that the project proposed creates significant changes to the Rescue Squad's right-of-way to Broadway, plus there are traffic and pedestrian safety concerns, and he asked about run-off onto the Rescue Squad's property. He stated that the Rescue Squad would like to be included in the conversation more as they are the directly adjacent property owners.

Motion to close the public hearing by Herrmann, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

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

B. Board Action

Jamie Konkoski, Community Development Director, introduced the project engineer and stated that he is prepared to walk through the proposed changes to the project with the Board.

Joe Garso, project engineer, North Woods Engineering, used the Site Plan to show the areas on site where changes were made to the project, compared to the previous Site Plan that was before the Board.

Sean Kearney, owner, stated that the project will still have two buildings, with one being a mixed use building that fronts on Broadway and the larger one behind with the majority of the residential units. He stated that this is a DEC Brownfields site. He added that the project received funding from NYS DHCR, but in the process, had to add a few more things to the project such as additional outdoor amenities.

Garso noted that the parking on site was reconfigured to adjust to the new building footprint as a result of some of the DHCR dictated changes. He added that electric vehicle charging stations were added to the lots.

Pelletieri stated that while the Board will most likely have additional questions, he would like to see the applicants address the comments made during the public comment period.

Garso stated that the sidewalk extends from Broadway along the building to the rear of the property, that the existing building that fronts on Broadway is actually wider than The Carry building will be, therefore allowing two lanes and increased visibility, and that the re-grading of that driveway will be 11.3% at its steepest which is an improvement compared to the existing driveway.

Nadon expressed concerns over the increased vehicle traffic onto and off of Broadway and restated that communication between the project applicants and the Rescue Squad can be improved upon.

Garso stated that both he and the owner, Sean Kearney, are at the ready to work with the Rescue Squad.

Weber asked for more details on the grade and fill material for the driveway.

Garso shared details from the Site Plan. He stated that the gravel apron will not interfere with the immediate space outside of the Rescue Squad's building.

Pelletieri asked about adjusting the footprint of the two buildings with reducing the extreme amount of setback.

Kearney stated that setbacks are tied to the DHCR funding and that the current parking and driveway plans are keeping in mind safety and emergency vehicle access to the building. He added that the larger parking lot can only leave through the Depot St. area, and that he can work with Garso to make that a two way to encourage using that as an access.

Weber stated that he is still concerned over vehicle traffic onto and off of Broadway, but that he is comfortable with two-way traffic at both ends of the property.

Harris agreed stating that two-way traffic on each end can eliminate a lot of bottlenecks.

Pelletieri stated that he would like to see that no additional problems arise for the Rescue Squad as they are an essential resource for the community and that any grading to that driveway needs to be without any adverse effect on how the Rescue Squad operates their vehicles.

Cantwell-Jackson asked about the owner's determination on the number of units to include in a project this size.

Kearney stated that they apply a cost-benefit analysis along with a number of other factors.

Harris stated that the parking is not ideal, but he recognizes this as an important project for the community.

Konkoski stated that with the average parking spaces at affordable housing complexes being 0.5 spaces per unit, this project does not meet that average with parking spaces on site, but when the overnight municipal lot next door is factored in, the threshold is met.

Weber asked for clarification on the stormwater plan calculations.

Garso stated that there will also be a final SWPPP.

Pelletieri agreed with Harris's statement. He asked about the review of the final SWPPP.

Konkoski stated that the Village has retained funds from the applicant for review of the SWPPP by an independent engineer.

Pelletieri stated that a condition can be made to any approval tonight for the applicant to be aware of access with the increased apron and change in grading to that driveway.

Weber stated that yes, the applicant needs to continue to work with the Rescue Squad while still maintaining those important elements to the project as a whole.

Pelletieri asked about the motion before the Board.

Konkoski stated that the Lot Line Adjustment is to square off the Northeast corner of the lot with the triangular property that was sold to Parkview Development by the Rescue Squad. She stated that it is up to the Board to do this as one motion or to separate the two approvals.

Motion to declare the project a Type II Action due to the approval of a Class A Regional Permit from the APA by Weber, seconded by Harris.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, yes; Harris, 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 Weber, seconded by Pelletieri.

Pelletieri asked for a Roll Call Vote.

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

Motion to approve Site Plan and the Lot Line Adjustment with conditions that (1) review and approval of the final SWPPP by the Community Development Director, (2) the driveway from the Lofts parking lot to Depot Street will be two-way, and (3) the design for the Rescue Squad driveway apron will be finalized with input from the Rescue Squad and approved by the Community Development Director, by Harris, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Herrmann, no; Harris, yes; Cantwell-Jackson, yes; and Pelletieri, yes. Majority in favor, declaration moved.

OLD BUSINESS

The hired consultants working with the Cannabis Law Committee will have a draft law and examples from other communities to the Community Development Director by August 10th. The Cannabis Law Committee will continue to meet regularly.

NEW BUSINESS

Potential Special Use application for the September 5th Development Board Meeting. Cantwell-Jackson may have to recuse herself from voting on the project.

ADJOURNMENT

Motion to adjourn the meeting by Herrmann, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:21pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant.