



Village of Saranac Lake

Community Development Department
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VILLAGE OF SARANAC LAKE DEVELOPMENT BOARD MEETING MINUTES 9/6/2022

ATTENDANCE

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

I. APPROVAL OF MINUTES

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

Motion to approve August 2, 2022 Regular Meeting Minutes by Bill Domenico, seconded by Rick Weber. Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Adam Harris, yes; Paul Herrmann, yes; Domenico, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

II. ITEMS FOR BOARD ACTION

1) Application of: Manny, Special Use Permit, 211 Broadway

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; Herrmann, yes; Domenico, yes; and Pelletieri, yes. All in favor, public hearing opened.

Ross Manny, applicant, gave an overview of the project.

Harris asked about using the entirety of the existing building.

Manny stated that due to fire suppression needs and existing conditions, the third story would not be developed.

Domenico clarified the application process with the applicant and asked what else may have led to changing the project from a five unit to a three unit.

Manny stated that the application process meant working with multiple Village staff, submitting stamped plans, and adjusting the parking plan, which changed due to cost overhead. He added that the second story of the building will be dedicated to a three-bedroom apartment.

Chris Stevens, neighbor at 212 Broadway, asked about the entrances to the building, where tenants may use on-street parking, and the final plan for the layout of the building.

Pelletieri asked the applicant about the parking plan on the property and stated that there is opportunity for expansion of the parking area before performing excavation, which would require stamped plans.

Manny described to the Board the plans for the interior layout, including where the entrance points to the building and each apartment are planned to be, the existing parking area on the property which may remain as-is and accommodate 3 vehicles, and other exterior plans, such as repair of the McClelland Street side rock wall.

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

Pelletieri asked for a Roll Call Vote.

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

B. Board Action

Pelletieri asked about the trash plan.

Manny stated that there wasn't a clear plan delineated yet. He stated that he will explore those options and create a plan moving forward.

Jamie Konkoski, Community Development Director, stated that there is a proposed parking plan right now, however, if any excavation work is done, then the applicant will need to submit an updated set of engineer stamped plans.

Erik Stender, Village Manager, stated that although there isn't anything in the Code that dictates number of parking spaces, it is up to Konkoski and the Board to work with applicants on what makes the most sense for that project.

Manny stated that he understands.

Domenico asked about egress needs if there could be future expansion into the third floor for living quarters.

Meg Cantwell-Jackson, project interior designer, Cantwell Jackson Design Build, LLC, stated that the windows count for egress in this case, and that the lower levels are being designed with fire suppression between the three units, however, there would need to be a sprinkler system installed if Manny wanted to renovate the third story to be living space.

Weber asked the applicant about the possibility of a fourth designated parking space without the massive excavation.

Manny demonstrated on the plans where there is space enough for four vehicles along the McClelland Street side of the property.

Konkoski stated four small vehicles.

Manny stated that he has been able to fit multiple vehicles while his truck is parked there.

Harris asked about a potential condition on this project's approval and if the applicant goes for that fourth parking space, if he will have to come back because it isn't detailed on this plan.

Konkoski clarified that no, that proposed condition only pertains to the applicant doing excavation on site.

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

Pelletieri asked for a Roll Call Vote.

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

Pelletieri asked for a Roll Call Vote.

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

Motion to approve Special Use with conditions that, 1) if the existing driveway is proposed to be expanded requiring disturbance to the existing vegetated slopes, prior review and approval by the Community Development Director shall be required, and 2) silt fencing be installed prior to any ground disturbance associated with the structure renovation, by Harris, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Weber, yes; Harris, yes; Herrmann, yes; Domenico, yes; and Pelletieri, yes. All in favor, Special Use approved.

2) Trudeau Village Project Overview, Cure Cottage Development

The proposed plan before the Board is preliminary in terms of Development Board review and was put together as an application to New York State for a grant.

Brian Draper, applicant, owner and manager, introduced the existing condition of the property to the Board members, what projects have been undertaken since the new ownership, and the long-term and more immediate plans for the property. He stated that it is their goal to work closely with the Village, especially given that prior to its annexation, the property maintained their own water/sewer infrastructure.

Stender stated that he can look for the existing water/sewer connections and if it's documented on a map to share.

Draper stated that going on the third year of ownership of the property, they decided to change directions and focus on housing. He stated that they hope to get before the Board next month with a project that will kick-start their multi-unit transformation, as they've already renovated and found occupants for several single-family homes on the property. He stated that the Dodds building will house 27 units and a café.

Domenico asked about any potential for subdividing.

Draper stated that some thought has been put into that as a long-term goal.

Pelletieri asked about the decision to start with single-family and then move to the Dodds building as a larger, multi-unit building.

Draper stated that some of it had to do with not having their exact plans ready yet, with scheduling contractors which is always challenging and with wanting to go about the correct path in terms of preservation as the Dodds building is historic. Weber asked for clarification on the language and phases of the Trudeau Village.

Draper stated that the later phases of the project do have options which will be based on needs at that time, i.e. retaining a parking area if there is demand or developing that area for a different use. He stated that that is much later down the line.

Stender stated that there is conversation to be had regarding the sewer and water services.

Draper stated that they are more than willing to sit down.

Weber asked if this project will trigger APA review.

Draper stated that yes, it will.

Herrmann stated that there needs to be parking spaces for each building and asked if that was in the plans.

Draper stated that yes, there will be sufficient parking on site, including electric vehicle charging stations.

Pelletieri stated that this looks to be a good project and reminded the applicant to submit materials on time to the Community Development Director.

OLDBUSINESS

Konkoski introduced the draft cannabis law and explained the process that the working group has gone through to get to the draft recommendations that are before the full Board. She explained the steps from here, including submitting the draft cannabis law to the Village Board.

Harris, a working group member, described to the Board the lack of clarity from the New York State released regulations regarding the measuring of buffer zones and how that may have an impact on what is allowed on the downtown stretch closest to the Town Hall and River Street.

Konkoski stated that the consultants have submitted a question to New York State OCM regarding that lack of clarity.

Pelletieri asked about the downtown areas that are allowed under this proposal.

Konkoski stated that the buffer zones do not exclude the entire zone for the downtown district.

Weber, a working group member, stated that there are other areas that might be affected and that the J1 and J2 districts may warrant more discussion before submitting this draft to the Village Board because of the agri-business definition.

Konkoski explained that while the state has not included drug rehab-type facilities in the mandated buffer zones, there are two in the Village to be cognizant of.

Harris stated that he is fine with keeping those proposed uses out of the J1 and J2 districts.

Konkoski made note that the draft will remain as is with regards to the J1 and J2 districts. She asked if the Board needed more time to generate feedback or ask questions of the consultant before submitting this to the Village Board.

Pelletieri stated that he would prefer more time with the draft law at this level.

Konkoski will collect any additional feedback from the Board.

NEW BUSINESS

Pelletieri introduced a clarification on the voting procedures for the Board to follow and how that may help looking back on decisions in the future, especially as it relates to any potential litigation that the Village could face.

ADJOURNMENT

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

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:40pm.

Meeting Minutes prepared by Cassandra Hopkins, Administrative Assistant.