



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, MARCH 5, 2024

ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Excused

Rick Weber, Present as Acting
Chairperson

Meg Cantwell-Jackson, Present

Bill Domenico, Excused

Dan Reilly, Excused

Tim Jackson, Alternate, Present

I. APPROVAL OF MINUTES

Acting Chair Rick Weber opened the meeting at 5:00pm.

Motion to approve February 6, 2024 Regular Meeting Minutes by, Meg Cantwell-Jackson, seconded by Tim Jackson.

Weber asked for a Roll Call Vote.

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

II. ITEMS FOR BOARD ACTION

1) Public Hearings

A. Public Hearing for the Application of: Kelsey and Wyatt Cassidy, Minor Subdivision for Tax Map #: 32.279-2-15.000

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

Weber asked for a Roll Call Vote.

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

B. Public Hearing for the Application of: Kelsey and Wyatt Cassidy, Area Variances for Tax Map #: 32.279-2-15.000 (Lot 1 and Lot 2)

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

Weber asked for a Roll Call Vote.

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

No public comment made.

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

Weber asked for a Roll Call Vote.

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

2) Board Action

A. Application of: Kelsey and Wyatt Cassidy, Area Variances for Tax Map #: 32.279-2-15.000 (Lot 1 and Lot 2)

Weber stated that under SEQRA, this action has been determined to not need any further review as it is a Type II action. He stated that the criteria for reviewing a request for a variance as written in the Development Code is what is looked at before making a determination. He stated that at this time, he does not have any outstanding questions. Motion to find the project in conformance with LWRP policy standards and conditions by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

Motion to approve Area Variances for 2 side setbacks at Lot 2 and for 1 side setback at Lot 1, by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

B. Application of: Kelsey and Wyatt Cassidy, Minor Subdivision for Tax Map #: 32.279-2-15.000

Motion to issue a negative declaration for purposes of SEQR by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

Motion to find the project in conformance with LWRP policy standards and conditions by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

Motion to approve Minor Subdivision by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

C. Application of: Aubuchon Realty Co. Inc., Special Use Permit and Site Plan Review, 258 Broadway

Weber shared that the Board has received comments back from the consultant after reviewing the SWPPP and that since the last Board meeting, minimal to no changes have been made. He asked the applicant's representative present at the meeting for any comments.

Caryn Mlodzianowski, Project Manager from Bohler Engineering, gave an overview of the project to the Board and the public and stated that the team has worked with LaBella Associates and the Village of Saranac Lake to address any remaining comments. She shared that the stormwater plan has been reviewed and that they received feedback from the Fire Department regarding the traffic-parking-lot plan

Weber asked if they had heard final review comments back from the NYS DOT.

Mlodzianowski shared that they had not.

Cantwell-Jackson asked for clarification on the proposed fencing that is included in the plan and for the height of that fence.

Mlodzianowski stated that as part of the vegetative screening for the parking areas, they will also have 6-foot-high chain link fence with green slates.

Weber addressed the applicant to share the potential conditions that the Board may put on an approval this evening, including final approval from the NYS DOT.

Katrina Glynn, Community Development Director, stated that they are also waiting to hear back from the Franklin County Planning Department on the application and that the clock on the timeframe for that notification expires on Sunday. She stated that this can be included as a condition as the Board has done this for other projects.

Weber clarified that there is no bond expected of the applicant as part of these conditions on approval.

Glynn shared that the Board may choose to waive a potential requirement for medians in the parking lot due to the size of the lot that is proposed.

Jackson stated that given the layout and the flow of the parking area, as proposed, that Code requirement may be waived.

Cantwell-Jackson agreed with Jackson.

Weber read aloud the conditions that were recommended in the staff report and struck two from the approval. He asked for any other comments from the Board members.

Motion to issue a negative declaration for purposes of SEQR by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

Motion to find the project in conformance with LWRP policy standards and conditions by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

Motion to approve Special Use Permit by Cantwell-Jackson, seconded by Weber.

Weber asked for a Roll Call Vote.

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

Motion to approve Site Plan with the conditions that 1) the Applicant must secure NYS DOT Highway Work Permit and NYS DOT approval of the SWPPP, 2) all landscaping shall be properly maintained in perpetuity and replaced in-kind as needed, 3) sign permit shall be secured prior to installation, and 4) Franklin County 239-m approval is received or the period of notification expires, by Cantwell-Jackson, seconded by Jackson.

Weber asked for a Roll Call Vote.

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

III. OLD BUSINESS

IV. NEW BUSINESS

- 1) Weber asked Glynn about the upcoming 'STR-only' meetings and if there was enough input from Board members on their availability to schedule those meetings.

Jackson asked for the total number of STR applications at this time.

Glynn shared that they will have roughly 22 applications before the Board on the March 19th meeting and that there are 91 in total.

V. ADJOURNMENT

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

Meeting was officially adjourned at 5:30pm.

Meeting Minutes prepared by Cassandra Van Cott, Administrative Assistant

