



Village of Saranac Lake

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294
Phone: (518) 891 - 4150 x235
Email: comdev@saranaclakeny.gov
Web Site: www.saranaclakeny.gov

APPLICATION #:	_____
DATE PAID:	_____

SITE PLAN REVIEW/ADMINISTRATIVE APPROVAL/SPECIAL USE PERMIT- MINOR

APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

Pre-application Conference – Before filing a formal application, applicant is encouraged to reach out and schedule a pre-application conference with the Community Development Director to discuss site design concepts and application requirements.

Mandatory staff review submission:

1. **Submit one electronic copy of the following:**
 - Site Plan Review Application Form, signed
 - Site Plan Review Checklist
 - Site Plan Drawings/Maps, for new construction: include elevation drawings
 - Short Environmental Assessment Form – complete Part 1
 - Waterfront Assessment Form (WAF) - complete Section 1 only
 - Drawing of proposed sign(s), (if applicable)
2. **Application fee of \$250.00**, in accordance with the Building, Planning, Zoning, and Public Works Fee Schedule. Make check payable to Village of Saranac Lake.

Final submission for review by the Development Board:

Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.

1. **Site Plan Review Application, signed**
2. **Site Plan Checklist**
3. **Site Plan Drawings/Maps**, for new construction: include elevation drawings
4. **Short Environmental Assessment Form** - complete Part 1
5. **Waterfront Assessment Form (WAF)** - complete section 1 only
6. **Drawing of proposed sign(s)**, (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least two weeks prior to the scheduled Development Board meeting in order to be placed on the agenda (for Site Plan Review and Special Use Permit- Minor Project). The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., 2nd Floor, Saranac Lake, NY 12983.

SITE PLAN REVIEW APPLICATION/ADMINISTRATIVE APPROVAL/SPECIAL USE

PERMIT- MINOR

Project Type: Site Plan Review Administrative Approval Special Use Permit-Minor Project*

*A different application is required for Special Use Permits for Major Projects – contact Community Development Director to determine which form to use

Applicant Information	
Applicant Name	STEPHEN FERREZZA
Applicant Address	11 WOODRUFF ST SPRING LAKE NY 12963
Mailing Address, If Different	
Applicant Email	STEPHENFERREZZA@GMAIL.COM
Applicant Phone	315-523-3406

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

- Project Address: 11 Woodruff St Spring Lake NY 12963
- Tax Map # _____
- Zoning District _____
- Current Lot Size _____
- Building square footage 11,400 existing proposed
- Property/Building use _____

- Present use of property, (i.e., commercial, residential, mixed, vacant): _____
- Proposed use of property: A-2 Restaurant
- For mixed-use buildings:

Level	Current Use	Proposed Use
Basement	Mechanicals	
1st	A-2 restaurant storefront	A-2 assembly restaurant
2nd	Residence	A-2 assembly + residence
3rd	MP	

- Will development be phased? NO YES If yes, explain in a narrative

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:

- Describe primary and secondary uses *n/a*
- Proposed interior changes *install oven*
- Day/hours of operation *11am-11pm daily*
- Utilities- will you connect to existing utilities or install new?
- Anticipated number of residents, users, shoppers, employees, etc. as a result of this project *100 daily*
- Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, etc.)
- For residential or mixed-use buildings, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom)
- Parking plan

See Attached narrative and photos

9. State and federal permit or approvals needed, (i.e., SHPO, APA, or DEC)


n/a

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	AL FORD FERRAZZA
Hours of Operation	11am - 11pm

11. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
Mr. Mike McManus	North County Driveway	Shoe Pipe	516-899-2175	michaelchasey62@gmail.com

Applicant's Signature  Date _____

Is the applicant the owner of the property? Yes

If no, submit a letter from the owner authorizing the applicant to apply for the variance.

NOTE: If your application is approved at the Community Development Director or Development Board level, you must then contact the Code Enforcement Officer (ceo@saranacounty.gov) regarding the building permit for your project.

For Office Use Only - Essex County Referral	Y	N
Property is located within 500 feet of:		
Property located in Essex County		
Municipal boundary (village or town)		
County or State Parks		
County or State Roads		
County or State Facilities		

SCOPE OF WORK

11 WOODRUFF ST

AL FORNO FERRUZZA PIZZA



OCCUPANCY USE:

Assembly Group A-2 restaurant

TAX MAP NUMBER: 447.69-7-18.100-A

ZONING DISTRICT: E2

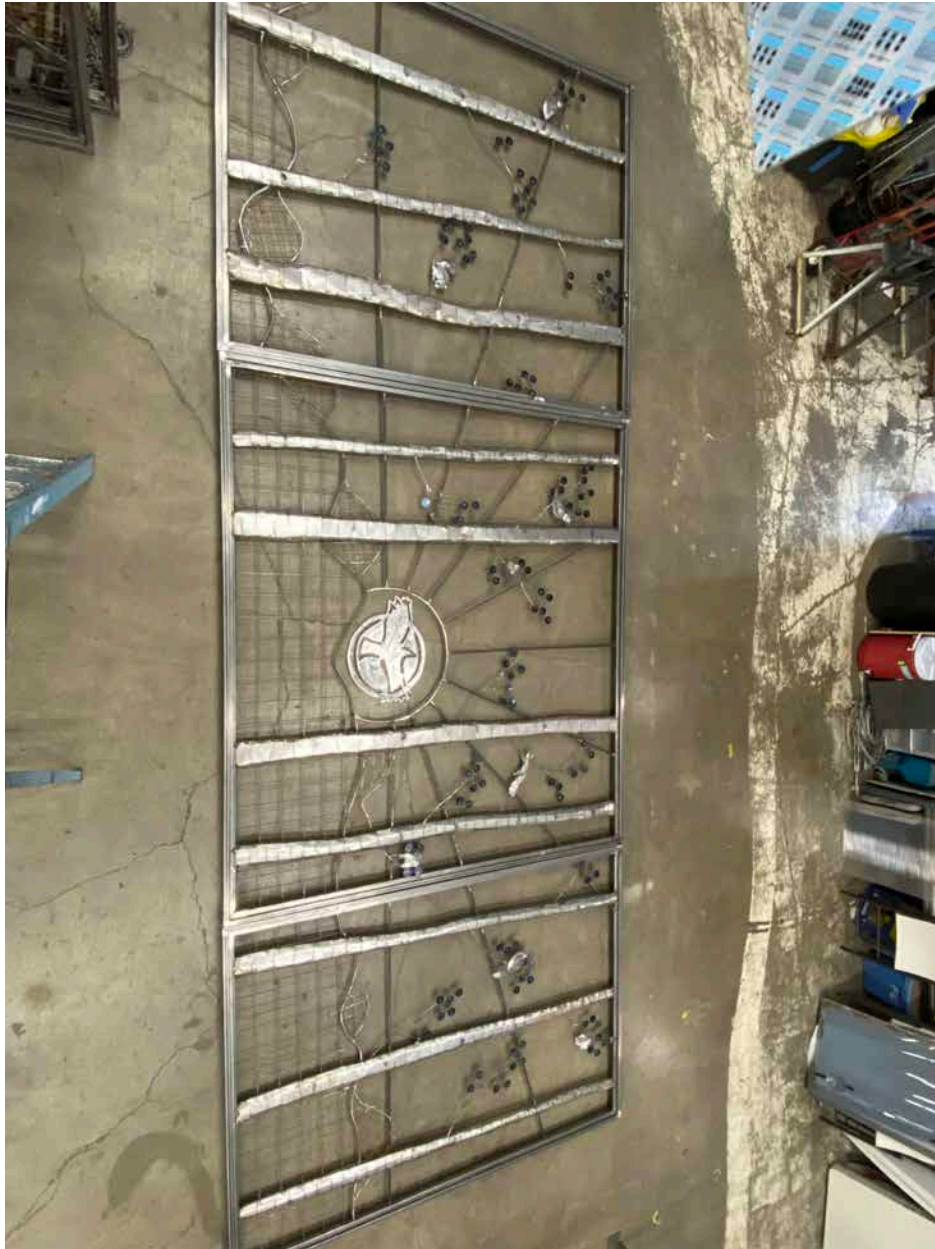
Location and features: The district contains the central business area of the Village. As such it is a confluence of uses and natural features. The area is accessed by Main Street and Church Street from the south and east, Bloomingdale Avenue from the east, and Broadway from the north and west. The terrain rises slowly in elevation north from River Street to a high point at Main, dropping from Main to the river and rising again at Bloomingdale. The area is bisected by the Saranac River. The river edge itself is accessible and has been improved by the development of the River Walk. The district also abuts the north end of Lake Flower, permitting panoramic views of the lake area. The retail core along



Main and Broadway is intermingled with residential uses on upper floors of shops.

Updated Narrative section #8:

a.Windows replaced with custom artistic ornate metalwork from manifest station.



b. Interior Design features to coincide with that of the 1930 highlighting modern design and efficiency.

New Italian made oven by MUGNAINI

VENTING:

The oven is direct vented with a 8"chimney pipe listed to the UL 103 HT standard.The Chimney terminates to a UL listed spark arrestor.

2' taller than any structure within a 10' radius.

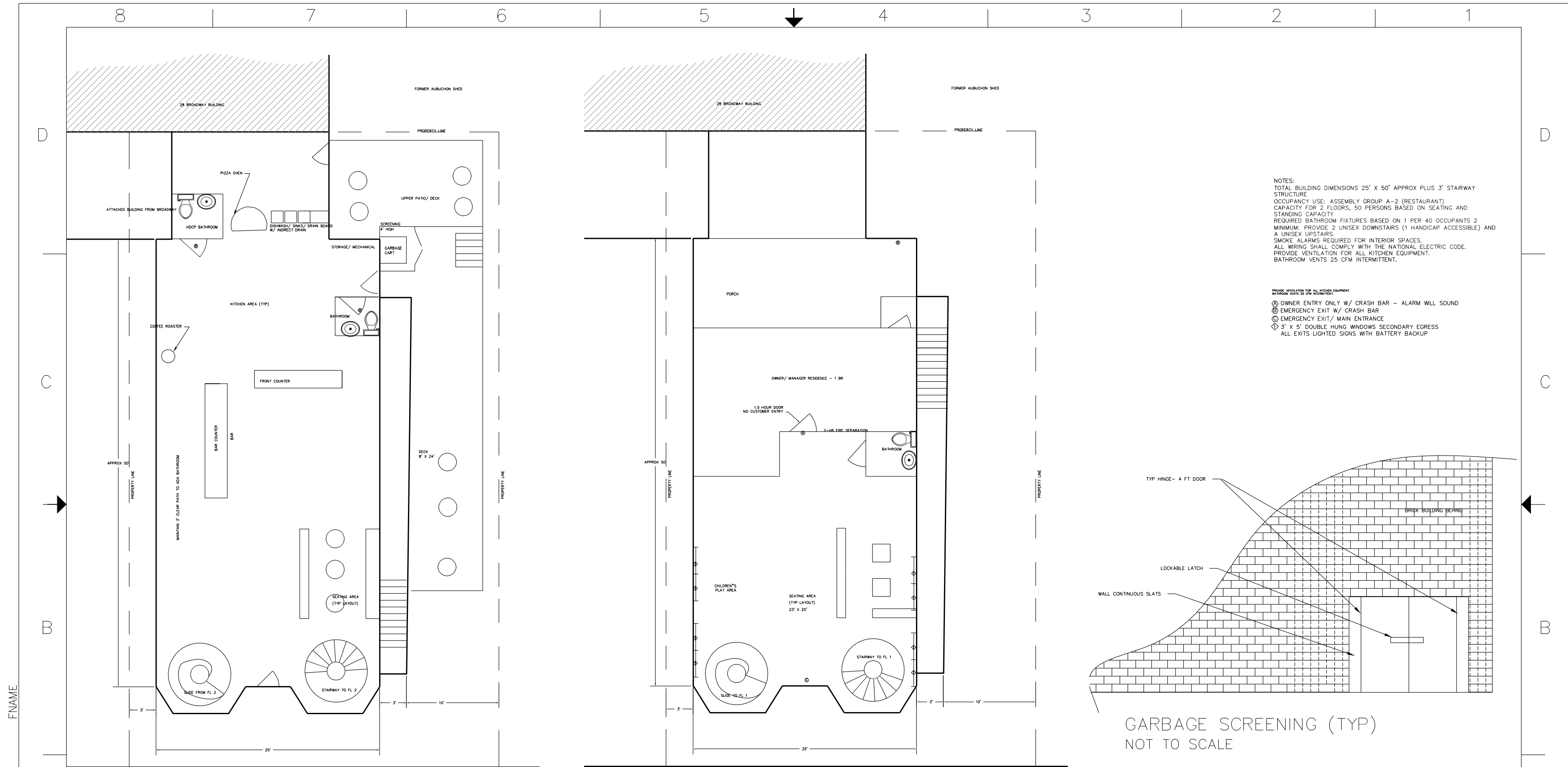
c. Second floor is children's play place designed by a Certified Playground Safety Inspector (CPSI) using materials listed in the CPSC Playground Safety Handbook, and the ASTM International (ASTM) standards "F2223-09: Standard Guide for ASTM Standards on indoor Playground Surfacing" and "F1292-09: Standard Specification for Impact Attenuation of Surfacing Materials within the Use of Playground Equipment" (2,3)

d. First floor deck covers a portion of the existing driveway with property line clearly visible and marked as the existing fence. Third floor deck is part of the private residence and does not alter the roof line. Property line is evident by the parapet walls.

Based on two floors plus deck. 90 persons with seating

Required bathroom fixtures based on one 1 per 40 occupants 2 minimum: provide 2 unisex downstairs (1 handicap accessible) and one unisex upstairs. Smoke alarms required for interior spaces. All wiring to comply with national electric code. Provide ventilation for all kitchen equipment. Bathroom vents 5 CFM intermittent. Per: Project number 222277 Thomas LaBombard engineer.

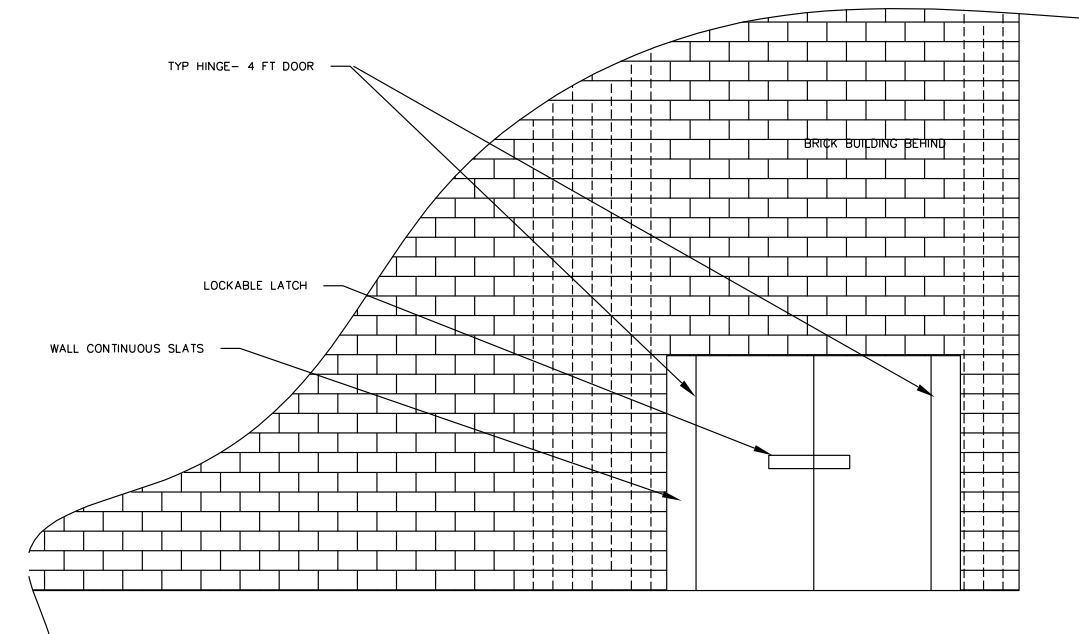
Signage and exterior lighting to remain in dimensions and previous existing. Hours of lighting will be consistent with opening hours of 4pm-11pm daily.



NOTES:
 TOTAL BUILDING DIMENSIONS 25' X 50' APPROX PLUS 3' STAIRWAY STRUCTURE
 OCCUPANCY USE: ASSEMBLY GROUP A-2 (RESTAURANT)
 CAPACITY FOR 2 FLOORS, 50 PERSONS BASED ON SEATING AND STANDING CAPACITY
 REQUIRED BATHROOM FIXTURES BASED ON 1 PER 40 OCCUPANTS 2 MINIMUM: PROVIDE 2 UNISEX DOWNSTAIRS (1 HANDICAP ACCESSIBLE) AND A UNISEX UPSTAIRS.
 SMOKE ALARMS REQUIRED FOR INTERIOR SPACES.
 ALL WIRING SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE.
 PROVIDE VENTILATION FOR ALL KITCHEN EQUIPMENT.
 BATHROOM VENTS 25 CFM INTERMITTENT.

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Ⓢ OWNER ENTRY ONLY W/ CRASH BAR - ALARM WILL SOUND
 Ⓣ EMERGENCY EXIT W/ CRASH BAR
 Ⓞ EMERGENCY EXIT/ MAIN ENTRANCE
 Ⓛ 3' X 5' DOUBLE HUNG WINDOWS SECONDARY EGRESS
 ALL EXITS LIGHTED SIGNS WITH BATTERY BACKUP



FIRST FLOOR
 SCALE 3/16" = 1'-0"

SECOND FLOOR
 SCALE 3/16" = 1'-0"

FNAME

REVDATE

USER

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

CONTRACTOR CHECK AND FIELD VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING WORK. ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER. THIS DESIGN AND THESE DOCUMENTS MAY NOT BE REPRODUCED, REUSED, ALTERED, OR ADDED TO WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

Thomas J. LaBombard, P.E.

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 KEESVILLE, N.Y. 12944
 TEL. (518)834-7729
 www.tjpe.com

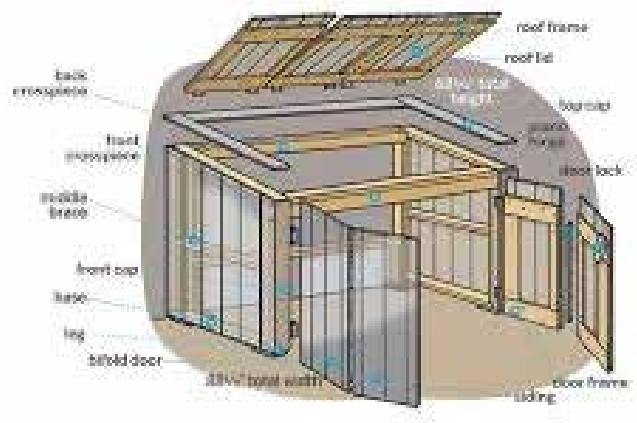
SITE PLAN AND DETAILS

dI FORNO FERRUZZA PIZZA SHOP
 11 WOODRUFF ST
 SARANAC LAKE NY 12983
 VILLAGE OF SARANAC LAKE FRANKLIN COUNTY

DATE JANUARY 3, 2023	PROJECT NUMBER 222277	DRAWING NUMBER C1
SCALE AS SHOWN	DRAWN BY TL	SHEET 1 OF 1

THOMAS J. LABOMBARD





1. 2019年12月31日

2. 2020年1月1日

3. 2020年12月31日



4. 2021年1月1日