



Village of Saranac Lake - Planning Department

39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranaclakeny.gov

Instructions:

- A complete application must include a Site Plan with all information pertinent to the project(a site plan example is attached)
- Site Plan Review application fee - \$250.00
- SEQR - Short Environmental assessment form, part 1(attached)
- WAF - Waterfront Assessment Form, section B(attached)
- Incomplete applications will not be placed on the Development Board agenda
- Site Plan regulations can be found at: <https://ecode360.com/31626635>

SITE PLAN REVIEW APPLICATION			
Project Address: 79 Woodruff Street		Tax Map #: 447.69-4-11.1	Zoning District E-2
Property Owner Name: Saranac Lake Brewing Company, LLC		Applicant Name (if different): Phinney Design Group	
Address: PO Box 948		Address: 142 Grand Ave	
City: Lake Placid	State: NY	City: Saratoga Springs	State: NY
Phone: 518-524-3556	Zip: 12946	Phone: 518-587-7120 ext 26	Zip: 12866
Email: ecto31@yahoo.com		Email: jhaynes@phinneydesign.com	

Please provide a written description of the project with relevant details, e.g., days/hours of operation, proposed exterior changes.

Narrative

The proposed project includes the removal of an existing warehouse building and construction of a new brewery including restaurant, tasting room and outdoor dining area/games court. The new building will be expand both the existing building footprint as well as the addition of a second story.

The site includes the existing warehouse parcel (Tax Map No. 447.69-4-11.11 as well as the purchase of adjacent James R. Luce lot (Tax Map No. 447.69-4-9) and a portion of the Kristie R. Smith lot (Tax Map No. 447.69-6-6.1). The existing house on the James R. Luce lot will be removed.

Improvements to the site will include a new parking lot, exterior walks and dining patios, softscape area for lawn games and sitting, service court and exterior lighting. Retaining walls will be required in order to construct the on-site parking lot, but to a lesser extent than was requires in the previously approved application. Water and sewer utilities will be provided by the Village of Saranac Lake municipal systems . On-site stormwater management practices will be installed. Access to an off site adjacent parking lot will also be provided by contractual agreement.

Hours of operation of the restaurant are Seven days a week . 11:30am to 10:00pm - Dining 11:30am to 12:00 Midnight - Cocktail Lounge

Property Owner Signature(required):

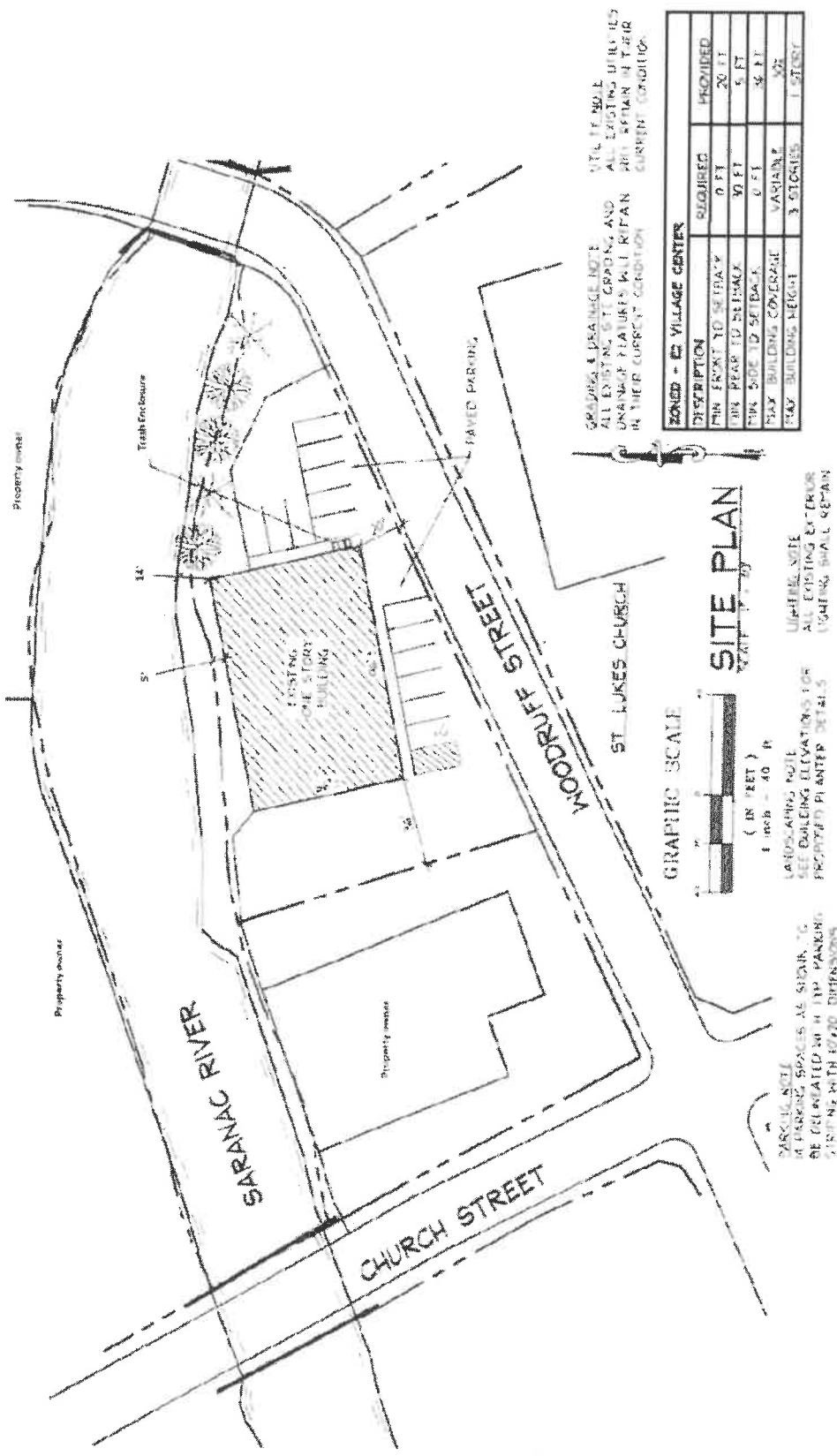
Date:

6/1/22

Applicant Signature(if different):

Date:

6.1.22



Site Plan Checklist: This sample plan is for reference only. Your plan may require additional information

- Property boundaries with setbacks; plotted to scale
- Adjoining property owner names
- Wetlands, floodplain and drainage pattern
- Stormwater control infrastructure
- Locations, use, and height of existing and proposed structures
- Floor plan with use for each area
- Location, width and name of adjacent streets
- Location, width, purpose of easements
- Parking/loading areas with spaces delineated
- Site ingress/egress indicated
- Areas of impervious surface
- Cardinal direction
- Topographic contour lines, existing and proposed
- Existing vegetative cover and proposed landscaping
- Signage
- Exterior lighting
- Utility locations



Village of Saranac Lake

Community Development Department
 3 Main Street
 Saranac Lake, NY 12983
 Phone (518) 891-0490
 Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake Offices, 3 Main Street, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: Saranac Lake Brewing Company, LLC		3. Telephone Number: 518-524-3556	
2. Mailing address: PO Box 998, Lake Placid, NY 12946		5. Tax Map # (s): 447.69-4-11.1	
4. Location of action: 79 Woodruff Street, Saranac Lake, NY		7. Present land use(s): Vacant Warehouse	
6. Size of site: 0.99 acres	8. Present zoning classification: E-2		
9. Percentage of site which contains slopes of 15% or greater: 0%		10. Type of action (check appropriate response) <input checked="" type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:	
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, Waterbody Name: Saranac River Waterbody Size(in acres): N/A			
12. Describe nature and extent of action: Removal of exist. warehouse and residence, construction of new brewpub and outdoor dining			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): None			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency?			

*Plus Tax Map No. 447.69-4-9 and a portion of Tax Map No. 447.69-4-6.1

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Saranac Lake Brewing Company, LLC			
Project Location (describe, and attach a location map): 79 Woodruff Street, Saranac Lake			
Brief Description of Proposed Action: Removal of existing warehouse building and residential single family home, and construction of a new brewery building with restaurant, tasting room, and outdoor dining area terrace. Project includes on-site parking, walks, patios, lawns, and landscaping. Water and sewer service by municipal system. On-site stormwater management.			
Name of Applicant or Sponsor: Saranac Lake Brewing Company, LLC		Telephone: 518-524-3556	
Address: PO Box 948		E-Mail: ecto31@yahoo.com	
City/PO: Lake Placid		State: NY	Zip Code: 12946
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.99 acres			<input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed? _____ 0.89 acres			<input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.99 acres			<input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
	<input type="checkbox"/>		<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>		<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>		<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>		<input checked="" type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
	<input type="checkbox"/>		<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

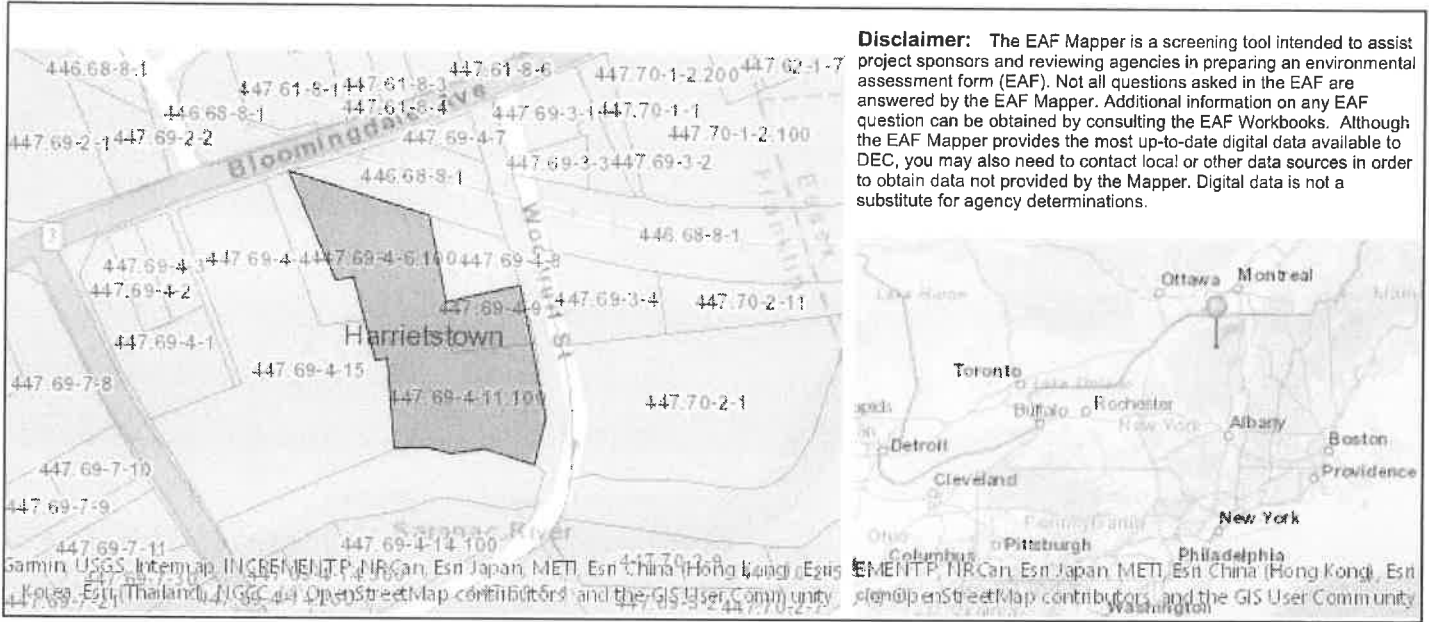
Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Stormwater will be managed on-site by "green infrastructure" practices and also accommodated by municipal stormwater system _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: <u>Former Warehouse Coin Wash & Car Wash - Unregulated/closed, Petroleum Bulk Storage</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kirsten A. Catellier Date: 5-2-22

Signature: Kirsten Catellier Title: Landscape Architect



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

