

April 29, 2022

Erik Stender
Village Manager-Village of Saranac Lake
manager@saranaclakeny.gov
518-891-4150 ext 205

RE: RiverTrail BeerWorks – Request for amendment to existing approvals
79 Woodruff Street
Saranac, NY 12861

Erik,

As a condition of the Development Board's approval for 79 Woodruff Street, changes to the approved Site Plan require a return to the Development Board for approval. We are writing this letter to request an amendment to the existing RiverTrail Brewing plans/approvals, for the Development Board's consideration.

Despite a purchase agreement in place for the subdivision of the Smith property at the time of the original application, and for its incorporation of the southern portion of the parcel into the brewery parcel, as previously proposed and approved by the board. Following the Boards approval of the project, the owner of the adjacent property indicated that she did not understand the extent of the parcel that was to be conveyed to the brewery. This was prior to the property sale closing, and the adjacent owner insisted on a new shared property line location, shifting the line 31'+/- to the south, from what was previously submitted and approved.

The Brewery and adjacent owner were able to come to an agreement and close on the property, but it did require relocating the previously approved shared lot line. The change in the lot line location necessitated a revised parking layout, and building floorplan, as well as removing the existing single family home entirely, instead or relocating it due to the reduced available area on the site. With this reduced parcel area, adding the new brewery construction onto the existing building was no longer feasible. With the amended proposal the existing building will be removed and a new brewpub building constructed to accommodate the shifted parking location.

The design team was able to address a number of the concerns raised on the original proposal by the Trestle Street neighbors at 91 Woodruff to the North, as part of the new site plan. These include, reduced retaining wall size and no retaining wall along the shared property line with very little grading work required in the vicinity of the Trestle Street lot lines. The removal of the proposed relocated house from the new design, also eliminates the noise concerns that was raised by Trestle Street with a residential neighbor in close proximity to the music studio.



As part of the updated site plan submission the design team has addressed the following conditions of the previous approval:

DECISION: Project approved with conditions:

- Applicant's living screening plans for the East and the North sides of the property to be submitted to and administratively approved by the Development Code Administrator. Please see the updated civil drawings including **Planting Plan and Details on C-400**
- Applicant to retain a licensed arborist to provide an assessment of all existing tree root systems in the area that may be affected by the planned parking area excavation. **The redesigned parking lot, and significantly reduced retaining wall eliminate retaining wall along the shared lot line, and the need for excavation in close proximity to the lot line and as such, we would request that the Board consider removing this condition. Please see the submitted letter from Studio A the project Civil Engineer addressing this condition as well.**
- Applicant's licensed engineers are to sign off on the site specific storm water management plan, perc test, and test borings prior to the applicant receiving a certificate of occupancy. Please see the updated civil drawings including the engineered storm water management plans on C-300 and C-301 based on the perc test and site boring results.
- In the event that a tree needs to be removed from the 91 Woodruff Street property due to damage caused by the project, within five years of the Saranac Lake Brewing Company, LLC receiving a certificate of occupancy, the Saranac Lake Brewing Company, LLC agrees to remove the tree at no expense to the current owner. **The redesigned parking lot, and significantly reduced retaining wall eliminate the need for excavation in close proximity to the lot line and as such, we would request that the Board consider removing this condition. Please see the submitted letter from Studio A the project Civil Engineer addressing this condition as well.**
- Adirondack Park Agency (APA) approval is required prior to the issuance of a certificate of occupancy, should the plans change in response to the APA's ruling, the applicant will come back before the Development Board for a Site Plan Amendment. Please see the attached APA Settlement Agreement/Approval based on the updated plans submitted as part of this requested Site Plan Amendment.
- Any future changes to the approved Site Plan to return to the Development Board for approval. Please see the attached documents and application regarding the changes to the site plan for the Development Boards consideration. **The proposed changes to the approved Site Plan are being submitted to the board for consideration.**

Thank you for your consideration of the submitted changes to the approved Site Plan for 79 Woodruff Street. If you have any questions or need any additional information as part of the submittal for the revised Site Plan, please let me know.

Sincerely,

Jonathan Haynes
Senior Project Designer | Construction Management
phinney design group



architecture | interior design | construction management

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

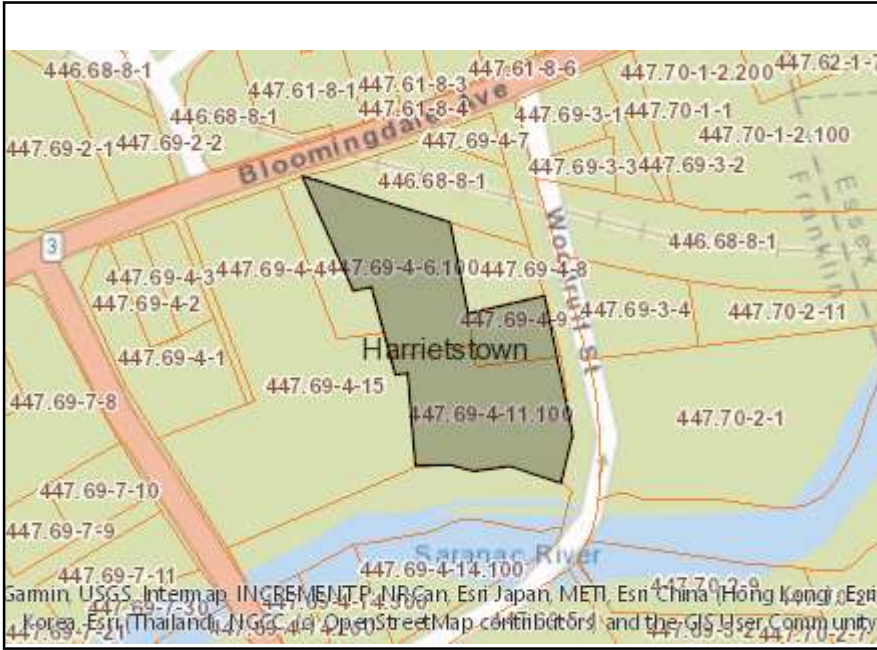
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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	
		E-Mail: ecto31@yahoo.com	
Address: PO Box 948			
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"/>	YES <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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.99 acres	
b. Total acreage to be physically disturbed?		0.89 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.99 acres	
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? If Yes, identify: _____	NO	YES	
	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater will be managed on-site by "green infrastructure" practices and also accommodated by municipal stormwater system.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe: <u>Former Warehouse Coin Wash & Car Wash - Unregulated/closed, Petroleum Bulk Storage</u>	NO	YES
	<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: <u>Kirsten A. Catellier</u> Date: <u>5-2-22</u> Signature: <u><i>Kirsten Catellier</i></u> Title: <u>Landscape Architect</u>		



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

April 29, 2022

Reference: **RiverTrail BeerWorks**
Saranac, NY

Revised Signage Summary

Sign Requirements

Number of signs - 2 principal signs (1 wall sign and 1 ground sign) per street and municipal walkway frontage are permitted.

Woodruff Street frontage is 238' x 2sf = 476 sf wall sign permitted

River Trail municipal walkway frontage is 182' x 2sf = 364 sf wall sign permitted

Ground sign requirements

- Maximum Area – **50 sf**
- Maximum height above street level or grade at sign– **16'**

Wall sign requirements

- Maximum projection from building facade– **6"**
- Maximum sign area – **2sf per linear foot of frontage. (467 sf Woodruff St, 364 sf River Trail)**

Proposed Signage

Number of signs - 2 principal signs (1 wall sign and 1 ground sign) at Woodruff Street and
2 principal signs (1 wall sign and 1 ground sign) at River Trail municipal walkway

Ground sign requirements

- Proposed Area – **40 sf**
- Proposed height above street level or grade at sign– **16'**

Wall sign requirements

- Proposed projection from building facade– **6" or less**
- Proposed sign area – **96 sf at Woodruff Street**
78 sf at River Trail

Signage to be of fabricated from powder coated aluminum and/or solid acrylic/polycarbonate panels with led lighting of the signs concentrated on illumination of the signs so as to prevent glare upon the street or adjacent property.

