



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 dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Area Variance regulations can be found at: <https://ecode360.com/31627468>

AREA VARIANCE APPLICATION

Project Address:		Tax Map #:	Zoning District
Property Owner Name:		Applicant Name (if different):	
Address:		Address:	
City:	State:	City:	State:
Phone:	Zip:	Phone:	Zip:
Email:		Email:	

Please provide a written description of the project. The narrative should describe why a variance is requested.

Narrative

Property Owner Signature(required): _____ Date: _____

Applicant Signature(if different): _____ Date: _____

Refer to Code dimensional standards at: <https://ecode360.com/attachment/SA0109/SA0109-106b%20Schedule%202.pdf> to complete the 'Allowed/Required' column on the Project Data Table below. Complete the 'Requested Relief' column for each standard from which a variance is requested.

Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area			
Front Setback			
Rear Setback			
Side Setback			
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building Height/Stories			

Criteria Response

In making its determination, the Development Board shall take into consideration the benefit to the applicant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Development Board must also consider the criteria below.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

Explanation

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

Explanation

Criteria Response, continued

3. Whether the requested area variance is substantial:

Explanation

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

Explanation

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

Explanation

16 Academy Street: Development Board Review Set

PROJECT 3D IMAGE:

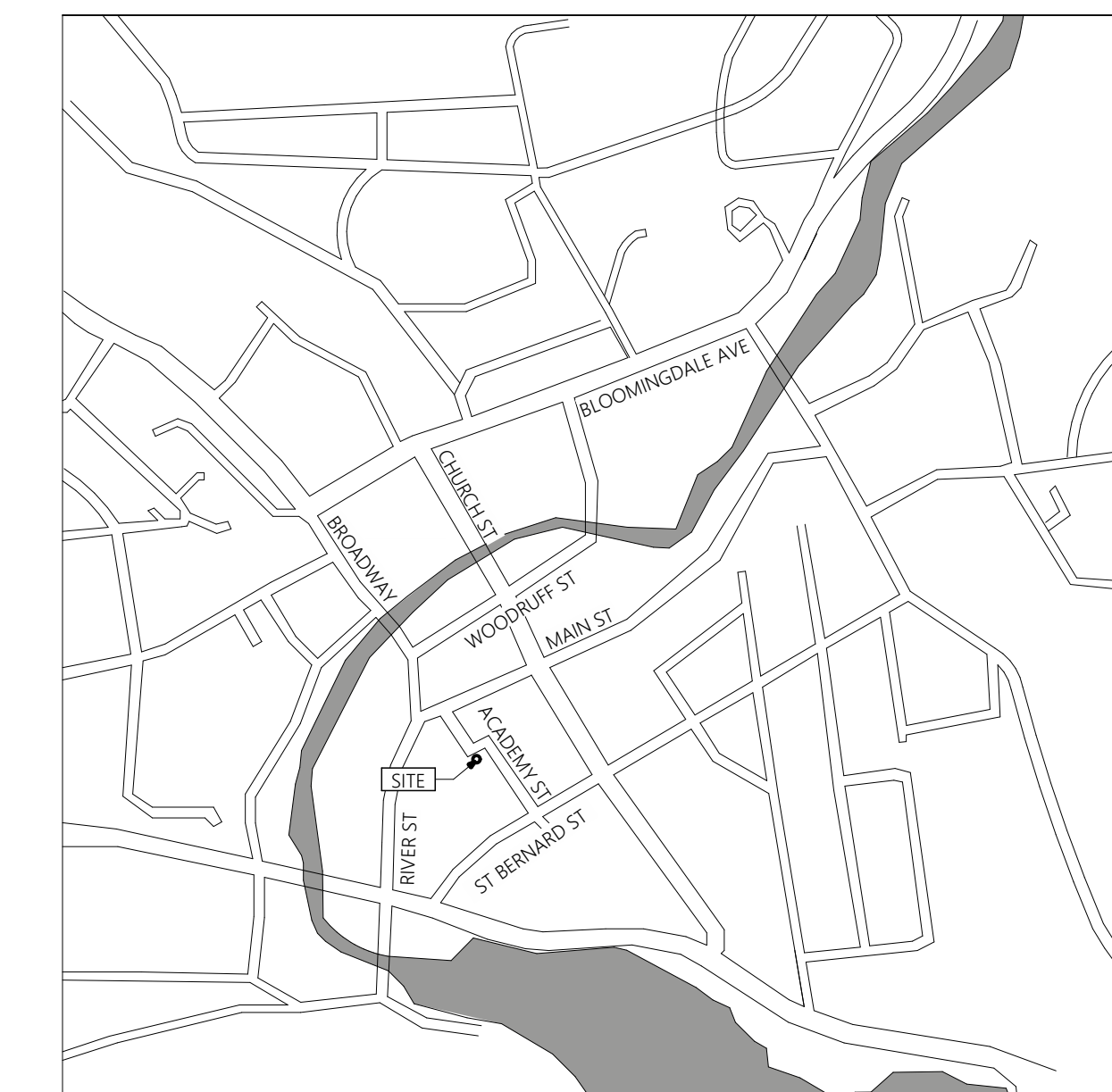


VIEW FROM ACADEMY STREET

SHEET INDEX:

Sheet Index		
ID	Sheet Name	
DB-01	Cover Sheet	
DB-02	Site Aerials	
DB-03	Existing Conditions Site Plan	
DB-03	Proposed Site Plan	
DB-04	Survey	
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DB-06	Existing Photos	
DB-07	Exterior Lighting Plan	
DB-08	Planting Plan	

VICINITY MAP:



BLACK MOUNTAIN
ARCHITECTURE, PLLC

16 Academy St.
Saranac Lake,
NY 12983
518.354.8340 (p)

16 Academy Street Office Renovation
16 Academy Street Saranac Lake
New York 12983

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NOTES

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Development
Board Review
Cover Sheet

DB-01



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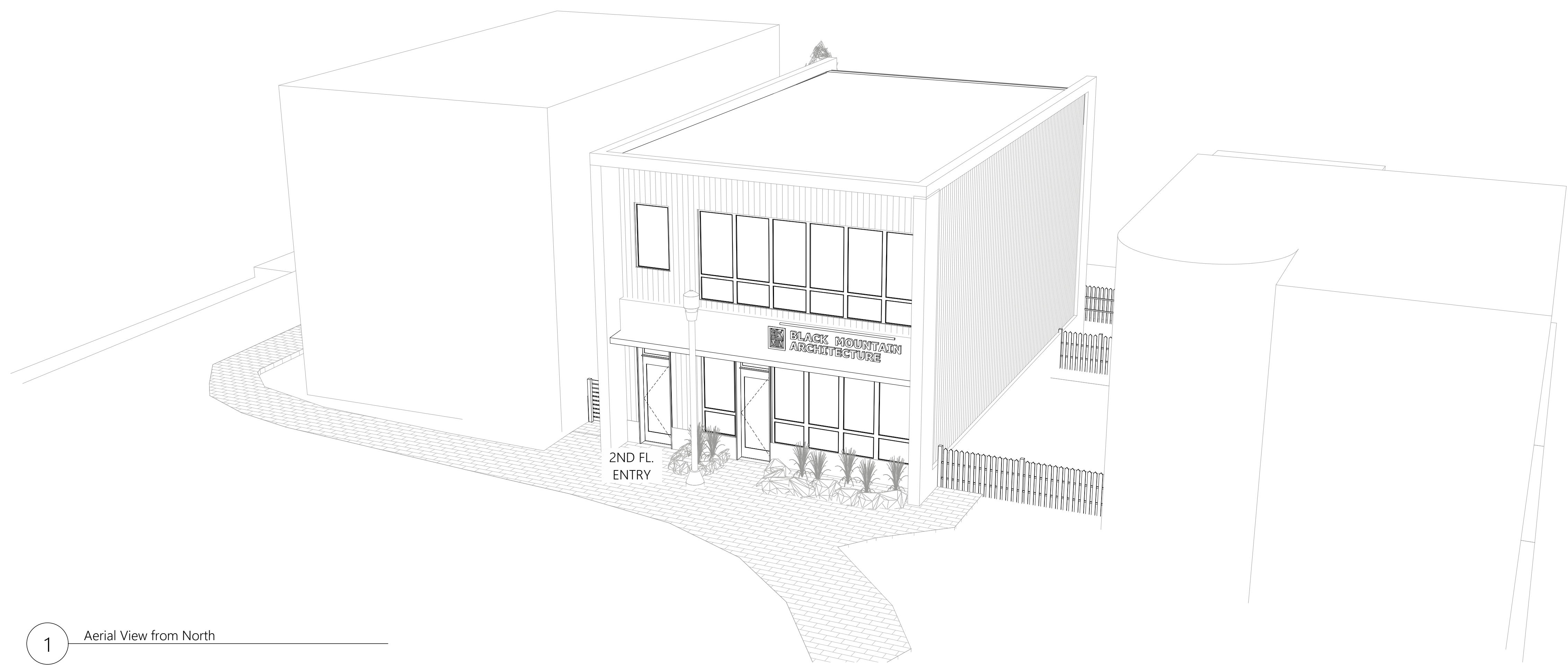
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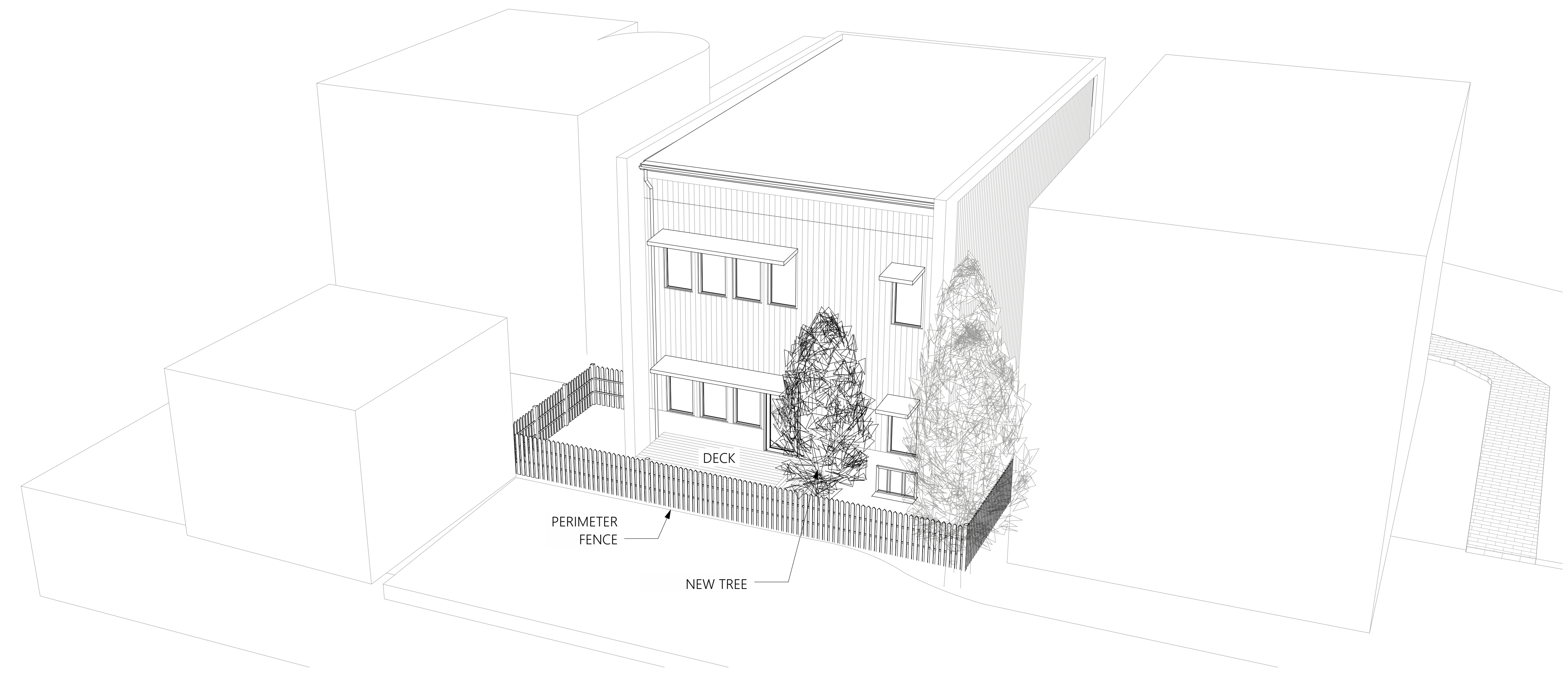
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Development
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Site Aerials

DB-02



1 Aerial View from North



2 Aerial View from South



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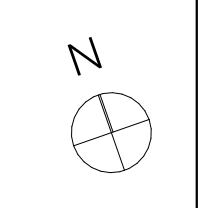
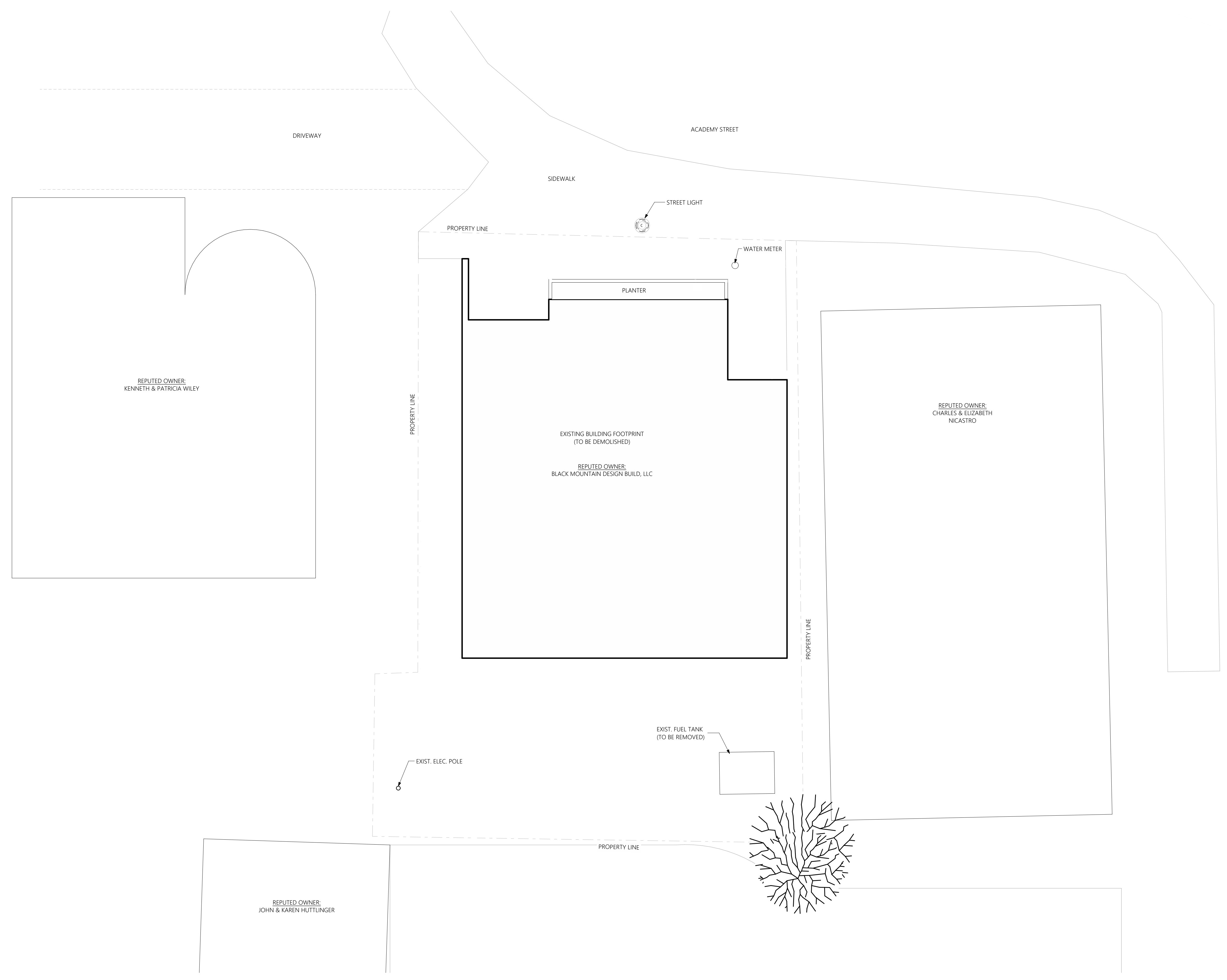
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Development
Board Review
Existing
Conditions Site
Plan

DB-03



DISTRICT E-3 REQUIRED SETBACKS:
 FRONT: 15'
 SIDE: 10'
 REAR: 15'

PROPOSED SETBACKS (PENDING VARIANCE APPROVAL):
 FRONT: 5'
 SIDE (EAST): 4'-7 1/2"
 SIDE (WEST): 3'-11"
 REAR: 10'



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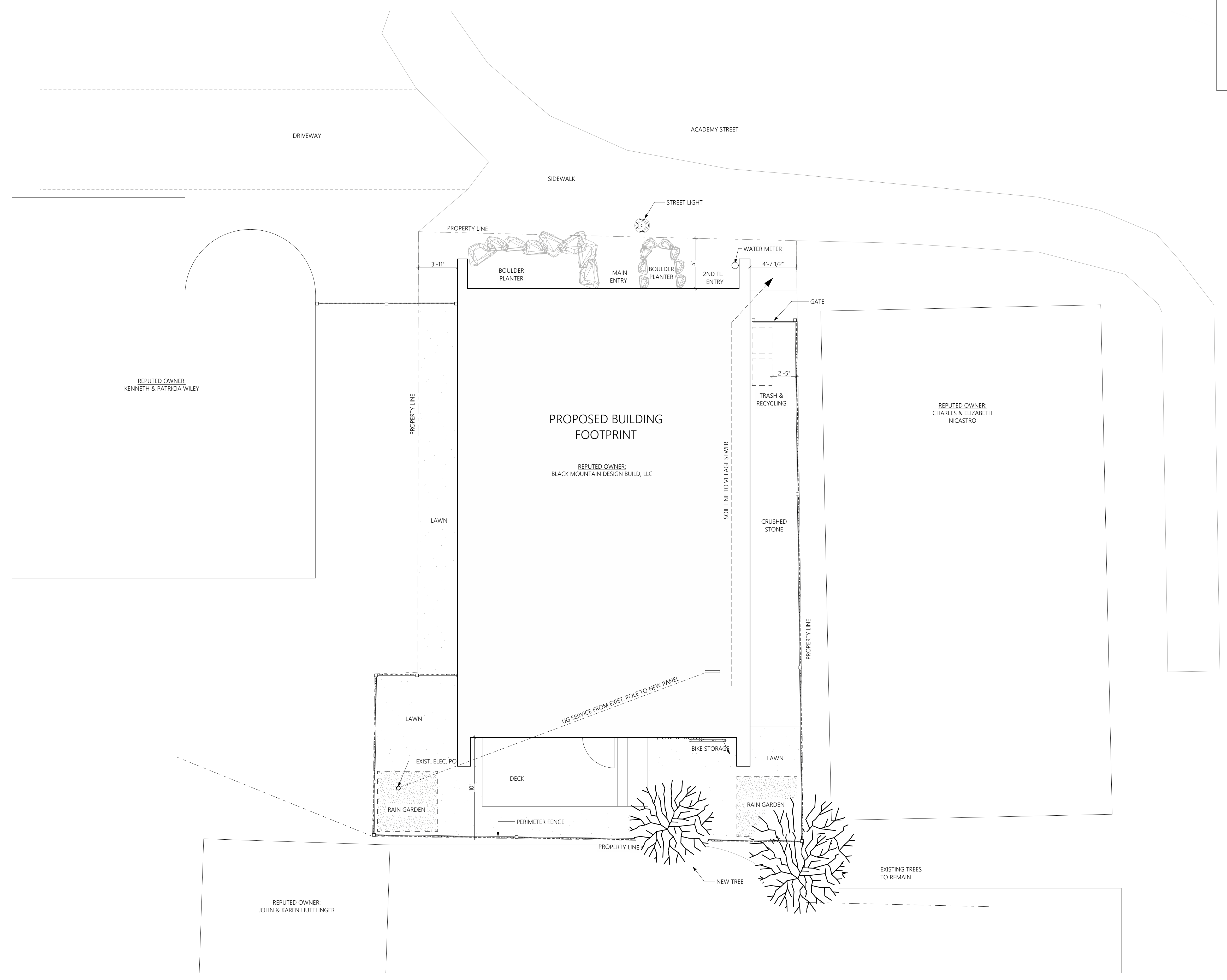
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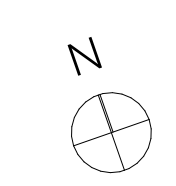
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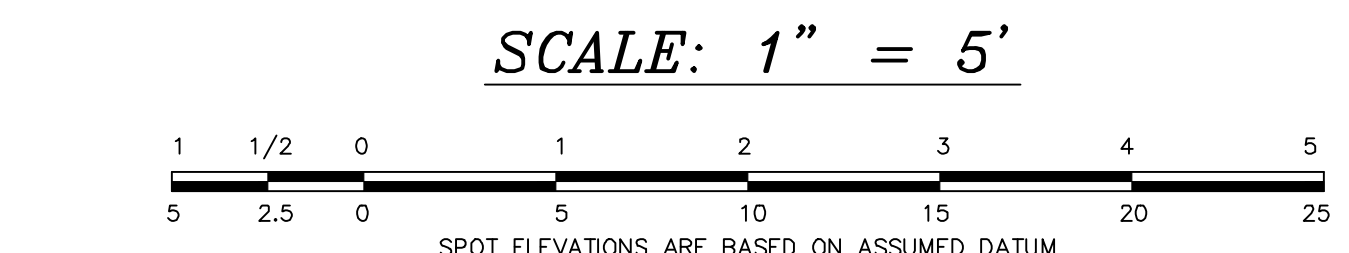
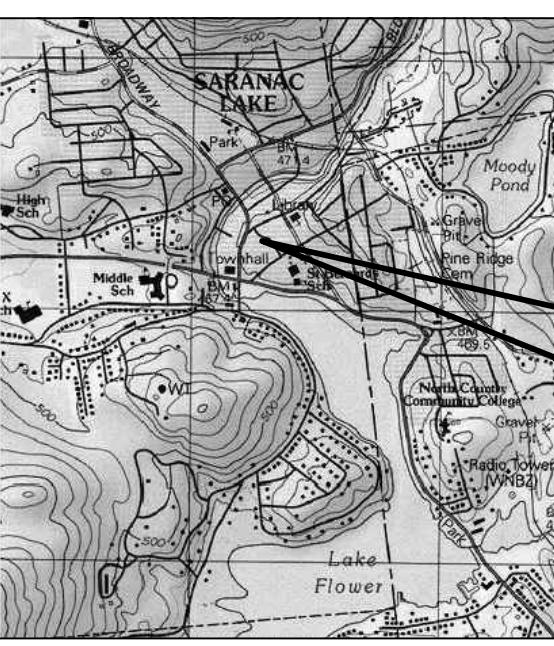
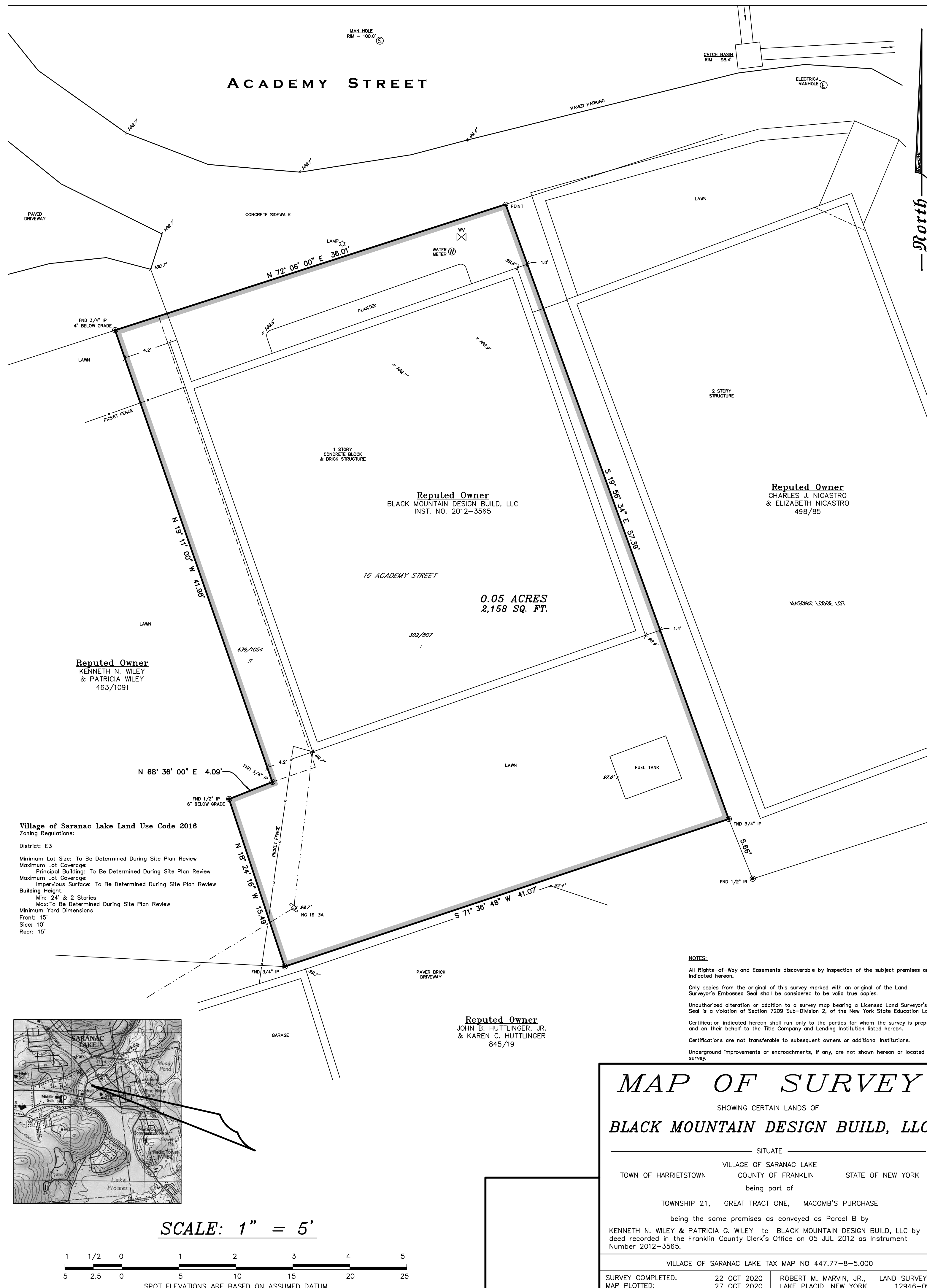
Development Board Review
 Proposed Site Plan

DB-03



1 Architectural Site Plan
 1" = 5'





MAP OF SURVEY
 SHOWING CERTAIN LANDS OF
BLACK MOUNTAIN DESIGN BUILD, LLC

SITUATE
 VILLAGE OF SARANAC LAKE
 TOWN OF HARRIETSTOWN COUNTY OF FRANKLIN STATE OF NEW YORK
 being part of
 TOWNSHIP 21, GREAT TRACT ONE, MACOMB'S PURCHASE
 being the same premises as conveyed as Parcel B by
 KENNETH N. WILEY & PATRICIA G. WILEY to BLACK MOUNTAIN DESIGN BUILD, LLC by
 deed recorded in the Franklin County Clerk's Office on 05 JUL 2012 as Instrument
 Number 2012-3565.

VILLAGE OF SARANAC LAKE TAX MAP NO 447.77-8-5.000

SURVEY COMPLETED: 22 OCT 2020 ROBERT M. MARVIN, JR., LAND SURVEYOR
 MAP PLOTTED: 27 OCT 2020 LAKE PLACID, NEW YORK 12946-0969



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Development Board Review
 Survey

DB-04



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Elevations

DB-05

ROOF:
EPDM, SLOPED @ 1/4" PER FT
(NOT VISIBLE FROM GROUND)

SIDING:
VERTICAL PINE SIDING
W/ DARK GRAY STAIN

SIDING:
VERTICAL PINE SIDING
W/ DARK GRAY STAIN

WINDOWS & DOORS:
BLACK ALUMINUM FRAMES W/
CLEAR GLAZING

CORNER FRAME, FASCIA & BASE:
BONDERIZED STEEL,
CHARCOAL GREY COLOR

AWNING:
CUSTOM AWNING BY
OTTER CREEK

BLACK MOUNTAIN
ARCHITECTURE

CORNER FRAME, FASCIA & BASE:
BONDERIZED STEEL,
CHARCOAL GREY COLOR

EXISTING
LIGHT POLE

GATE:
WOOD,
PAINTED CHARCOAL

2ND FL
ENTRY

MAIN
ENTRY

FENCE:
WOOD, PAINTED WHITE

1 North Elevation
1/4" = 1'-0"

2 East Elevation
1/4" = 1'-0"

SIDING:
VERTICAL PINE SIDING W/
DARK GRAY STAIN

WINDOWS & DOORS:
BLACK ALUMINUM FRAMES
W/ CLEAR GLAZING

CORNER FRAME, FASCIA
& BASE:
BONDERIZED STEEL,
CHARCOAL GREY COLOR

ENTRY

3 South Elevation
1/4" = 1'-0"

SIDING:
VERTICAL PINE SIDING
W/ DARK GRAY STAIN

CORNER FRAME, FASCIA &
BASE:
BONDERIZED STEEL,
CHARCOAL GREY COLOR

EXISTING
LIGHT POLE

4 West Elevation
1/4" = 1'-0"



1 View from Main Street



2 View from Academy Street



3 View of Existing Entry



4 View of Existing West Wall



5 View of Existing South Wall



6 View of Existing Back Lawn



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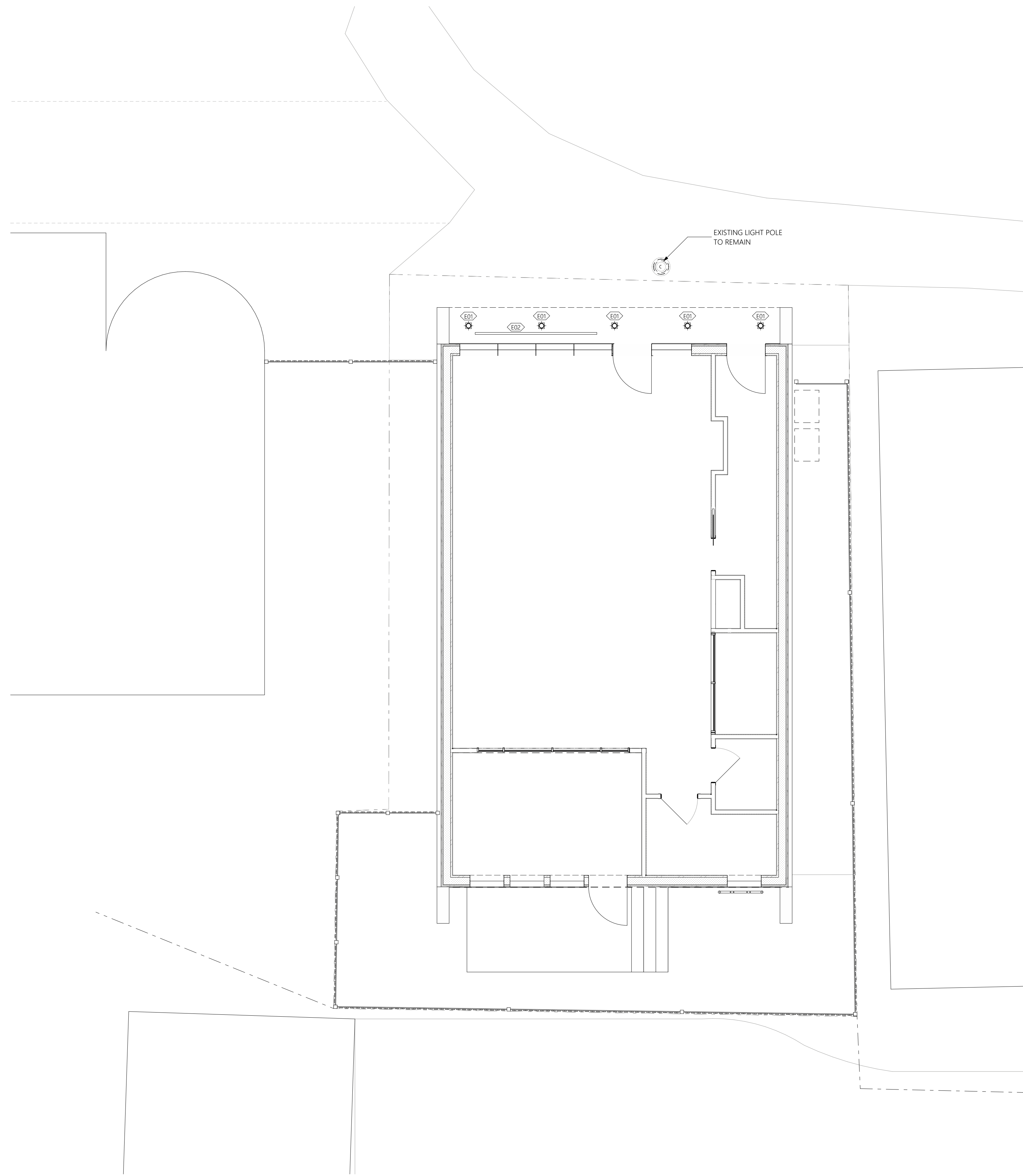
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Existing Photos

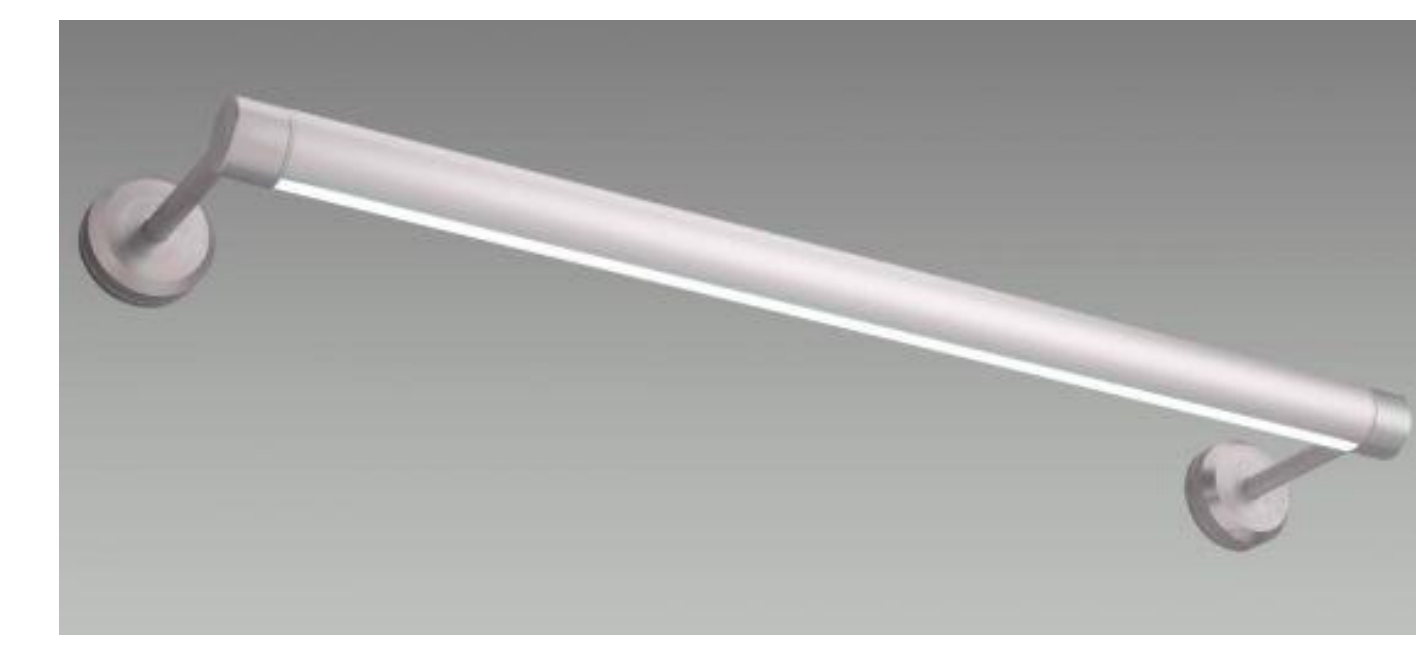
DB-06



1 Exterior Lighting Plan
1" = 5'



E01 | SOFFIT CAN LIGHT



E02 | LINEAR SIGN LIGHT (DARK SKY COMPLIANT)

LIGHTING HOURS OF OPERATION:
E01: Match business hours of operation, light sensor
E02: Match business hours of operation, light sensor



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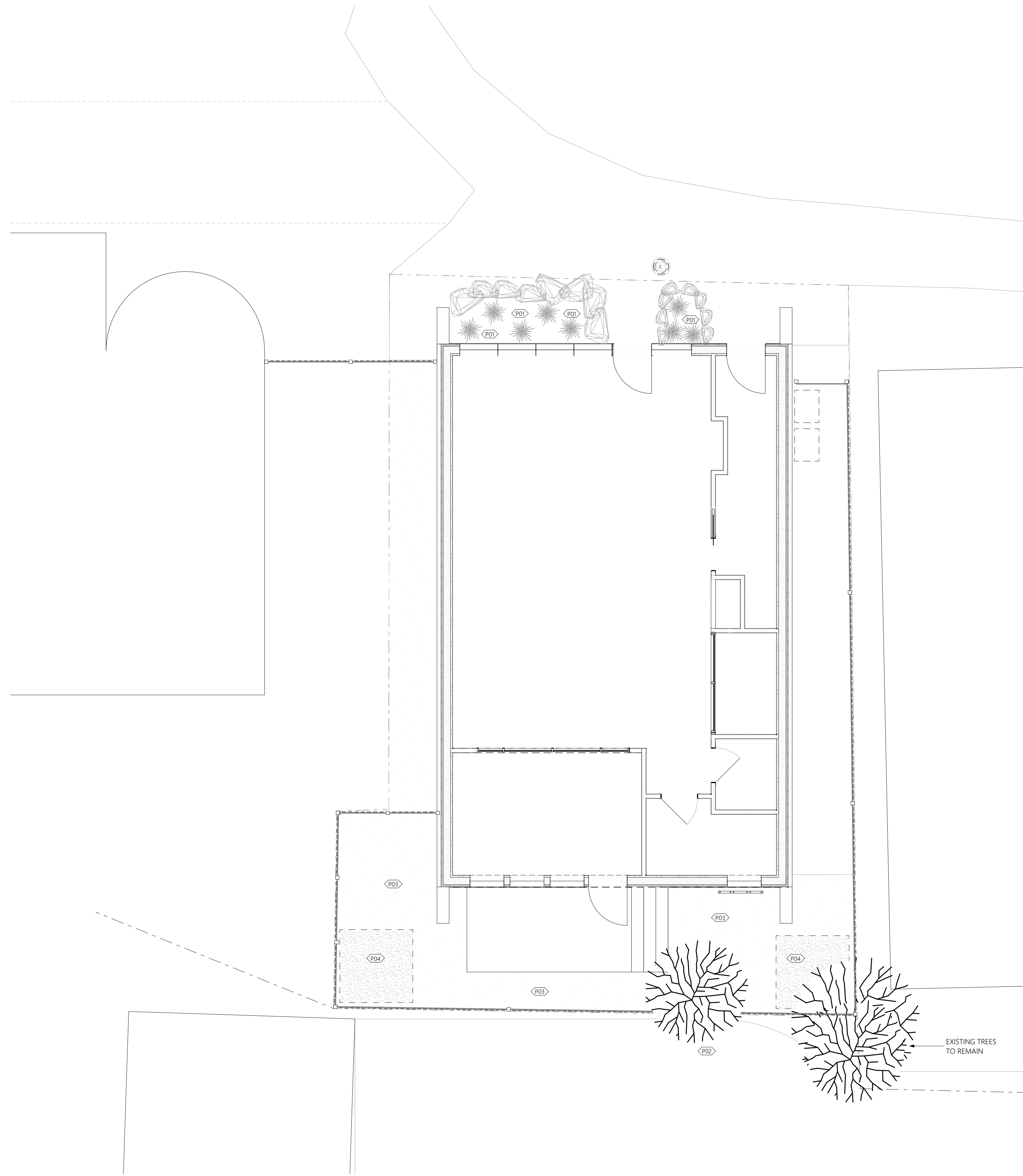
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Board Review
Exterior
Lighting Plan

DB-07



PLANTING SELECTIONS		
TAG	SPECIES	QTY
P01	NATIVE FERNS	6 EA
P02	SUGAR MAPLE TREE	1 EA
P03	LOW-MOW GRASS	--
P04	MIXED NY-NATIVE RAIN GARDEN SHRUBS	--
	WINTERBERRY	2 EA
	SWEET PEPPERBUSH	2 EA
	CUTLEAF CONEFLOWER	4 EA
	SPOTTED JOE-PYE WEED	2 EA



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Planting Plan

DB-08