



Village of Saranac Lake - Planning Department

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

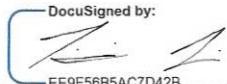
Instructions:

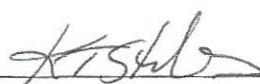
- A complete application must include a dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Dependent on the project scope, a public hearing may be required: <https://ecode360.com/31626259>
- Area Variance regulations can be found at: <https://ecode360.com/31627468>

AREA VARIANCE APPLICATION			
Project Address: <u>27 Broadway</u>		Tax Map #: <u>447.69-8-2</u>	Zoning District: <u>E2</u>
Property Owner Name: <u>LiADirondack LLC</u>		Applicant Name (if different): <u>Kathryn Stiles</u>	
Address: <u>1 Glendale Dr</u>		Address: <u>3 Broadway</u>	
City: <u>Glen Cove</u>	State: <u>NY</u>	City: <u>Saranac Lake</u>	State: <u>NY</u>
Phone:	Zip: <u>11542</u>	Phone: <u>518 524 5937</u>	Zip: <u>12983</u>
Email:		Email: <u>KTSK1231@quail.com</u>	

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

Narrative
<p><u>See attached</u></p>

Property Owner Signature(required):  Date: 4/17/23
DocuSigned by: EE9F56B5AC7D42B

Applicant Signature(if different):  Date: 4/17/23

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.

- 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
<i>See attached</i>

- 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
<i>See attached</i>

Criteria Response, continued

3. Whether the requested area variance is substantial:

Explanation

See attached

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

Explanation

See attached

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

See attached

Narrative for The Dew Drop Inn Sign Variance

We are seeking a variance to reinstall the original Dew Drop Inn sign. The sign does not meet the current development code requirements for signage.

Reason for requesting this variance – Its historical significance to the building, also a major contributing feature to the upcoming restoration of The Dew Drop Inn.

The Dew Drop Inn was created by Forrest (Dew Drop) Morgan at the current 27 Broadway in 1947, originally called the Ratskeller renamed and popularly known as The Dew Drop Inn in 1950. The sign was installed in the mid to late 50's, and for decades The Dew Drop Inn was a locally renowned restaurant in downtown Saranac Lake. The sign is iconic to this property and location on Broadway. Many fond memories from Saranac Lakers who remember this signature sign, restaurant, and its creator.

The sign is a critical and contributing feature to this property as the new owner is restoring the building in the very near future. Reinstalling the original sign is symbolic to the upcoming plans of revamping a former local landmark and restaurant in our downtown. Its significance may be compared to that of the Hotel Saranac restoration and the importance of their signage. Included are photographs of the sign during its heyday, a letter of support from The Historic Saranac Lake executive director, and an article from Esquire Magazine where in 1975 Dew Drop and his restaurant were recognized with some other Dew Drop Inns across the country. Interesting that they chose that perspective of the sign with The Hotel Saranac and its sign in the background. I believe that The Dew Drop Inn sign will be an enhancement to this section of Broadway and have a warmed welcome from the residents of Saranac Lake, paying homage to a signature era in our history.

Answers to Questions 1 -5

1. No. Most of the buildings in the district have projecting signs. The Hotel Saranac has a historic sign that is internally lit. The Dew Drop Inn sign will be an enhancement to this section of our downtown and Broadway.
2. Having a sign made that complies with the current guidelines would not have the same impact as the original. The original sign is historically significant to the site, the upcoming project and downtown Saranac Lake.
3. The current development code does not allow internally lit/illuminated signs. The Dew Drop Inn sign is neon. As a projecting sign it is larger than what the code allows. If the sign had not been removed, it could have been considered a "non-conforming" sign and a contributing feature to this historic building/site and would have been allowed to stay in its current configuration. Unfortunately, and not from actions by the current owner, the sign was removed by the prior owner for what is now an extended time. It was their intention to restore the sign while the building was undergoing renovations. The renovation project never came to fruition, and sign has sat in limbo. Many reminisce about this sign as I have been researching for the upcoming project and are enthusiastic learning the sign has been returned to Saranac Lake.
4. No, the sign will give this section of downtown a boost. The sign alone will not have an adverse effect or impact to the environment. Like many other signs in the district, a projecting sign is ideal for this location.
5. The sign hung proud until September 2017, when taken down by the prior owner with the intentions of having it restored. The project never happened, the property was sold last year and the new owner realizing the significance to Saranac Lake and the upcoming project, brought the sign home to be reinstalled for all to enjoy. It is undergoing a complete restoration.



AT THE SARANAC LABORATORY MUSEUM
89 Church Street, Saranac Lake, NY 12983
(518) 891-4606



mail@historicsaranaclake.org
www.historicsaranaclake.org
hsl.wikispot.org

April 12, 2023

Allie Pelletieri, Chair
Development Board
Village of Saranac Lake
39 Main Street, 2nd Floor
Saranac Lake, NY 12983

Dear Mr. Pelletieri and Members of the Saranac Lake Development Board,

On behalf of the Board of Directors of Historic Saranac Lake, I am writing to express our support for the restoration and reinstallation of the historic Dew Drop Inn sign in downtown Saranac Lake.

As you know, the Dew Drop Inn played an important role as a well loved restaurant and bar and a center of community life for many years. Dew Drop Inn was famous for its pizza and for its charismatic bartender, Forrest Morgan. Faye Dunaway worked there as a waitress in the early 1960s. Saranac Lake's own Phil "Bunk" Griffin used to visit his mom Sara in the kitchen a Dew Drop's, where she worked as a cook for 25 years.

The vintage Dew Drop Inn sign dates back to the late 1950s, and it has been an iconic part of our historic downtown. We are thrilled to learn of plans to restore the sign and reinstall it in its original location. The sign will enhance the streetscape and contribute to Saranac Lake's unique sense of place.

Thank you,

A handwritten signature in cursive script that reads "Amy Catania".

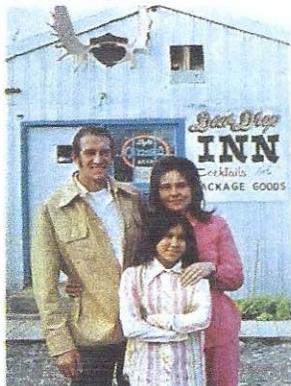
Amy Catania
Executive Director

The sign out front reads, "Dew Drop Inn," just another way of saying, "do drop in." Come on in for a beer or two, or three, or a cheeseburger made right on the premises as only Marge can make them. Shoot some pool or play the jukebox; maybe there's a new Charley Pride. Talk about the weather, or the pennant

DEW DROP INN

race, or the Republicans or Democrats, or any other damn thing gone wrong. Good places, these Dew Drops; if you're lucky, there's one in your town. If there's not, here is a splendid survey from coast to coast, complete with owners, cooks, bartenders, waitresses, patrons—in short, just another way of saying America.

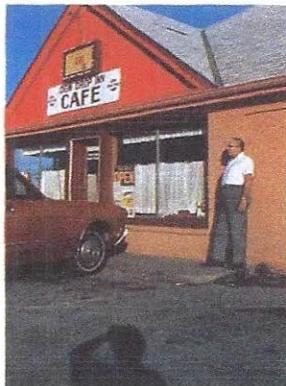
Anderson, Alaska



Mineola, New York



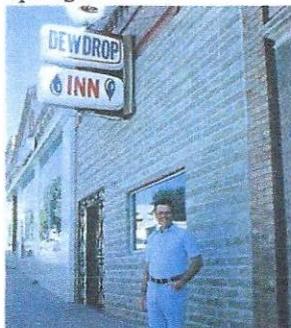
Lincoln, Nebraska



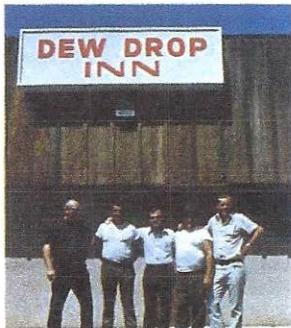
Mobile, Alabama



Springfield, Nebraska



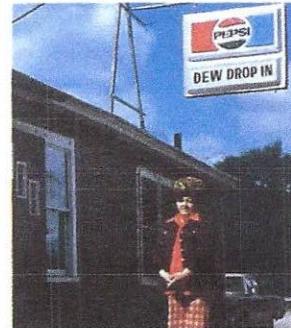
Fresno, California



Parker, Arizona



Caribou, Maine





110 ESQUIRE: DECEMBER

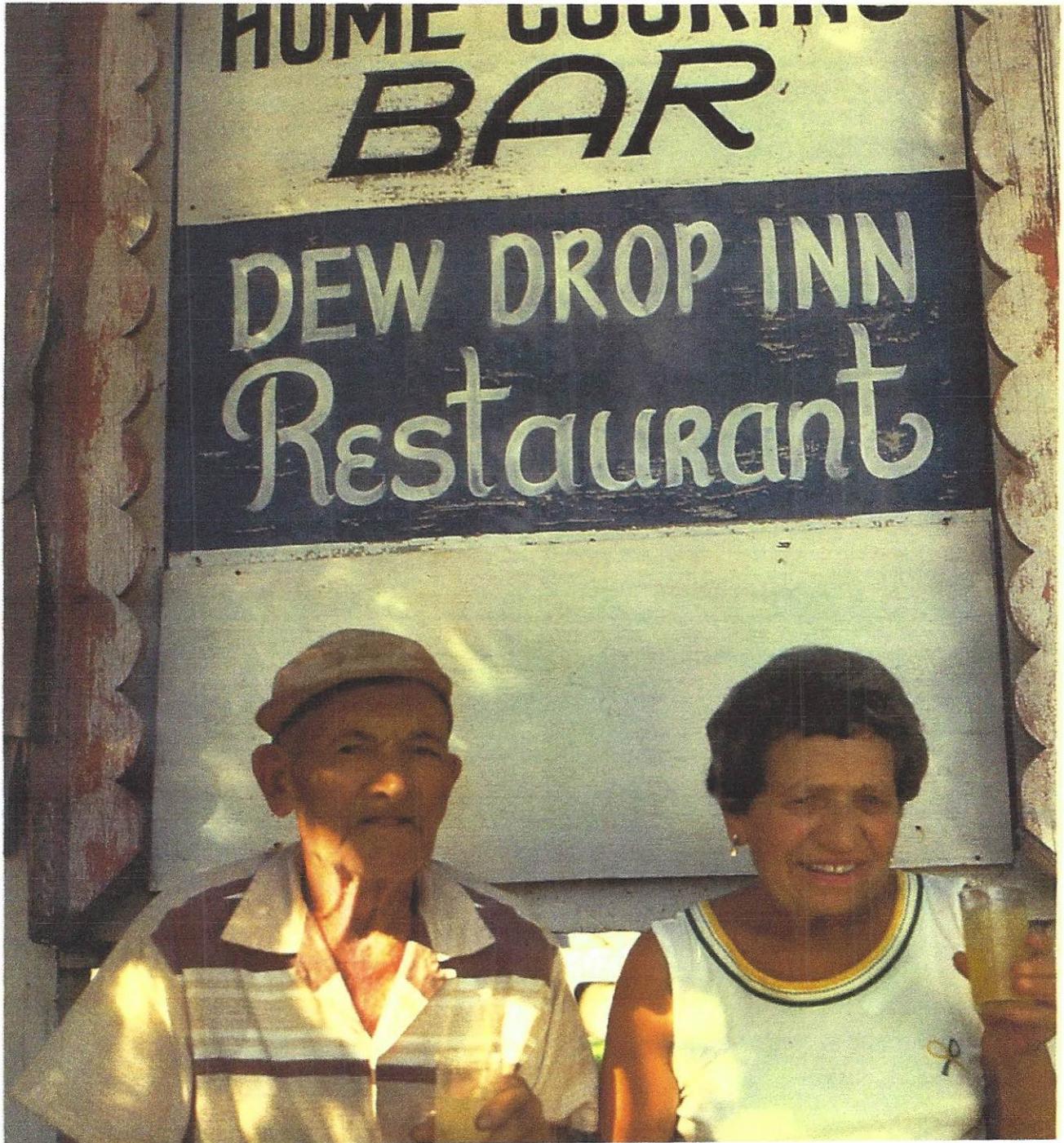
All photographs by Alen MacWeeney except page 110 and page 116, top.





Saranac Lake, New York

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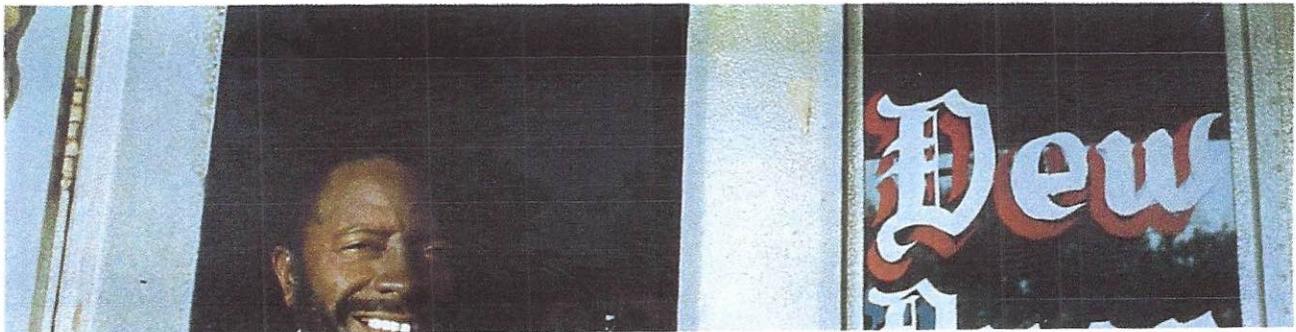
Croton Falls, New York

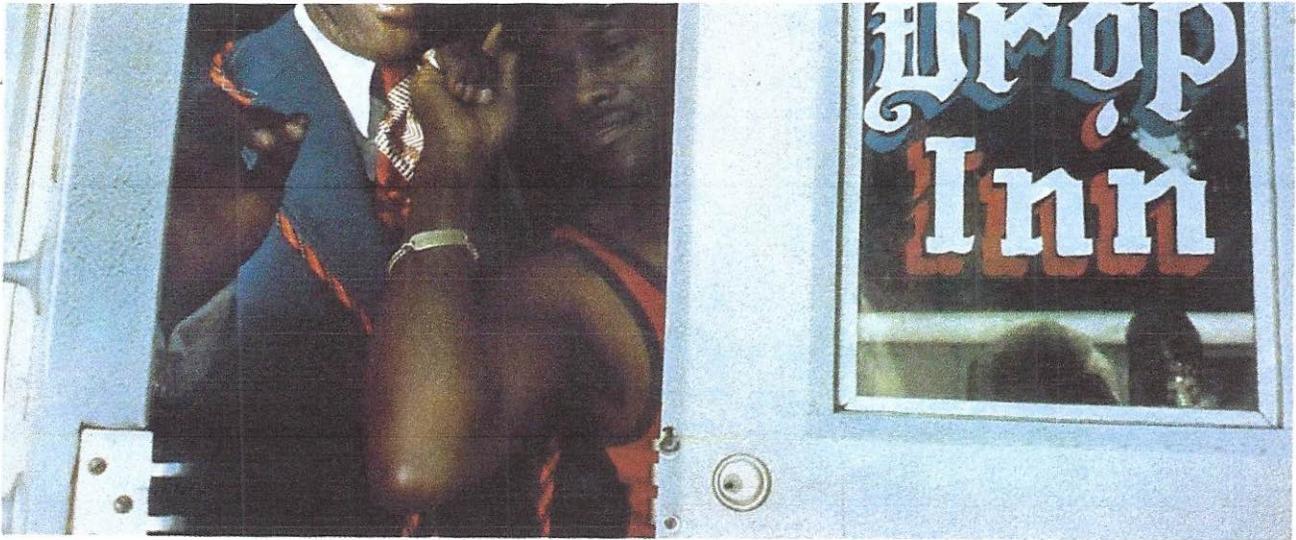
112 ESQUIRE: DECEMBER



Tulsa, Oklahoma

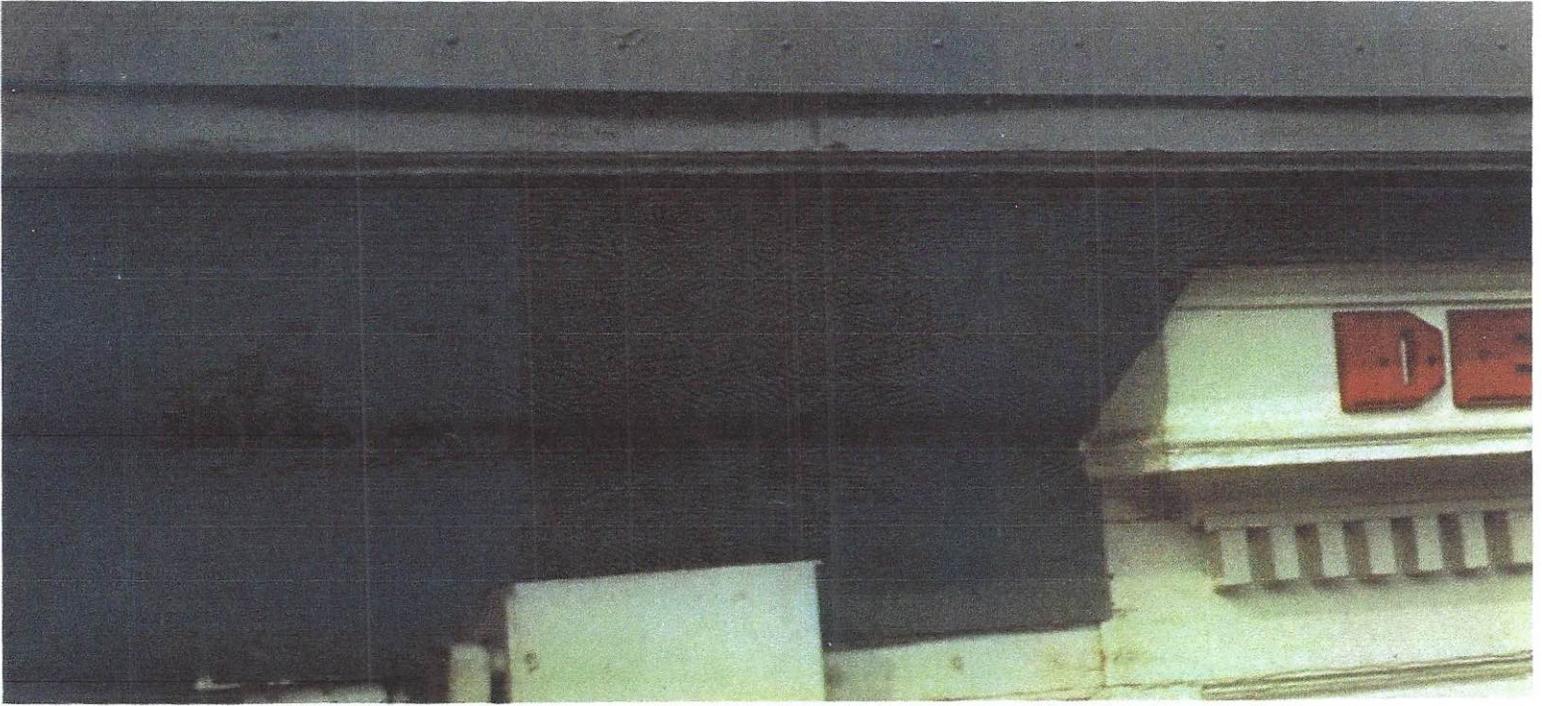
New Orleans, Louisiana



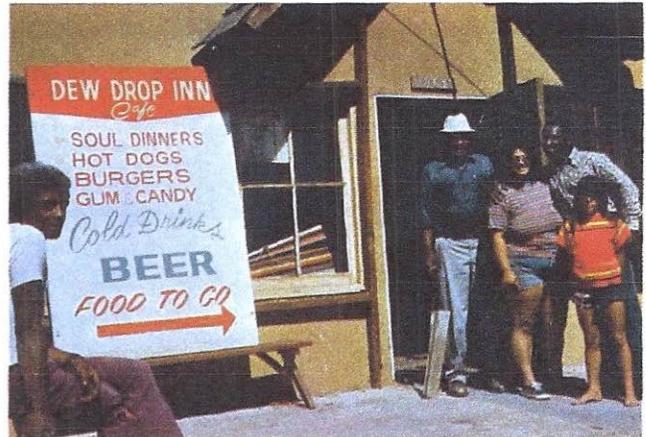


ESQUIRE: DECEMBER 113

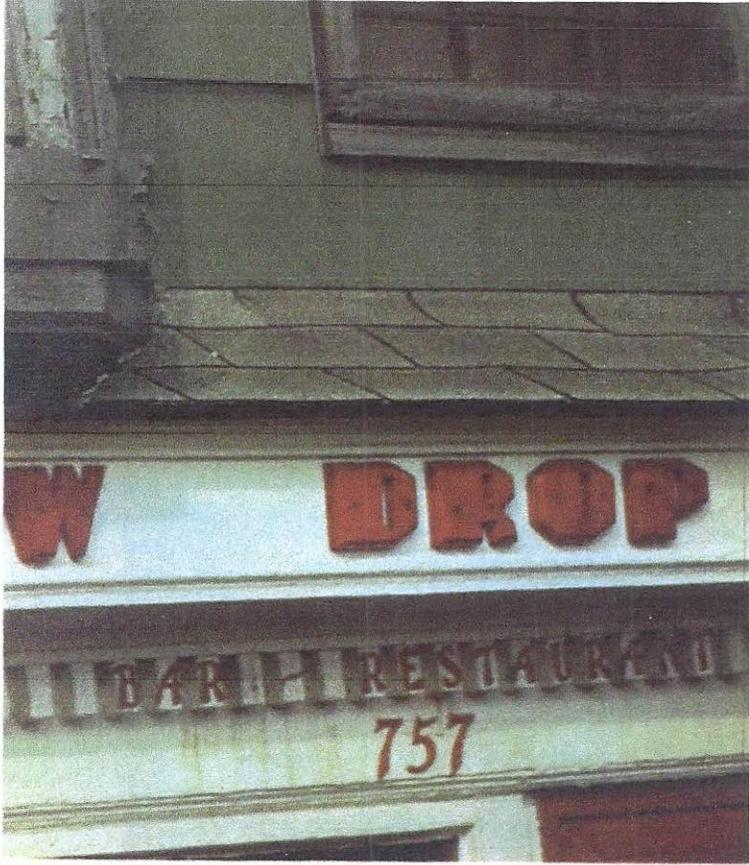




114 ESQUIRE: DECEMBER



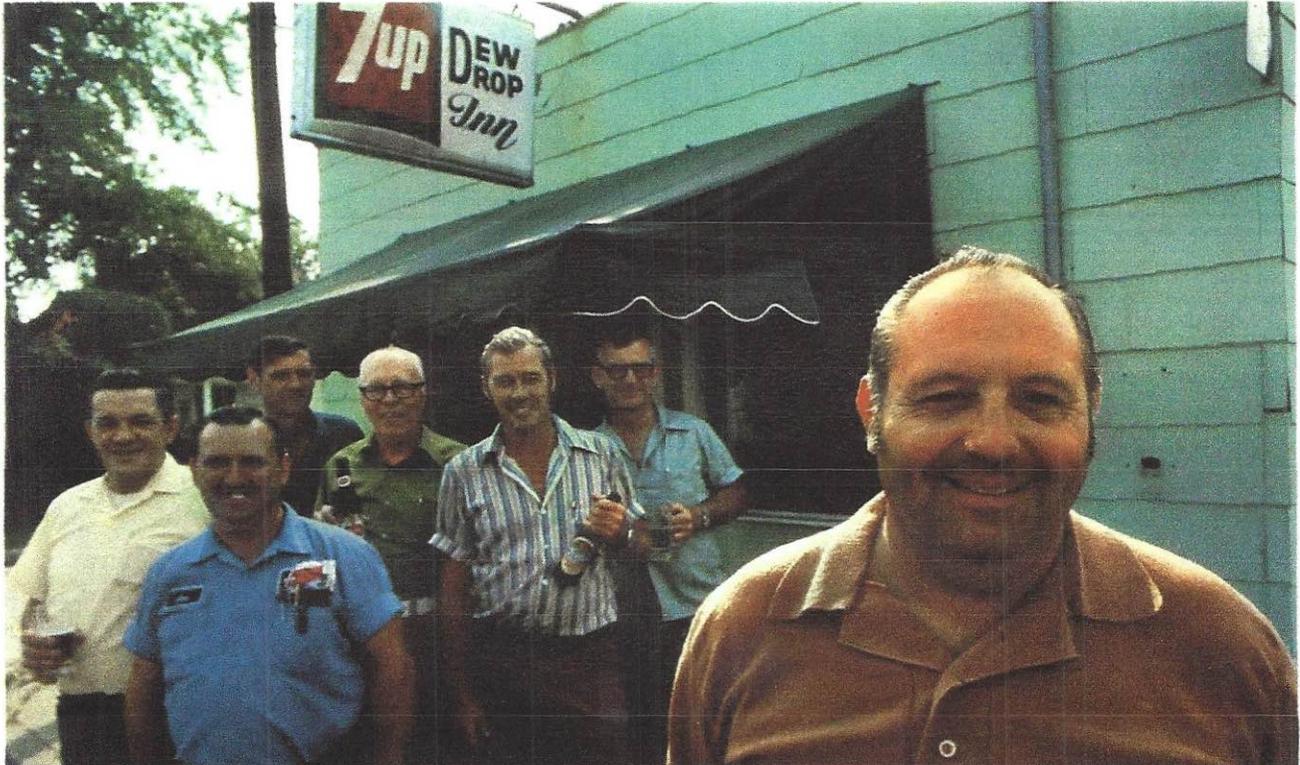
Saugus, California



The Bronx, New York

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Photographed by Dick Frank



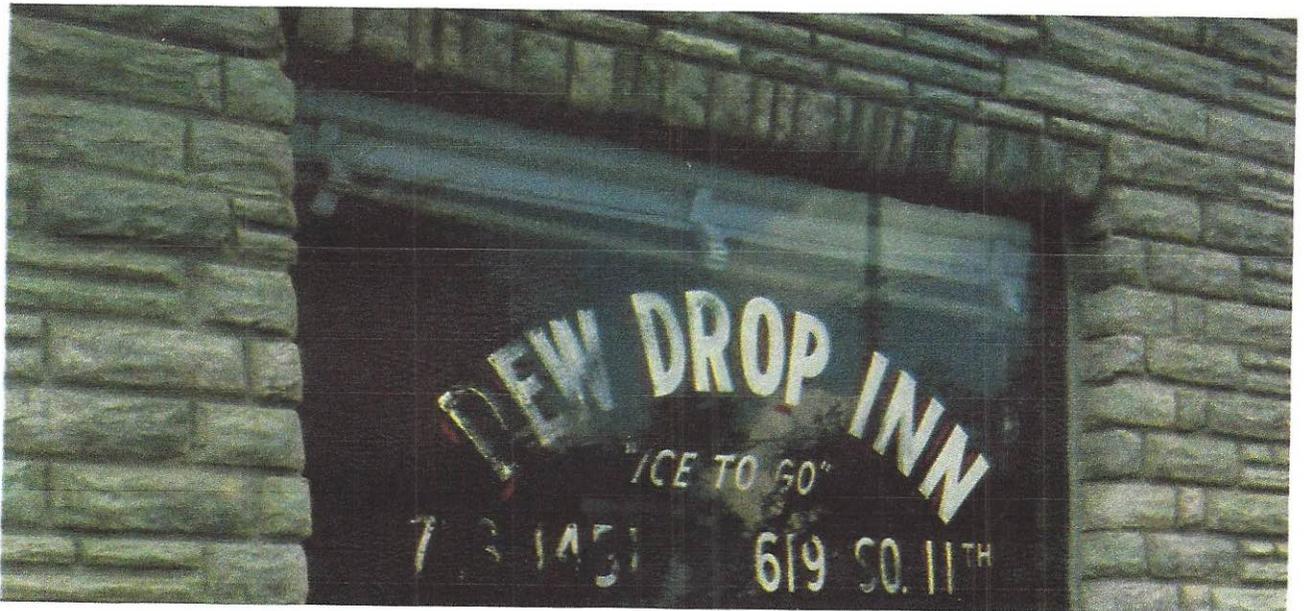


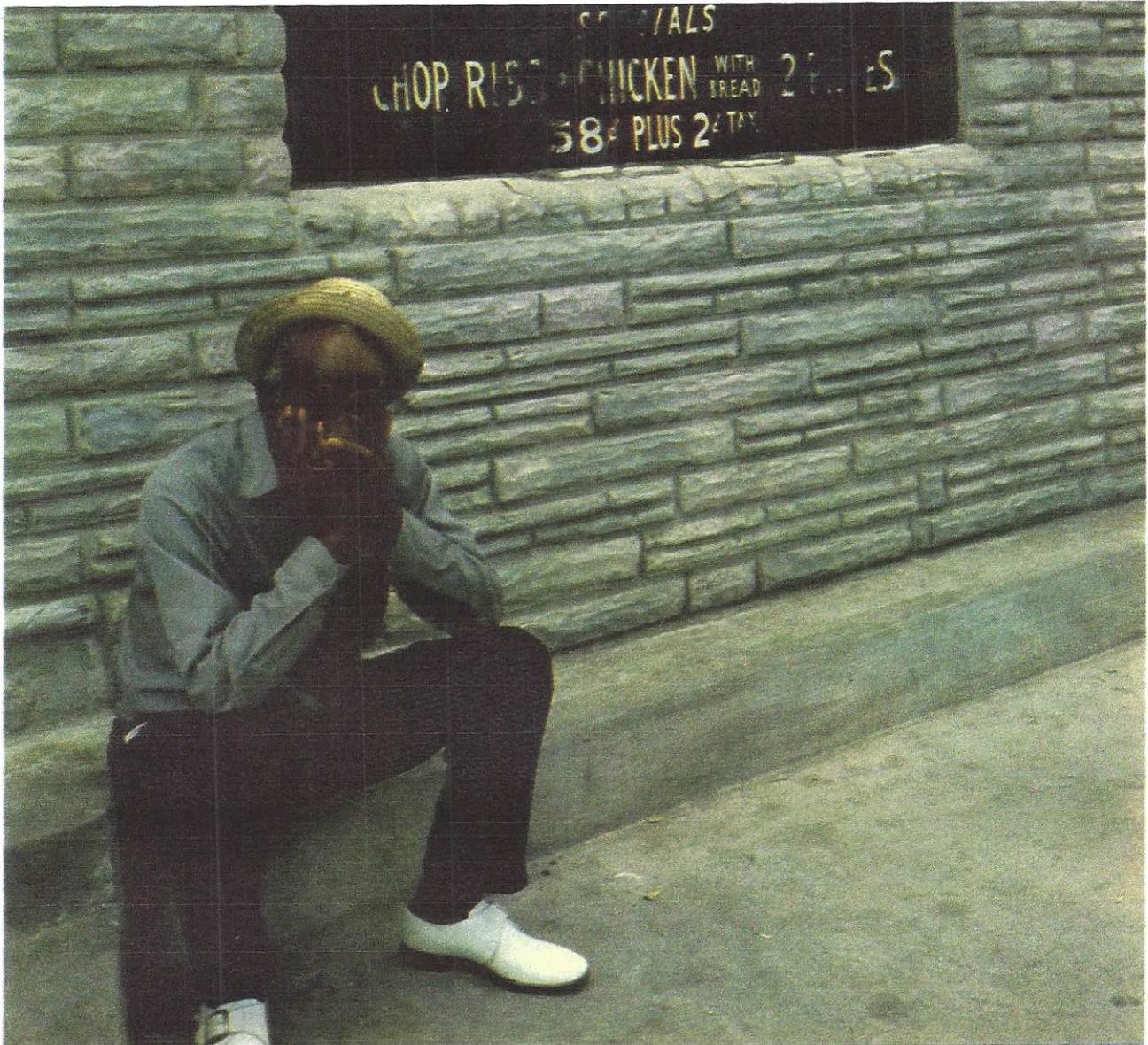
Parkersburg, West Virginia

Milwaukee, Wisconsin



116 ESQUIRE: DECEMBER





Waco, Texas

DEW DROP INN

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M. Wanner, 21 August, 2010