

**Business of the Village Board
Village of Saranac Lake**

Bill #183-2025

Date: 12-8-2025

SUBJECT: EFC Exhibit Approval

DEPT OF ORIGIN: Village Manager

DATE SUBMITTED: 12-8-2025

SUMMARY STATEMENT

Resolution authorizing the Village Manager to sign the New York State Environmental Facilities Corporation's exhibit approval for the Village of Saranac Lake Wastewater System Upgrade Project

MOVED BY: Williams SECONDED BY: Scollin

VOTE ON ROLL CALL:

MAYOR WILLIAMS	<u>yes</u>
TRUSTEE RYAN	<u>yes</u>
TRUSTEE WHITE	<u>yes</u>
TRUSTEE SCOLLIN	<u>yes</u>
TRUSTEE BRUNETTE	<u>yes</u>

Resolution # 183

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN THE NEW YORK STATE ENVIRONMENTAL FACILITIES CORPORATION EXHIBIT APPROVAL FOR THE VILLAGE OF SARANAC LAKE WASTEWATER SYSTEM UPGRADE PROJECT

WHEREAS, the Village of Saranac Lake is seeking funding from the State of New York for the above referenced project and has been awarded a number of loans and grants; and

WHEREAS, the New York State Environmental Facilities Corporation is providing short term financing loans, long term financing loans, and/or grant funds under project number C5-5516-10-00; and

WHEREAS, the borrowing of loan funds was approved under a Bond Resolution approved by the Board of Trustees adopted on February 10, 2025; and

WHEREAS, the New York State Environmental Facilities Corporation requires the Village to review and approve a New York State Revolving Fund (SRF) Exhibit and related documents.

NOW AND THEREFORE IT BE RESOLVED, the Village of Saranac Lake Board of Trustees authorizes the Village Manager to sign the required documentation from NYSEFC to finalize the acceptance of the loan and grant funds.

Whereupon, the Resolution was put to a vote, recorded as follows,

Ayes 5

Nays X

Abstentions X

SO APPROVED:



Village Clerk / Village of Saranac Lake

Date: 12/9/25

December 5, 2025

Village Board
Village of Saranac Lake
39 Main Street, Suite 9
Saranac Lake, New York 12983-1733

**SUBJECT: VILLAGE OF SARANAC LAKE PUBLIC SAFETY BUILDING PROJECT
NOVEMBER UPDATE**

Village of Saranac Lake Board Members,

Please find the project monthly update for November 2025. We continue to make progress on the various aspects of the project including design and engineering of the building and site, considerations for the wetland buffer, and ultimately confirming total project scope to begin the SEQR process.

The following tasks were worked on during the month of November;

1. The Building Committee and User Groups met on the following dates:

- a. November 6th & 17th – User Group Floor Plan Review
- b. November 14th – Building Exterior Massing
- c. November 21st – Mechanical/Plumbing/Fire Protection Systems Overview
- d. November 24th – Electrical Systems Overview

*Meeting Agendas and Materials are attached.

2. USDA ENVIRONMENTAL REPORT: We continue to develop the USDA environmental report package with their input and address their additional requirements as follows:

- a. APA CONCURRANCE (USDA REQUIRED): The design team is working to limit any work or disturbance in the 100' wetland buffer. It is expected a Pre-Application Request will be submitted in December.
- b. SHPO (USDA REQUIRED): The next SHPO submission will include information regarding the exterior of the building which is currently under design with our architectural and engineering teams. Based on the outcome of the upcoming December 12th meeting, the additional information requested regarding the exterior will be submitted mid-December.



3. **CONCEPTUAL FLOOR PLANS:** The design team continued to refine the floor plan layout to confirm circulation within the facility and coordinate the site plan design. Our team met with reach group in November to confirm the layout of their spaces and began developing the massing of the exterior of the building.
4. **EXISTING STRUCTURAL ASSESSMENT:** No Update during November.
5. **GEOTECHNICAL:** Colliers completed their initial field work. Colliers' preliminary findings were reviewed with our team in October. Colliers experienced significant delays in obtaining equipment to complete the final testing. It is anticipated that the report will be submitted on December 5th. As previously mentioned, this geotechnical investigation and report is required for Wendel to finalize the structural design parameters.
6. **GRANT FUNDING SUPPORT:** No update in November.
7. **SEQR:** The SEQR process will begin as soon as the Schematic Design Package is finalized. It is anticipated the SEQR process will begin in January 2026. The design team met with the Village to map out the process, meeting requirements, and a schedule.
8. **UPCOMING MEETINGS:**
 - *Mechanical/Plumbing/Fire Protection Systems Goals and Exterior Massing Follow-up – 12/12/25*

In conclusion, we continue to make progress on the plans and progress the due diligence on each of these complicated issues. As mentioned in previous updates, we continue to take this in a step-by-step process ensuring that we overcome hurdles as they come up in lieu of pushing forward without the critical answers, all along keeping the Villages best interests and funding at mind.

We look forward to continuing to work through each of these project components. Should you have any questions, please let Bachana know, and we can address those as they come up.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W Krzyzanowski".

Robert W Krzyzanowski
Director of Emergency Services and CSL
Senior Associate Principal

A handwritten signature in blue ink, appearing to read "Kaitlin Chmura".

Kaitlin Chmura
Project Manager

Attachments: *Building Committee Meeting Materials*



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Building Committee Meeting Minutes

Date: November 14, 2025 @ 8:00amEST

Subject: Village of Saranac Lake Public Safety Building

Location: Saranac Vol. Fire Dept & Zoom

Project Location: 33 Petrova Avenue, Saranac Lake, New York 12983

Attnd?	Initials	Name	Company
Y	JW	Jimmy Williams	Village of Saranac Lake, Mayor
Y	BT	Bachana Tsiklauri	Village of Saranac Lake, Village Manager
N	MS	Matt Scollin	Village of Saranac Lake, Village Trustee
Y	KG	Katrina Glynn	Village of Saranac Lake, Community Development
Y	DP	Darin Perrotte	Village of Saranac Lake, Police Chief
Y	MK	Michael Knapp	Saranac Lake Volunteer Fire Department, Chief
Y	BK	Brendan Keough	Saranac Lake Volunteer Fire Department, Past Chief
N	RY	Richard Yorkey	Saranac Lake Volunteer Fire Department, Head Driver
N	JH	Julie Harjung	Saranac Lake Volunteer Rescue Squad, Chief
Y	BW	Ben Watson	Saranac Lake Volunteer Rescue Squad
Y	BD	Ben Douglas	Public Representative
Y	BT	Bob Testa	Public Representative
Y	DD	Derek Doty	North Elba Town Supervisor
N	JM	Jordanna Mallach	Harrietstown Town Supervisor
Y	DTW	Davina Thurston Winemille	St. Armand Town Supervisor
Y	RK	Robert Krzyzanowski	Wendel, Emergency Services/Client Sector Leader
N	SK	Shri Karve	Wendel, Project Architect
N	NM	Nick Mundo	Wendel, Project Architect
Y	MO	Matt Oliva	Wendel, Architectural Designer
Y	KC	Kaitlin Chmura	Wendel, Project Manager

TOPICS:

1. Update on Consultants – N/A
2. Site Plan Development – N/A
3. Building Exterior
 - a. Review of Benchmarking – see attachment
 - i. Committee reviewed images of different fire stations and types of aesthetics.
 - ii. *Riverside Fire Station* was chosen as preferred exterior aesthetic.



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1. Mix of brick, metal panels and metal facia aesthetically and functionally were preferred.
2. Design team will investigate pre-engineered building as an economical option.
- iii. Committee discussed types of overhead doors – full glass or regular and had concerns regarding R-Value with full glass.
 1. Design team will need to meet energy code regardless of the type of door and will include both door types for pricing to make a decision at a later date.
- iv. Committee discussed the need for dark sky compliant lighting.
 1. The project will be dark sky compliant.

b. Review of Massing Options – see attachment

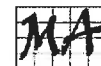
- i. **Option 1 – Flat Roof with Sloped Tower Rood**
 1. Not preferred by the Committee. Committee discussed concerns regarding maintenance, snow and ice jams and prior experience with flat roofs in the region.
- ii. **Option 2 – Sloped Roofs, lower roofs slope down to East, Tower roof slopes down to West**
 1. Not preferred by the Committee, Committee discussed concerns with pitching and draining with multiple angles.
- iii. **Option 3 – Sloped Roofs, lower roof slope down to East, Tower roof slopes down to West, 2 eaves at Northeastern Bays**
 1. Not preferred by the Committee, Committee discussed concerns with pitching and draining with multiple angles.
- iv. **Option 4 – Sloped Roofs, all roof slope down to East, EMS slopes down to West**
 1. Preferred option by the Committee.
 2. Committee discussed material options for the roofs (EPDM or metal), and both will be evaluated to determine most economical, including pre-engineering options.

4. Floor Plan Review – see attachment

- a. Overall update based on user meetings on 11/6/25
 - i. The addition was shifted 10' to the east, away from the wetland buffer
 - ii. Decon suite was reorganized and shifted
 - iii. Fire Apparatus bays were 3-2-4 bays and are now 3-3-3 bays
 - iv. Family toilet was added by reorganizing the lobby area. A lift was added to the lobby for ADA compliance as the existing ramping is not ADA compliant.



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- v. Operable partition was added to the EMS Board Room to accommodate EMS's training needs, as well reorganizing storage, the vestibule, and door orientation.
- vi. Door was added to the EMS Day Room for access to the Courtyard and an option for a door connecting the EMS and Fire Day Room to be decided at a later date.
- vii. A bathroom was added in the EMS Bay by shifting storage and including cabinets on the bay floor.
- viii. No changes to the spaces related to Fire.
 - 1. Fire to review proposed door heights and confirm clearance with listed apparatus.
- ix. Police Changes
 - 1. Meeting scheduled week of November 16th.
- x. Committee discussed EMS's operational need for the 4th bay and the Committee agreed to include the 4th bay.
 - 1. Design team will include on future floor plans and investigate the site implications, including the need to move an existing electrical pole serving surrounding properties.

5. Upcoming Meetings

- a. Committee Meetings – 8:00amEST;
 - i. Mechanical/Plumbing/Fire Protection Systems Goals – 11/21/25
 - ii. Electrical Systems Goals – 11/24/25
 - iii. Project Update & Next Steps – 12/5/25
- b. Village Board Update – *tentatively* 12/8/25
- c. Public Information Session – *tentatively* 12/9/25

6. Committee Member Questions:

- a. DTW: The equipment that is shown in the apparatus bays, do we own all of those now? I would like to be confident what is shown is factual.
 - i. FIRE - everything shown is currently owned, we won't be adding in the future but replacing.
 - ii. EMS - everything shown is currently owned, a new ambulance is expected within a year, total 6 ambulances, and the fly car needs to be inside for temperature control
 - iii. POLICE: everything shown is currently owned.
- b. DD: With the building being a public facility, not fully publicly accessible, does the building need to be fully ADA compliant?
 - i. Yes, the building design will be ADA accessible by the code.



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- c. KG: Any changes to the existing building to meet ADA requirements have funding opportunities. Please provide a list when we can.

ATTACHMENTS:

1. Exterior Benchmarking Images
2. Riverside Project Images
3. Massing Model Images – Options 1, 2, 3, 4
4. Updated Draft Floor Plan

EXTERIOR:



INSPIRATION PHOTOS



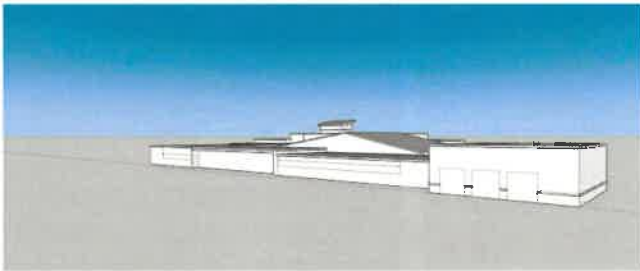
INSPIRATION PHOTOS

EXTERIOR:

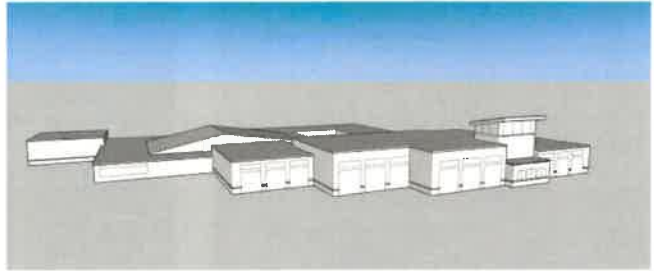


INSPIRATION PHOTOS





LOOKING FROM SOUTHEAST



LOOKING FROM NORTHEAST



LOOKING FROM NORTHWEST (LOW)



LOOKING FROM NORTHWEST

OPTION 1 -FLAT ROOFS WITH SLOPED TOWER ROOF



LOOKING FROM SOUTHEAST



LOOKING FROM NORTHEAST



LOOKING FROM NORTHWEST (LOW)



LOOKING FROM NORTHWEST

- OPTION 2
- COMBINED SLOPED HIGH ROOF ON NORTHWEST
 - (2)NORTHEASTERN BAYS SLOPED LOWER ROOFS OPPOSITE SLOPE ON NORTHWEST
 - TOWER ROOF SLOPED DOWN TO WEST
 - POLICE ROOF SLOPES DOWN TO EAST



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LOOKING FROM SOUTHEAST



LOOKING FROM NORTHEAST



LOOKING FROM NORTHWEST (LOW)



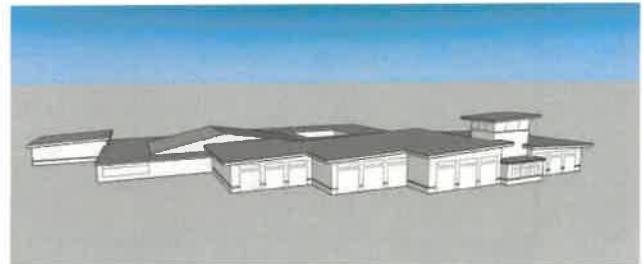
LOOKING FROM NORTHWEST

- OPTION 3**
- COMBINED SLOPED HIGH ROOF ON NORTHWEST
 - (2)NORTHEASTERN BAYS SLOPED LOWER ROOFS TO MATCH ANGLE OF SLOPE ON NORTHWEST
 - TOWER ROOF SLOPED ROOF OPPOSITE OF ROOFS BELOW
 - POLICE ROOF SLOPES DOWN TO EAST





LOOKING FROM SOUTHEAST



LOOKING FROM NORTHEAST

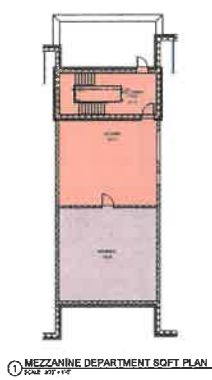


LOOKING FROM NORTHWEST (LOW)



LOOKING FROM NORTHWEST

OPTION 4 -LOWER COMBINED SLOPED ROOFS TO NORTHEAST WITH OPPOSITE SLOPED ROOF ON NORTHWEST
 -TOWER ROOF SLOPES TO MATCH NORTHEAST SLOPED ROOFS
 -EMS ROOF SLOPES DOWN TO WEST
 *PREFERRED OPTION



BUILDING SQUARE FOOTAGE		
PRF	= 21,215 SF	58%
EMS	= 11,523 SF	30%
POLICE	= 8,865 SF	17%
PRF & EMS SHARED	= 5,458 SF	14%
SHARED BY ALL	= 18,215 SF	48%
TOTAL	= 36,215 SF	

VILLAGE OF SARANAC LAKE PSB

CONCEPT

Saranac Lake NY, 12983

PROJECT NUMBER: 01W11
DATE: 1/9/25

