



**HOUSING ADVISORY BOARD AGENDA  
JULY 16, 2026  
5:00 PM – HARRIETSTOWN HALL, 2<sup>nd</sup> FLOOR**

1. Chair, Vice Chair & Secretary appointments
2. Use of community enhancement programming funds
3. Reoccurring meeting date and time

**Future Meeting Topics:**

Village Sandpit Property  
Vision and Goals  
**DRAFT**

The Northern Forest Center (NFC) is assisting the Village of Saranac Lake in creating a conceptual master plan for its 10-acre "sandpit" property. As NFC's consultant begins this work, it is important that the Village provides clear direction to ensure the plan reflects and advances the Village's housing goals.

The Housing Advisory Board (HAB) and NFC held a public workshop in March, attended by more than 30 residents. Drawing on community input from that workshop, the Village's Housing Plan, and the Comprehensive Plan, the HAB developed the draft vision and goals below. Upon acceptance of this vision and goals by the Board of Trustees, the HAB will share them with the consultant to guide the development of the conceptual master plan.

#### Vision

The Village of Saranac Lake's vision for the sandpit property is to develop a neighborhood that meets the community's diverse housing needs while ensuring that it is fully integrated with and connected to the Village.

#### Goals

To achieve this vision the village has the following goals for the property:

1. A range of housing types including single-family, multi-family, senior housing and variety of unit sizes
2. Housing at a variety of price points
3. A mix of owner-occupied and rental units
4. Reserved space for future community uses
5. Development that connects to and respects the character and scale of the surrounding neighborhood

#### Implementation

The Village believes the vision and these goals can be best achieved through one or more of the following actions:

1. The Village acts as master developer by creating a master plan, financing and building infrastructure when most cost effective, and subdividing the site for multiple end developers
2. The Village conducts an open solicitation process with clear goals, removes barriers to redevelopment in advance, and generates interest from developers
3. The solicitation and master plan create meaningful opportunity for participation by multiple small and local developers