



Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294

Phone: (518) 891 – 4150

Fax: (518) 891 – 1324

Web Site: www.saranaclakeny.gov

**DEVELOPMENT BOARD
MEETING AGENDA 5:00PM
TUESDAY, NOVEMBER 5, 2024**

This meeting will be held in the Village Board Room and may be viewed through ZOOM Enter at the side door of the building, 39 Main Street

<https://us02web.zoom.us/j/5184919884?pwd=Nk5ISVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

A. Approval of Minutes

- July 9, 2024 Board Meeting Minutes

B. Application of: Mark Legeza and Michaelle Chojnacki, 67 Old Military Road, Area Variance

Application

Public Hearing

- Public Hearing for the Application of: Mark Legeza and Michaelle Chojnacki, 67 Old Military Rd., area variance application seeking approval of one side yard setback variance (15ft.) to build a garage addition to primary residence, Tax Map Parcel #32.150-1-17.000.

Board Action

- Application of: Mark Legeza and Michaelle Chojnacki, 67 Old Military Rd., area variance application seeking approval of one side yard setback variance to build a garage addition to primary residence, Tax Map Parcel #32.150-1-17.000.

C. OLD BUSINESS

D. NEW BUSINESS

E. ADJOURNMENT



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ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Bill Domenico, Present

KT Stiles, Alternate, Present

Tim Jackson, Alternate, Present

A. Approval of Minutes

Elias Pelletieri opened the meeting at 5:00pm.

- Motion to approve April 16, 2024 SUP STR Meeting Minutes by Weber, seconded by Domenico. Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, abstain; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, meeting minutes approved.
- Motion to approve June 4, 2024 Board Meeting Minutes by Stiles, seconded by Domenico. Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

B. Application of: Eric Stevens, 12 Cortez Lane, Area Variance Application

Public Hearing

- Public Hearing for the Application of: Eric Stevens, 12 Cortez Lane, Area Variance application seeking approval of two area variances: Front yard and side yard setback for a residential Tax Map Parcel #32.295-1-10.000

Motion to open the public hearing by Weber Second: Jackson

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

Eric Stevens, property owner, explains the request for a 5ft and 15ft area variance and states it is necessary to make the property buildable. He plans on removing trees and shrubs and suggesting to tear down the current garage structure. Pelletieri states that he

would also want to have the garage torn down as a stipulation. Eric states that there is a foundation under the dirt and the building was constructed in 1993. He plans on removing the trees along Cortez Lane edge.

Dan Olsen, neighbor, asks if he is taking the shed down and how far is the setback going to be from Olsen's property and he thinks the white sign along the road is the property line. Domenico explains the variance and whoever is building has to prove they are that specific distance. Katrina explains the distance of variance of 25ft which is 10ft more than anyone can build. Dan asks if the house is coming down. Pelletieri states there is no house on the property and there is just the shed. Stiles states that the house Dan is referring to is a different tax map number. Eric helps describe the property line and where they are.

Dan requested clarification on where the vehicle access will be. Katrina says it is not decided yet and this is just to get an area variance. Dan says it is very tight to put a building where it is proposed. Stiles asks who the people currently parking on the sides of the road are and Dan states it is the neighbors and workers next door.

Colleen Duffy, neighbor at 62 Edward Street, states that she sent an email this morning and it was not seen. She objects to the setback. She remembers a home that was close to Cortez Lane and people would park on the street and half on the street and their property. She is concerned that Edward Street will become more of a parking lot and may cause an accident. People drive fast and removing the current greenery will impact the character of the neighborhood. Colleen stated that she received a certified letter within the past few days. She also says that it doesn't have to be a trailer that goes there and there are other options to be put on the property.

Gene Kerren, neighbor at 20 Cortez Lane, knows the family and there is a disabled person who is Eric's brother and Eric never told his brother about this plan. Katrina states that everyone within 200ft of property was sent a notice in the mail. Pelletieri states that the board does not get involved with family dynamics and we need to hear information first hand and no second opinions.

Domenico states this is a separate tax parcel and this is a buildable lot according to code. Dan states that he is against the variance. Gene also says she is against the variance. She says that the drivers at that corner go too fast and they need to be able to see. Pelletieri answers saying that is a common issue in the village and if someone is speeding they should contact the authorities.

Motion to close the public hearing by Domenico Second: Weber

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Eric Stevens, 12 Cortez Lane, Area Variance application seeking approval of two area variances: Front yard and side yard setback for a residential Tax Map Parcel #32.295-1-10.000

Eric agrees that Edward Street is busy and would stipulate that the parking would be on Cortez Lane. He reiterates that the property is not maintained and he wants it to look better than current condition. Dan brings up that snow plowing can get narrow down Cortez lane. Katrina says that they can always put the parking location as a condition. Domenico agrees with the parking

condition. Weber says he is also comfortable with Cortez Lane parking condition. Eric says there is already parking there now. Pelletieri reiterates that there can only be a single family home, no group or 2 family, and existing shed shall be removed. Parking shall be off Cortez Lane. Jackson agrees with parking off of Cortez Lane. He says the variance is good for future projects with these conditions. Katrina states that normally area variances have a life span of one year but proposes for this application, that the area variance lasts for 2 years or new owner will have to come back. Pelletieri agrees. Domenico reiterates conditions plus the southside off 25 feet distance from map. Jackson says the Village will have to address ongoing development, such as the snow. Katrina suggests stipulating 1 building because the property is so small. Weber agrees with the Cortez parking with conditions. Domenico asks if there is a mechanism with the Village to look this variance up if the lot ends up sitting empty. Katrina reminds them of the Cloudpermitting system.

- Area Variances are a Type 2 action pursuant to SEQR. No further SEQR decision is required.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve Area Variances for front yard and side yard setbacks (with the front yard setback reduced from 25 feet to 10 feet and the rear yard setback reduced from 15 feet to 10 feet) with the following conditions;
 - A 2 year area variance window with a permit in hand extension;
 - only a single family home is allowed to built on the property;
 - existing shed needs to be removed from property;
 - parking shall be off of Cortez Lane only.Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

C. Application of: Historic Saranac Lake, Site Plan Review

Public Hearing

- Public Hearing for the Application of: Historic Saranac Lake, Site Plan Review for Tax Map Parcel # 447.77-6-2
Motion to open the public hearing by Stiles Second: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

Amy gives the board a review of the project with documents that show the plan for the project. Joe Garso, project engineer, was present. Amy stated that the lift is going between two buildings and the change is exterior. Pelletieri states that it looks like the plans are solid. Pelletieri questions if the number of trash and recycling containers are enough. Amy confirms it is enough. Pelletieri asks if there will be any new lighting. Amy responds that there is no new lighting proposed and they are following the dark sky compliance regulations. Pelletieri asks if there will be any trees planted. Joe comments that there will be some vegetation being put in and they were able to save a maple tree between the buildings.

Motion to close the public hearing by Weber Second: Stiles

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Historic Saranac Lake, Site Plan Review for Tax Map Parcel #447.77-6-2
Weber asks if everything is impervious and Joe comments that the concrete slab and sidewalk has been existing and they are taking out extra gravel where not needed. Amy says that funding is still needed so there may be a delay, if there is any leeway for timeline. Katrina says typically projects are given multiple years versus a variance. Pelletieri says that they will extend if needed.

Motion to issue a negative declaration for purposes of SEQR (Amy filled out a long form and this was reviewed by Katrina and Pelletieri with no concerns)

Motion: Weber seconded by: Stiles

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions

Motion: Stiles seconded by: Jackson

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Site Plan

Motion: Domenico seconded by: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

D. OLD BUSINESS

- Code Process- forming a Townhouse code subcommittee and STR code subcommittee. The committee would come to the board with drafts and comments would be allowed, during old business section of meeting. The workshops would have a public notice.
- STR District Density- possibly establish district “caps” and conditions.

E. NEW BUSINESS

- Ground Solar Edition at the new Brewery
 - Administrative Approval given
- Adirondack Action for Change group coming to Main Street as a temporary Lodge use. Best practices on keeping the peace in the Village. Nothing in the code about temporary usage.
- Pendragon SWPP not yet finalized.
- The Lofts will be able to give a tour once stairs are installed.

F. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Jackson Second: Weber

Pelletieri asked for a Roll Call Vote.

Roll Call: Stiles, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 7:36pm.

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert

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