



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, February 4, 2025**

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

- January 14, 2025 Meeting Minutes

B. Application of: Kathleen Pallota, Special Use Permit for a Short-Term Rental, 21 Fox Run Rd. (Tax Map Parcel #458.37-4-11.100)

Public Hearing

Public Hearing for the Application of: Kathleen Pallota, Special Use Permit for a Short-Term Rental, 21 Fox Run Rd. (Tax Map Parcel #458.37-4-11.100)

Board Action

Application of: Kathleen Pallota, Special Use Permit for a Short-Term Rental, 21 Fox Run Rd. (Tax Map Parcel #458.37-4-11.100)

C. Application of: Sunny Rozakis and John Joe Reilly, Special Use Permit for a Short-Term Rental at 146 Petrova Ave., Saranac Lake, NY 12983. (Tax Map Parcel #457.28-2-24).

Public Hearing

Public Hearing for the Application of: Sunny Rozakis and John Joe Reilly, Special Use Permit for a Short-Term Rental at 146 Petrova Ave., Saranac Lake, NY 12983. (Tax Map Parcel #457.28-2-24).

Board Action

Application of: Sunny Rozakis and John Joe Reilly, Special Use Permit for a Short-Term Rental at 146 Petrova Ave., Saranac Lake, NY 12983. (Tax Map Parcel #457.28-2-24).

D. Application of: John and Temnit Muldowney, Special Use Permit for a Short-Term Rental at 333 Park Ave., Saranac Lake, NY 12983. (Tax Map Parcel #32.150-2-2.000).

Public Hearing

Public Hearing for the Application of: John and Temnit Muldowney, Special Use Permit for a Short-Term Rental at 333 Park Ave., Saranac Lake, NY 12983. (Tax Map Parcel #32.150-2-2.000).

Board Action

Application of: John and Temnit Muldowney, Special Use Permit for a Short-Term Rental at 333 Park Ave., Saranac Lake, NY 12983. (Tax Map Parcel #32.150-2-2.000).

- E. **Application of:** Chase Jermano and Autumn Poppleton, Special Use Permit for a Short-Term Rental at 159 Prospect Ave., Saranac Lake, NY 12983 (Tax Map Parcel #446.76-1-7).

Public Hearing

Public Hearing for the Application of: Chase Jermano and Autumn Poppleton, Special Use Permit for a Short-Term Rental at 159 Prospect Ave., Saranac Lake, NY 12983 (Tax Map Parcel #446.76-1-7).

Board Action

Application of: Chase Jermano and Autumn Poppleton, Special Use Permit for a Short-Term Rental at 159 Prospect Ave., Saranac Lake, NY 12983 (Tax Map Parcel #446.76-1-7).

- F. **Application of:** Bobs North, LLC, Special Use Permit for a Short-Term Rental at 18 Virginia Street, Saranac Lake, NY 12983 (Tax Map Parcel #446.76-5-1).

Public Hearing

Public Hearing for the Application of: Bobs North, LLC, Special Use Permit for a Short-Term Rental at 18 Virginia Street, Saranac Lake, NY 12983 (Tax Map Parcel #446.76-5-1).

Board Action

Application of: Bobs North, LLC, Special Use Permit for a Short-Term Rental at 18 Virginia Street, Saranac Lake, NY 12983 (Tax Map Parcel #446.76-5-1).

- G. **Application of:** Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000

Public Hearing

Public Hearing for the Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000

Board Action

Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000

H. OLD BUSINESS

I. NEW BUSINESS

- **Local Law 1-2025**

J. ADJOURNMENT



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Meeting ID: 518 491 9884

Passcode: 704556

ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Present

Bill Domenico, Present

Meg Cantwell-Jackson, Present

Dan Reilly, Present

Rick Weber, Present

KT Stiles, Alternate, Present

A. Approval of Minutes

Elias Pelletieri opened the meeting at 5:00pm.

- Motion to approve December 3, 2024 Board Meeting Minutes by Domenico, seconded by Weber. Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; Weber, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

B. Application of: Mark Legeza and Michaelle Chojnacki, 67 Old Military Road, Tax Map #32.150-1-17.000, Area Variance Application

Mr. Legaza gives a project overview, stating that he is looking for 14.5 ft relief to the side yard setback/property line. He continues to review the criteria for an area variance, and proposing why an area variance should be given.

1. A detriment to the nearby properties.
 - a. Mr. Legaza states that it is not a detriment and according to the last meeting the neighbors advocated for it. Many other properties are near or on the property line. This addition will be nearly invisible to the street.
2. Will there be any other benefit?
 - a. Currently landscaping and outdoor equipment is stored outside and is aesthetically unpleasing. Potential for a 3rd bedroom or storage area. Potential for a larger family to live there in the future. This addition would result in increased taxes for the village.
3. Environmental impact.
 - a. Mr. Legaza states there is no impact. All other areas would cause an environmental impact.
4. Positioning.

- a. Location A is the Northside. It is too large in front of the house. Not attractive to neighborhood and would need to go through the garage to get in. It would be built on the current driveway so less parking would become available and it is environmentally unfriendly.
- b. Location B is the Westside, uphill touching the house at the toe of Mount Pisgah. Excavation is pricey and a lot of excavation with the instability. Up North, Down South quotes \$336,000 to build there. It would destroy the views for the neighbors. Four windows would be blocked and the property value would be decreased. It would still be 5 feet from the property line too.
 - i. Bill commented that this quote does not seem accurate. Michaelle commented that it was hard getting contracts without the variance. Dan said that is not outrageous for the cost of excavation and he is not surprised. He disagrees with Bill.
- c. Location C is behind the house, facing Park Ave. Mr. Legaza states this shouldn't be entertained because it is too steep.
- d. Location D is on the Eastside, which is the desired location. The architect advocates this location. It has minimal impact, privacy for neighbors, improves the flow of the current building. If it is moved closer, it would remove the breezeway, costing about \$273,000 because the entire structure and foundation would completely change. An additional \$150,000 for that location and it would lose the pantry and large doors. Dan said there is no location that doesn't require a variance.

Public Hearing

- Public Hearing for the Application of: Mark Legeza and Michaelle Chojnacki, 67 Old Military Rd., area variance application seeking approval of side yard setback variance (14.5ft relief request) to build a garage addition to primary residence, Tax Map Parcel #32.150-1-17.000.
 - Motion to open the public hearing by Domenico Second: Cantell-Jackson Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing opened.

Betsy Durranger, a neighbor, moved into the "sunshine" cottage many years ago and she loves the community and the neighbors. She states that the addition would block the sunlight if this is built as a 2 story. She would like it to be one story. The addition will change her quality of life.

- Motion to close the public hearing by Weber Second: Reilly Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; Weber, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Mark Legeza and Michaelle Chojnacki, 67 Old Military Rd., area variance application seeking approval of side yard setback variance (14.5ft relief request) to build a garage addition to primary residence, Tax Map Parcel #32.150-1-17.000.

Chairman Pelletieri states that there are 5 criteria listed by the state for reviewing an area variance.

1. Undesirable change in the neighborhood.
 - a. Dan comments no.
 - b. Bill says there are already many not conforming homes in the area. Granting a variance seems appropriate, so yes.
 - c. Rick said there's a zero-lot line because to him 6 inches is still on the line and it is a concern for the neighborhood and height is an issue.

- d. Allie said no, a neighborhood is the people not the buildings. It is undesirable as 2 stories.
 - e. Meg stated that the property is very tight and the neighbor's thoughts should be considered.
2. Alternative to variance.
 - a. Bill said if cost was not an issue, then yes, there are. Estimates are very high, but he wouldn't go with the other estimates. There are no realistic alternatives.
 - b. Rick said that the applicant looked at the other alternatives and made a good effort in showing this. Finding the alternatives of the building mass have not been explored and the pricing is high. The preferred is least expensive and most feasible.
 - c. Allie commented that the applicant did a good job at looking at the alternatives. The bids look high, but it is hard to get people to look. Still falling on the other variance.
 - d. Meg agrees that they had proved their point with the higher bids.
 - e. Dan said no.
 3. Substantial Variance.
 - a. Rick says yes, technically substantial. Significant ask of use of a side yard.
 - b. Allie says it is substantial, due to other points it is but all other alternatives are as well.
 - c. Meg says yes.
 - d. Dan says no, because the height is separate from variance request. It affects no one but 3 people that share the driveway. This is the best spot for a garage and the neighbors want it.
 - e. Bill says it is an area variance vs a use variance. Technically, this question may not matter on the outcome.
 4. The impact on the environment.
 - a. Allie says no impact. Meg says it has the least impact, does have impact on the neighbor.
 - b. Dan says no.
 - c. Bill says the building site is not impactful. If anything, it would be small and minimal.
 - d. Rick said no adverse effect and the preferred location is the least.
 5. Self-created difficulty.
 - a. Meg says yes.
 - b. Dan says no, he addresses this well tonight.
 - c. Bill says technically yes.
 - d. Rick says yes but against other criteria, least weighted.
 - e. Allie says yes, but doesn't hold weight.
 - f. Meg agrees. All agree that it is self-created but think it shouldn't weigh it down.

The group further discusses the above criteria.

- Rick said the development board granting any variances should preserve, protect neighborhood and welfare of the community. Now it is the height concern, not as much of the footprint. Everything else is fine and unique to the character.
- Allie agrees with Rick that it may be better as a flat roof or slightly pitched roof. Meg said they could do a rubber roof. Allie said they could grant with a lower roof and as proposed.
- Rick suggests with a condition of 2 story lowered. Allie makes a motion to accept the project as is except for the height of the roof being lowered to 1.5. Dan Seconds the motion. Everyone in favor besides Rick.
 - Area Variances are a Type 2 action pursuant to SEQR. No further SEQR decision is required.
 - Motion to approve the Area Variance for a side yard principle building addition with condition to lower the height of the roof to 1.5.
Motion: Pelletieri seconded by: Reilly
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; Weber, no; and Pelletieri, yes.
Declaration moved.

C. Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000

Board Action

- Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000
 - No Board Action – Preliminary Review

This project consists of dividing a parcel into 3 separate parcels, inclusive of wetlands. The applicant wanted to present to the board to give them a chance to see it. There would be one house on each lot.

Lot 1:

- 1 acre in size, all public water and sewer proposed.

Lot 2:

- Turtle pond road access, about 12 acres.

Lot 3: 12.7 acres, with access off of Edward Street with building. Some steep slopes on that lot.

All proposed parcels will meet property setbacks. There is a trail on the property. Allie said that Lot 3 would need amended permit with the Development Board and the APA. The applicant agrees that he would get approval from the APA first, then Development Board. That would be the purchases responsibility. Bill says the applicant did an excellent job and was worried about it at first but believes there is value to larger lots in the Village. Rick appreciated the effort put into the details in Lot 3.

D. Application of: Bramble & Thorne, Site Plan Review for Tax Map #: 447.69-7-17

This application consists of a Wine Bar on Woodruff Street. There are no variations to setbacks and they are using the existing building. Katrina commented that two businesses are permitted and parking is not required in this district. Isabella, the applicant, states that it is a wine bar in Scott's Florist. Ideal for date nights, a friend's gathering location and she states that the current space is underused. Katrina says they are already working with the Department of Health and the Liquor Authority.

Public Hearing

- Public Hearing for the Application of: Bramble & Thorne, Site Plan Review for Tavern for Tax Map #: 447.69-7-17
 - Motion to open the public hearing by Reilly Second: Cantwell-Jackson
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Weber, yes; Reilly, yes; Stiles, yes; and Pelletieri, yes. All in favor, public hearing opened.

Alex, the Director of the Youth Center, said she appreciates the florist owner and she asked the Youth Center kids about the next door expansion. Alec stated that she was more concerned and now after hearing a bit more about the project and it's purpose, she feels better about it being close to the Youth Center and the safety of the kids.

- Motion to close the public hearing by Stiles Second: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Weber, yes; Reilly, yes; Stiles, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Bramble & Thorne, Site Plan Review for Tavern for Tax Map #:447.69-7-17

Allie said that the design standards in this district does not require parking but they have plenty of it. He also states the need for a bike rack. Isabella responds saying that she can add a bike rack, there are plenty of spaces there.

Allie discusses the need for a pedestrian sidewalk across the front of the building and to the road.

Rick asks about the signage. Isabella had a mock up in the photos sent over. Any additional signage she will reach out to Chris McClatchie, code enforcement. Katrina said that Franklin County approved the signage and is pending our approval. Allie motions to approve the project with the condition to put a sidewalk across the front and side of the property and add a bike rack. Rick seconds, All in Favor.

- Motion to approve the Site Plan application with conditions to put a sidewalk across the front and side of the property and add a bike rack

Motion: Pelletieri seconded by: Weber

Pelletieri asked for a Roll Call Vote.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Reilly Second: Stiles

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:53 PM

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert



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APPLICATION #: DB2025-001

Major Minor

DATE RECEIVED: 1/6/24

DATE PAID: 1/6/24

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**

A. **Submit one electronic copy of the following:**

- Special Use Permit Application Form, signed**
- Site Plan Review Checklist**
- Site Plan Drawings/Maps**, for new construction: include Elevation Drawings
- Environmental Assessment Form** – complete Part 1 (check with Director on whether to complete the Full or Short form)
- Waterfront Assessment Form (WAF)** - complete Section 1 only
- Drawing of proposed sign(s) (if applicable)
- For Pre-Existing STR application:** submit proof of operation as of January 31, 2023¹

B. **Application fee of \$300.00.** Make check payable to Village of Saranac Lake.

3. **Final submission for review by the Development Board:**

A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**

- Special Use Permit Application Form, signed**
- Site Plan Review Checklist**
- Site Plan Drawings/Maps**, for New construction: include Elevation Drawings
- Environmental Assessment Form** – complete Part 1
- Waterfront Assessment Form (WAF)** - complete Section 1 only
- Drawing of proposed sign(s)** (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

¹ Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	Kathleen C Palotta
Applicant Address	21 Fox Run Rd. - Saranac Lake
Mailing Address, If Different	
Applicant Email	kep4560@gmail.com
Applicant Phone	518-637-4473

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

1. Project Address 21 Fox Run Rd.
Saranac Lake NY 12983
2. Tax Map # 458.37-4-11.100
3. Zoning District K-2
4. Current Lot Size .25595264
5. Building square footage Existing
1704 Proposed
6. Property/Building use
 - a. Present use of property, (i.e., commercial, residential, mixed, vacant):
 - b. Proposed use of property:
 - c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement		STR
1st		Owner Residence
2nd		
3rd		

7. Will development be phased? NO YES If yes, explain in a narrative:

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:

- Describe primary and secondary uses *Residence* owner occupied
- Proposed interior changes *N/A* Nnone
- Day/hours of operation *N/A*
- Utilities- will you connect to existing utilities or install new? *N/A* existing utilities
- Anticipated number of residents, users, shoppers, employees, etc. as a result of this project *4 max. renters*
- Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.) *N/A* Nnone
- For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom) *1 ~~one~~ dwelling unit*
- Parking plan - *1 parking space on site for renter(s)* *Basement*
- Proposed Landscaping *N/A* *2 Bedrooms*
- Garbage storage - *in garage/garbage pick-up.* *(600 sq. ft.)*
- Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion *N/A*

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

Nnone

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	
Hours of Operation	

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

It is a very private property, because it is a basement efficiency apartment. The entrance is in back. Deck has privacy walls. There will be no undue adverse effect on property.

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

Applicant will only rent to 1 or 2 person couples, a few times a year.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

All water, sewer, sanitary is public and will not be adversely effected.

Parking is provided on site.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

This project has no impact on bicycle and pedestrian travel.

Roads and driveway are safe

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

Yes, it is suitable. Brand new house built three years ago.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

This project will not contribute to loss, destruction or damage to any natural or historic resources.

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

Yes

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

NO

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

An STR in this neighborhood is permitted.

20. Is the project located within a historic building? NO YES
 historic district? NO YES

To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
N/A				

Applicant's Signature Kathleen Pallotta Date 1/6/24

Property Owner's Signature Kathleen Pallotta Date 1/6/24

For Office Use Only - Essex County Referral	Y	N
Property is located within 500 feet of:		
Property located in Essex County	<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundary (village or town)	<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks	<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads	<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities	<input type="checkbox"/>	<input type="checkbox"/>

21 Fox Run Rd.

Parking

Garden

Owners
private
Parking
viewway

windows
...

Front
lawn

12x13
Living
Room

Office
Room
4x9

Stair
to 2nd floor

Lawn

Arbor

Lawn

Hall

Stairs

11x5
Entryway

Bedroom

Bedroom/
Den
11x13

Garden

Entry door

10x10
Bath

Tub Shower

closet

Walking
way

gravel

Covered Deck

Hot
TUB

Lawn

Privacy
Fence

Hot Tub
emergency
out
off
box

Lawn

Garden

Deck

Garden

Yard

Pond

Fire Pit Area

3 floors

Primary Residence

basement only rented

2 Bedrooms - 4 people max.

Parking on-site

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <p style="text-align: center; color: blue;">STR @ 21 Fox Run Rd.</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; color: blue;">21 Fox Run Rd.</p>							
Brief Description of Proposed Action: <p style="text-align: center; color: blue;">Proposed New 2 bedroom STR</p>							
Name of Applicant or Sponsor: <p style="color: blue;">Kathleen Pallotta</p>		Telephone: 518-637-4473					
Address: <p style="color: blue;">21 Fox Run Rd.</p>		E-Mail: KCP4560@gmail.com					
City/PO:		State: <p style="color: blue;">NY</p>	Zip Code: <p style="color: blue;">12983</p>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.25</u> acres					
b. Total acreage to be physically disturbed?		<u>N/A</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>N/A</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Kathleen Pallotta</u> Date: <u>1/6/24</u></p> <p>Signature: <u>K. Pallotta</u></p>		



Village of Saranac Lake

Community Development Department
39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-0490
Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: <i>Kathleen Pallotta</i>		3. Telephone Number: <i>518-637-4473</i>
2. Mailing address: <i>21 Fox Run Rd. Saranac Lake</i>		5. Tax Map # (s): <i>458.37-4-11.100</i>
4. Location of action: <i>STR</i>		
6. Size of site: <i>.25595264</i>	7. Present land use(s): <i>N/A</i>	
8. Present zoning classification: <i>K-2</i>		9. Percentage of site which contains slopes of 15% or greater:
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:		
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size(in acres): _____		
12. Describe nature and extent of action: <i>STR Application</i>		
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <i>N/A</i>		
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency? _____		

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name: **Village of Saranac Lake Development Board**

Phone Number:

Signature:

Date:

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

Signature of Planning Board Chair

Date

My name is Kathy Pallotta,

I live on 21 Fox Run Rd., Saranac Lake.

I was born & raised in Lake Placid, Lived many years on Silver Lake, until our taxes got unaffordable, So we Sold & bought a home in Saranac Lake and were surprized to learn our taxes are higher here then living on the lake.

We love living here but are relizing we are going to need to supplement our income some how.

My husband is 74 years old and has major health issues. He is currently on a Kidney tranplant list in 2 States and at this stage of his disease he can only work very mininally, So with that being said, and without going into a lot of detail of his illness, I am asking out of necessity forⁿ STR Permit.

We have an efficiency apartment in our basement that we usually use for family & friends but we would like to rent it periodically in the summer months. We would be living on sight also.

I would appreciate it if you would consider my application that I will provide when needed.

Thank you for your consideration in this matter.

Kathy C. Pallotta

▶ Unit

Fox Run Rd

Fox Run Rd



21 Fox Run, Saranac
Lake, NY 12983

22





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

APPLICATION #: <u>DB-2025-002</u>
Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/>
DATE RECEIVED: <u>1/7/25</u>
DATE PAID: <u>1/7/25</u>

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**

A. **Submit one electronic copy of the following:**

- Special Use Permit Application Form, signed
- Site Plan Review Checklist
- Site Plan Drawings/Maps, for new construction: include Elevation Drawings
- Environmental Assessment Form – complete Part 1 (check with Director on whether to complete the Full or Short form)
- Waterfront Assessment Form (WAF) - complete Section 1 only
- Drawing of proposed sign(s) (if applicable)
- For Pre-Existing STR application: submit proof of operation as of January 31, 2023¹

B. **Application fee of \$300.00.** Make check payable to Village of Saranac Lake.

3. **Final submission for review by the Development Board:**

A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**

- Special Use Permit Application Form, signed
- Site Plan Review Checklist
- Site Plan Drawings/Maps, for New construction: include Elevation Drawings
- Environmental Assessment Form – complete Part 1
- Waterfront Assessment Form (WAF) - complete Section 1 only
- Drawing of proposed sign(s) (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

¹ Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	STEPHANIE + JOHN REILLY
Applicant Address	146 PETROVA AVE, SARANAC LAKE, NY 12983
Mailing Address, If Different	21 WESVALEY RD, LAKE PLACID, NY 12946
Applicant Email	SUNNY ROZAKIS @ GMAIL . COM
Applicant Phone	518-569-8371 / 518-569-2384

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

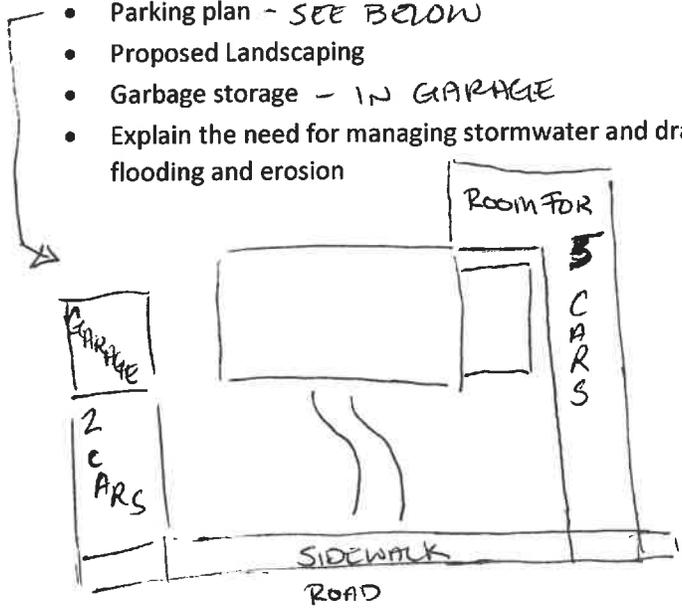
1. Project Address 146 PETROVA AVE, SARANAC LAKE, NY 12983
2. Tax Map # 457-28-2-24
3. Zoning District 2 CODE 02
4. Current Lot Size .51
5. Building square footage 1483 Existing Proposed
6. Property/Building use
 - a. Present use of property, (i.e., commercial, residential, mixed, vacant):
 - b. Proposed use of property: STR
 - c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement		
1st	Residence / STR	
2nd		
3rd		

7. Will development be phased? NO YES If yes, explain in a narrative:

N/A

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:
- Describe primary and secondary uses
 - Proposed interior changes
 - Day/hours of operation
 - Utilities- will you connect to existing utilities or install new?
 - Anticipated number of residents, users, shoppers, employees, etc. as a result of this project 6-8
 - Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.)
 - For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom) 2-3 BEDROOM COTTAGE
 - Parking plan - SEE BELOW
 - Proposed Landscaping
 - Garbage storage - IN GARAGE
 - Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion



2 bedrooms 4
 Reading Room 2
 Bunk bed
 Living Room 2
 couch

8 max

OK by
 Chris 1/7

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

N/A

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	
Hours of Operation	

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

ADJACENT PROPERTY IS AN STR.
NO ADVERSE EFFECT EXPECTED AS IT REMAINS IN SIMILAR USE
AS PRESENT.
SCREENING IS CURRENTLY FOLIAGE.

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

SAME AS ABOVE.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

PETROVA AVE HOMES ARE ALL ADEQUATELY
SERVED.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

SIDEWALKS ARE PRESENT.

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

YES.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

IT HAS ALREADY IMPROVED THE AREA.

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

YES.

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

NOT ANY MORE THAN CURRENT USE.

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

IT'S SIMILAR USE AS CURRENT.

20. Is the project located within a historic building? NO YES
 historic district? NO YES

To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application *N/A*

Name	Company	Profession	Phone	Email

Applicant's Signature *Stacy Reilly* Date *1/7/2025*

Property Owner's Signature *Stacy Reilly* Date *1/7/2025*

For Office Use Only - Essex County Referral	Y	N
Property is located within 500 feet of:		
Property located in Essex County	<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundary (village or town)	<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks	<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads	<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities	<input type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: HOBBIT HOUSE				
Project Location (describe, and attach a location map): 146 PETROVA AVE, SARANAC LAKE, NY 12983				
Brief Description of Proposed Action: STR Application				
Name of Applicant or Sponsor: STEPHANIE + JOHN REILLY		Telephone: 578-569-8371 / 578-969-2384 E-Mail: SUNNY.ROZAKIS@GMAIL.COM		
Address: 146 PETROVA AVE				
City/PO: SARANAC LAKE	State: NY	Zip Code: 12983		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.51</u> acres		
b. Total acreage to be physically disturbed?		<u>.51</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.51</u> acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <input checked="" type="checkbox"/>	<p>YES</p> <input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <input checked="" type="checkbox"/>	<p>YES</p> <input type="checkbox"/>
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<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>STEPHANIE REILLY</u></p>	<p>Date: <u>1/7/2025</u></p>	
<p>Signature: <u>Stephanie Reilly</u></p>		



Village of Saranac Lake

Community Development Department
39 Main St.
Saranac Lake, NY 12983
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VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

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If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: <i>STEPHANIE + JOHN REILLY</i>		3. Telephone Number: <i>518-509-8371 / 518-569-2384</i>	
2. Mailing address: <i>21 WESVALEY RD, LAKE PLACID NY 12946</i>		5. Tax Map # (s): <i>457.28-2-24</i>	
4. Location of action: <i>146 PETROVA AVE, SARANAC LAKE NY 12983</i>		7. Present land use(s): <i>RESIDENTIAL</i>	
6. Size of site: <i>.51 ac.</i>	8. Present zoning classification: <i>J1</i>		
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:		9. Percentage of site which contains slopes of 15% or greater: <i>N/A</i>	
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size(in acres): _____			
12. Describe nature and extent of action: <i>STR</i>			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <i>N/A</i>			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency?			

SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name: Village of Saranac Lake Development Board

Phone Number:

Signature:

Date:

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

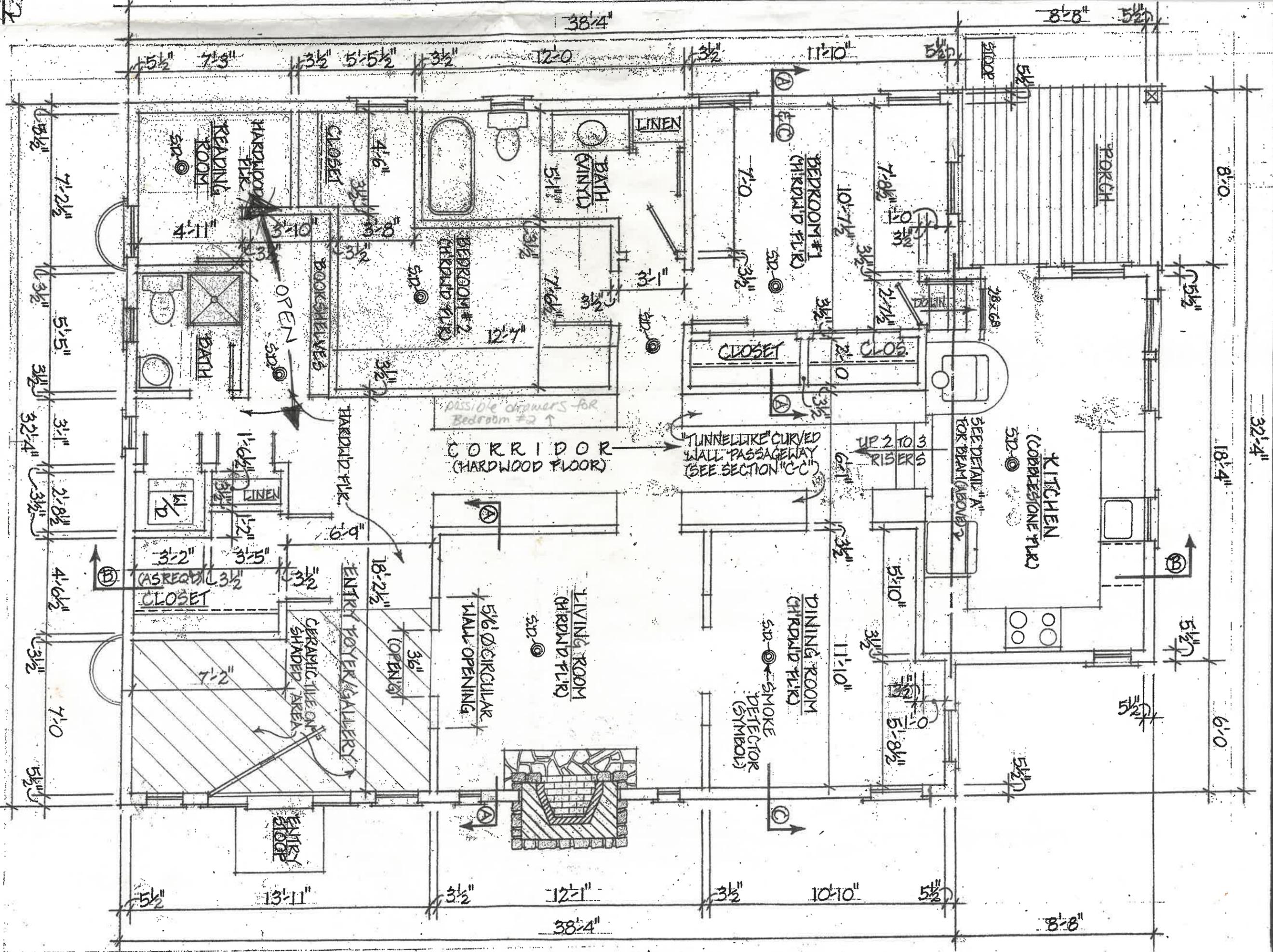
The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

Signature of Planning Board Chair

Date



FLOOR PLAN

SCALE: 1/4"=1'-0"

4" POURED CONC. FTG. @ 3,000 P.S.I.
#4 STEEL REBAR BOTH WAYS (17x5)

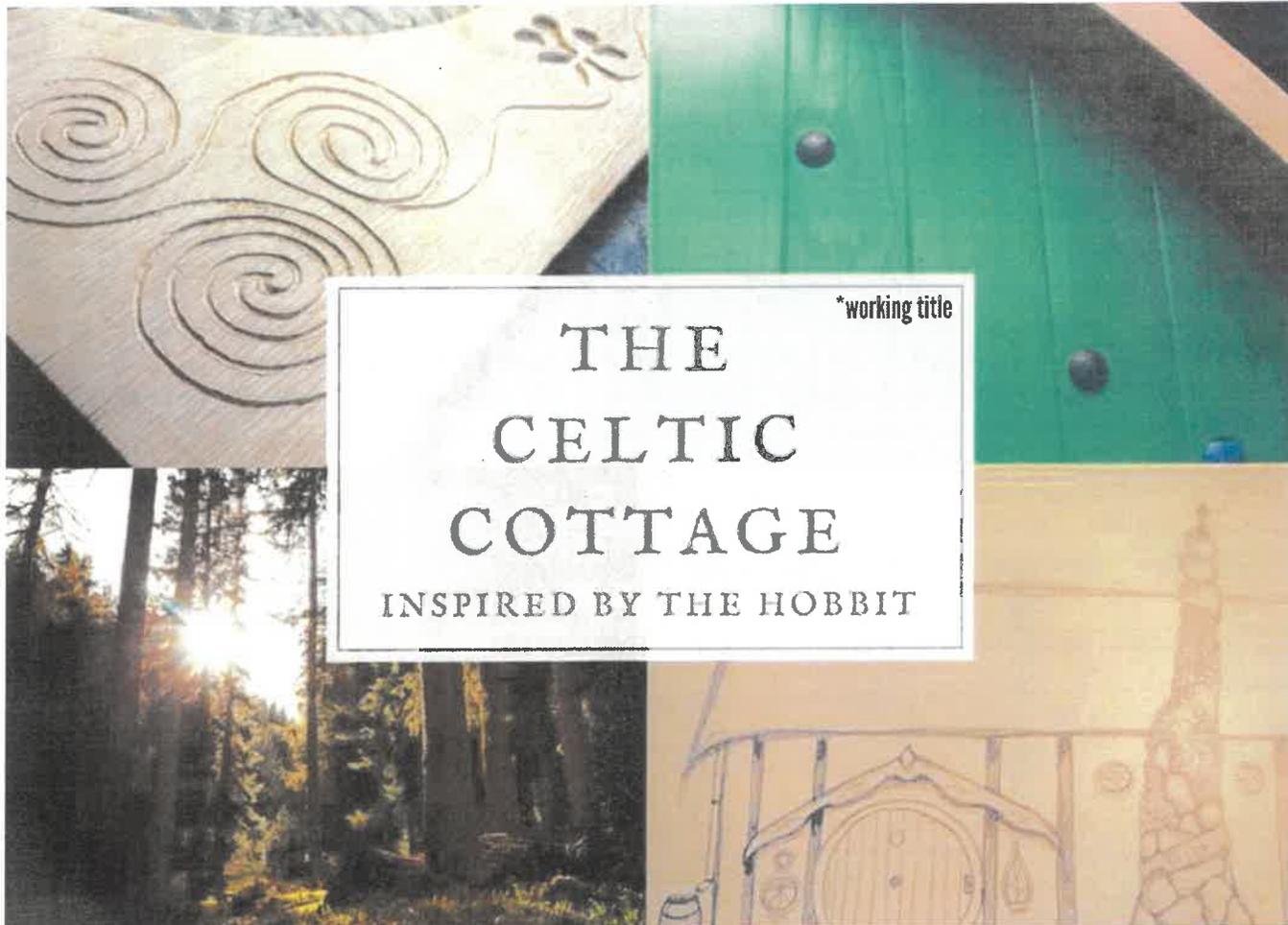


FLOOR PLAN
PARTIAL BUILDING SECTION "A-A"

SCALE: AS SHOWN
APPROVED BY:
DRAWN BY: [Signature]

AN UNEXPECTED JOURNEY

RAISING FUNDS TO RAISE THE ROOF



**working title*

THE
CELTIC
COTTAGE
INSPIRED BY THE HOBBIT

PROJECT NAME:
THE CELTIC COTTAGE/
HOBBIT HOUSE OF SARANAC LAKE

PROPERTY OWNERS:
SUNNY ROZAKIS & JOHN JOE REILLY

PROPERTY ADDRESS:
146 PETROVA AVENUE
SARANAC LAKE, NY 12983

PROJECT CONTACT: (518) 569-8371
SUNNYROZAKIS@LIVE.COM



WHO ARE WE?

Dreamers, hard workers, outside of the box-ers, getting by-ers, film lovers, pig owners, festival founders, glitter users, tea drinkers, idea thinkers, builders, costume makers, set designers, bagpipe players, performers, event planners, New Yorkers, and lovers of decidedly different, creative projects.

DOWNTOWN REVITALIZATION INITIATIVE



This project is a redevelopment of a vacant and derelict property. The photos above show the exterior condition of the trailer and immediate surrounding debris that could be seen from the roadside and through the windows of the school across the street at the time we acquired the property in 2015. Unfortunately we were not able to take photos of the interior as remediation was quite involved.

PROJECT BUDGET

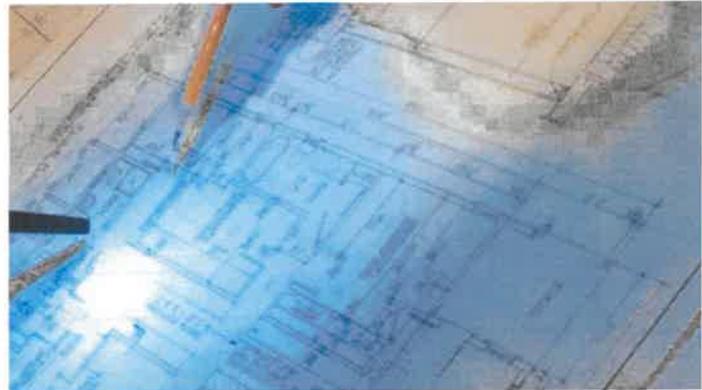
EXPECTED TOTAL PROJECT COST
\$178000

PREVIOUS/CURRENT INVESTMENTS
\$58000

ANTICIPATED GRANT FUNDING REQUEST
OPEN

CURRENT INVESTMENT TO DATE

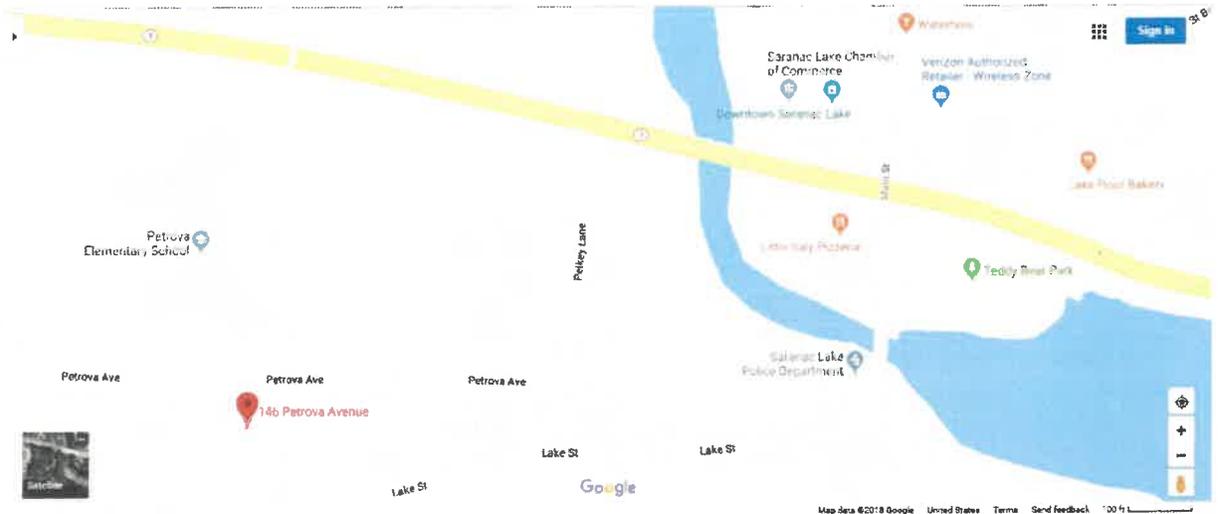
All demo & site work is being conducted by property owners. It is because of this fact that obtaining financing is extremely difficult but it also keeps this project considerably less expensive. Previous and current investments include all owner out of pocket expenses required to purchase the property, design and draft architectural plans, obtain village permits, demolish and remove the derelict trailer and surrounding debris, clean and remove debris from inside the on-site garage (also derelict) and prep it to be used as project workshop, clear the property land of dead trees and dangerous tree limbs, prep the site for foundation work, building the foundation, hand building the custom show-piece front door and round windows, hand building the fireplace, building the sub-floor, building the exterior framing, and ordering of the roof trusses to be delivered (which shall be the week of November 5, 2018) so the roof can be put on before the winter arrives. Any site work to be done after the date of submitting this grant request shall continue to be financed out of pocket.



2015 GOOGLE STREET VIEW & LOCATION MAP

146 PETROVA AVE, SARANAC LAKE, NY 12983





Petrova Elementary School

Petrova Ave

Petrova Ave
146 Petrova Avenue

Petrova Ave

Petley Lane

Lake St

Lake St

Saranac Lake Chamber of Commerce

Downtown Saranac Lake

Saranac Lake Police Department

Lobby Pizza

Teddy Bear Park

Lake Point Bakery

Wireless

Saranac Lake Chamber of Commerce

Downtown Saranac Lake

Lobby Pizza

Saranac Lake Police Department

Lobby Pizza

Teddy Bear Park

Lake Point Bakery

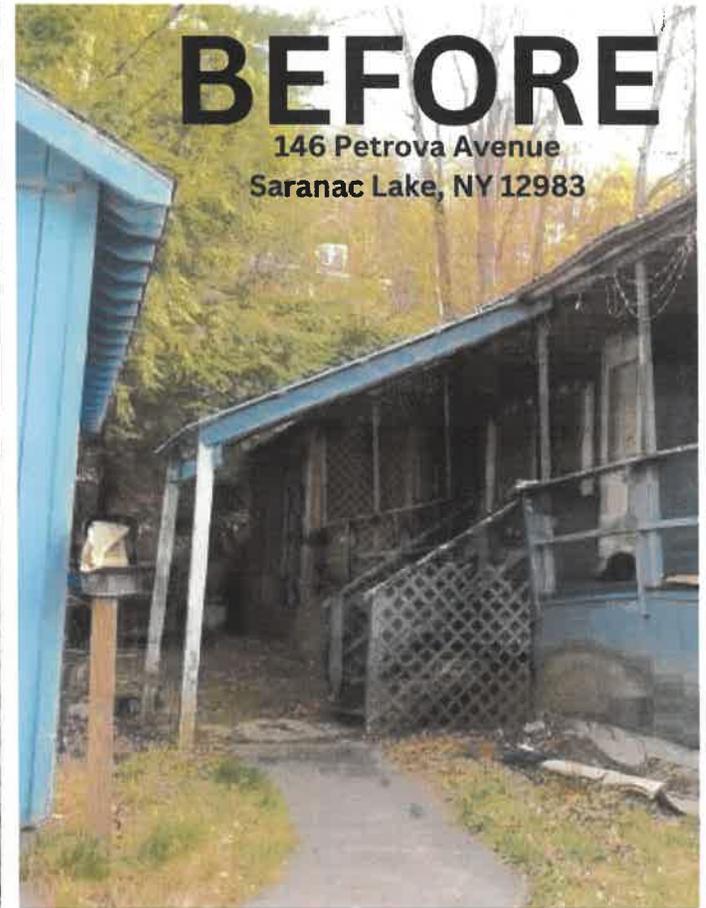
Sign In

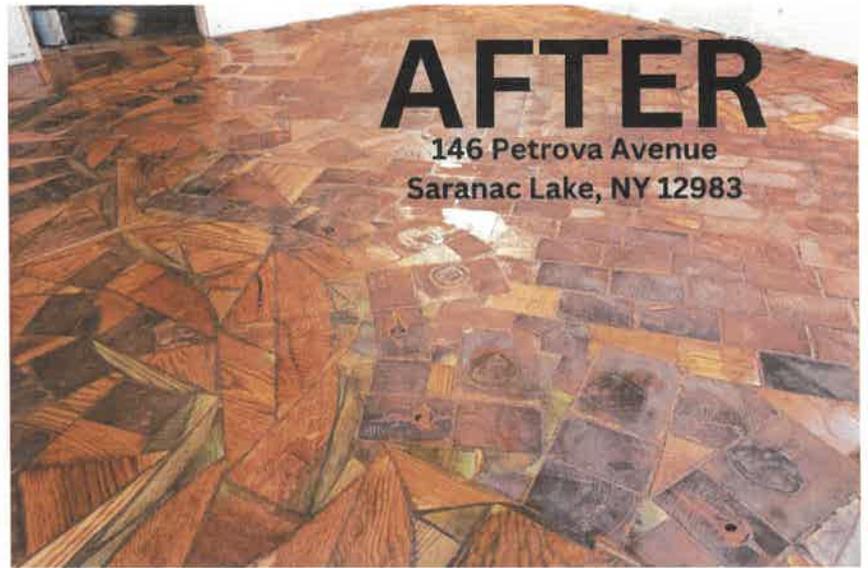
Google

Map data ©2018 Google United States Terms Send feedback 100 ft

BEFORE

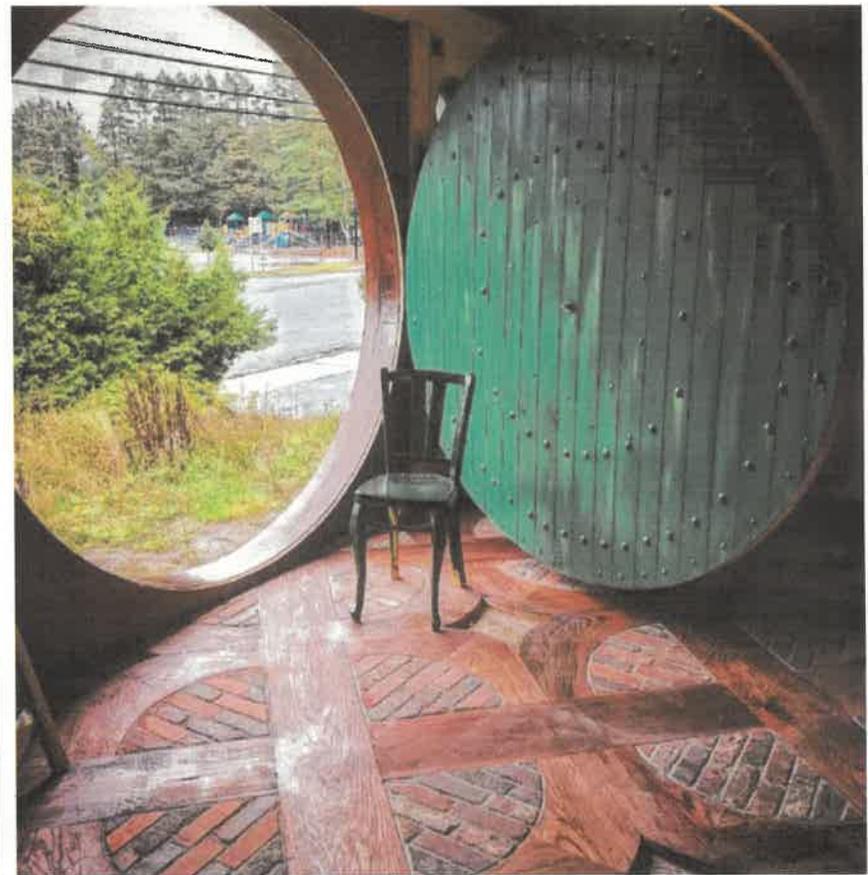
146 Petrova Avenue
Saranac Lake, NY 12983

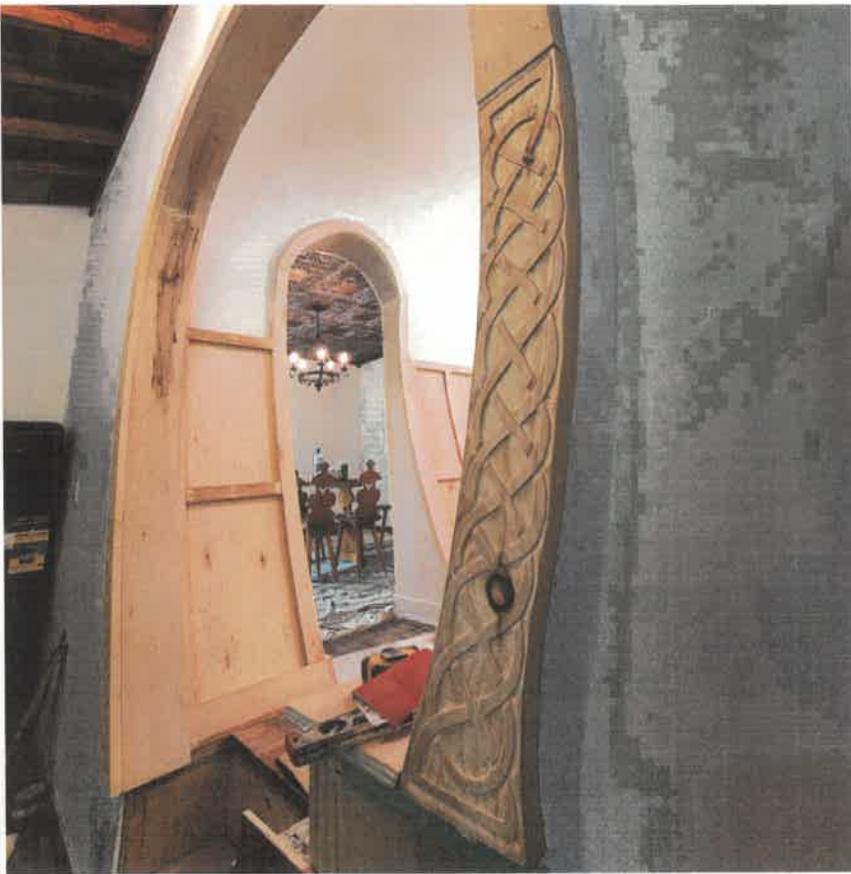
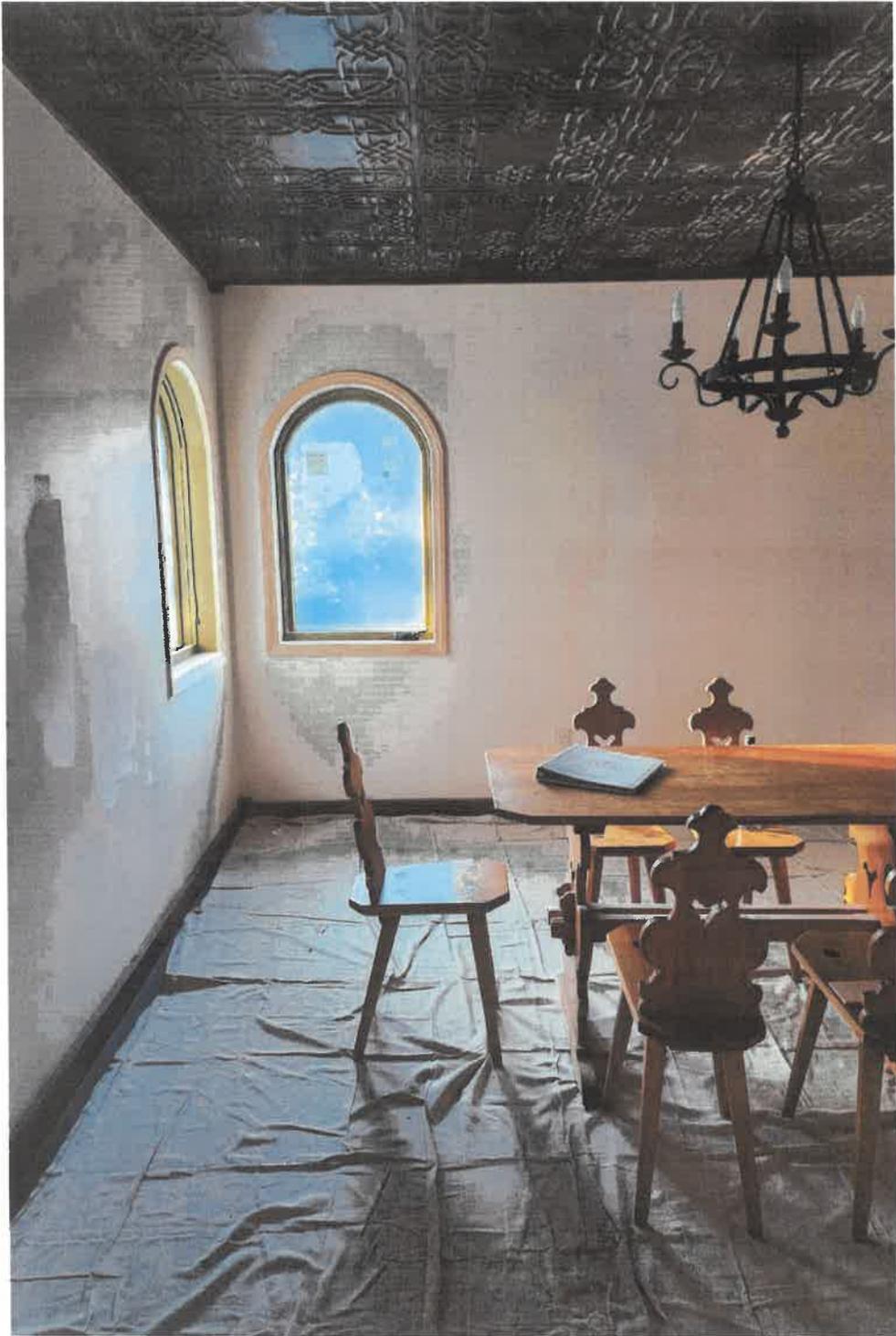




AFTER

146 Petrova Avenue
Saranac Lake, NY 12983







Petrova Ave

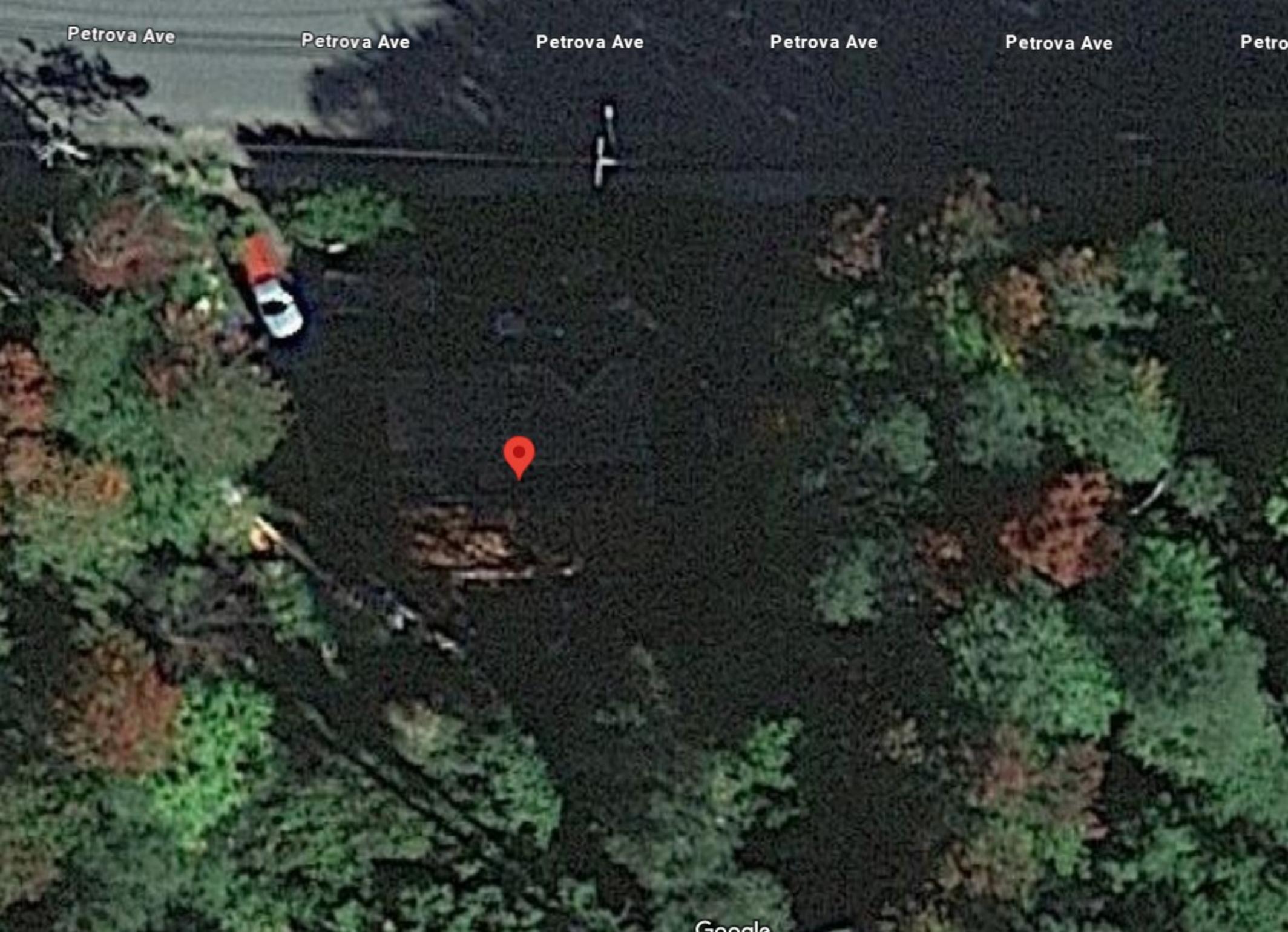
Petrova Ave

Petrova Ave

Petrova Ave

Petrova Ave

Petro





NO
PARKING
THIS
SIDE
←

NY State Board of Elections

Confirmation

Confirmation Information

Thank you for applying.

Your application will be reviewed and processed by your local County Board of Elections. If you have any questions or would like to make any change to the application, please contact your local County Board of Elections.

Confirmation Number : 1000238713

Submitted On : 07/07/2023 14:17:31 EST

Voter Information

Name : Rozakis, Stephanie Helene

County : Franklin

Political Party : I DO NOT WISH TO ENROLL IN A PARTY

Residential Address : 146 Petrova Avenue, Saranac Lake 12983

Contact Information

Franklin County Board of Elections

355 West Main Street - Suite 161

Malone, NY 12953-1823

Tel : 518-481-1663

Fax : 518-481-6018

Email : boe@co.franklin.ny.us

URL :

<https://www.franklincountyny.gov/departments/administrative/board>

Polling Place Information

Early Voting Poll Site

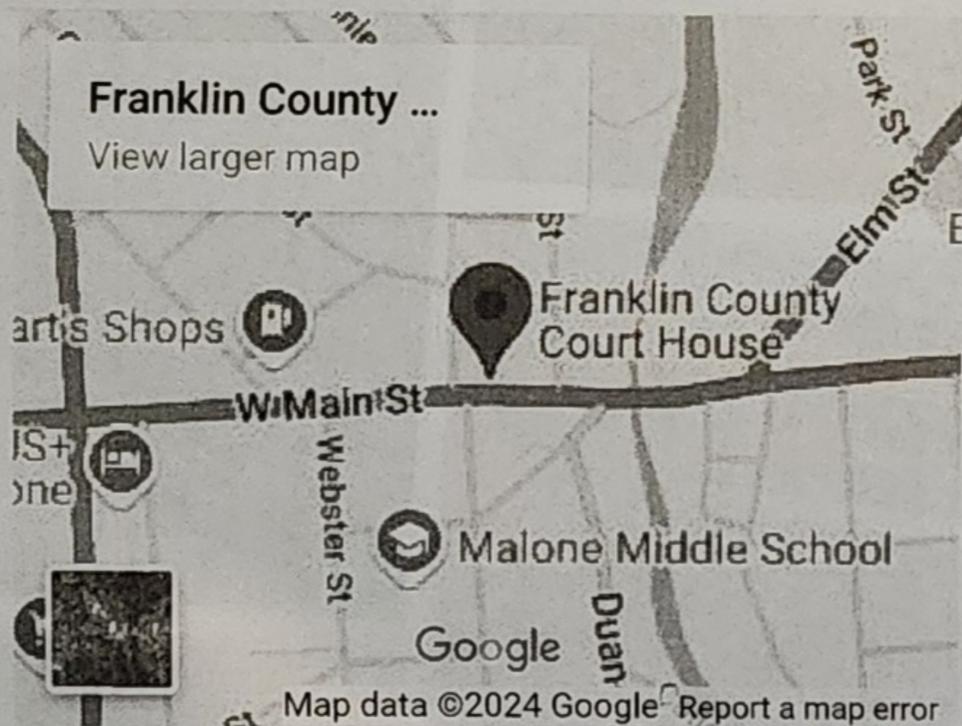
You can vote at below polling place. If you have any questions, follow this link through to your County Board of Elections (https://publicreporting.elections.ny.gov/CountyBoardRoster/CountyBoardRoster?county_in=Franklin) website.

FRANKLIN COUNTY COURTHOUSE

355 West Main St., Suite 161

MALONE, 12953 [Get Directions \(https://www.google.com/maps/place/355 West Main St., Suite 161, MALONE, 12953\)](https://www.google.com/maps/place/355+West+Main+St.,+Suite+161,+MALONE,+12953)

Oct-26-2024 (Sat) : 9:00 AM - 5:00 PM
Oct-27-2024 (Sun) : 9:00 AM - 5:00 PM
Oct-28-2024 (Mon) : 9:00 AM - 5:00 PM
Oct-29-2024 (Tue) : Noon - 8:00 PM
Oct-30-2024 (Wed) : 9:00 AM - 5:00 PM
Oct-31-2024 (Thu) : Noon - 8:00 PM
Nov-01-2024 (Fri) : 9:00 AM - 5:00 PM
Nov-02-2024 (Sat) : 9:00 AM - 5:00 PM
Nov-03-2024 (Sun) : 9:00 AM - 5:00 PM



Election Day Poll Site

This is the current polling place assigned to "146 PETROVA AVE, SARANAC LAKE 12983" by your County Board of Elections as of 03/06/2023

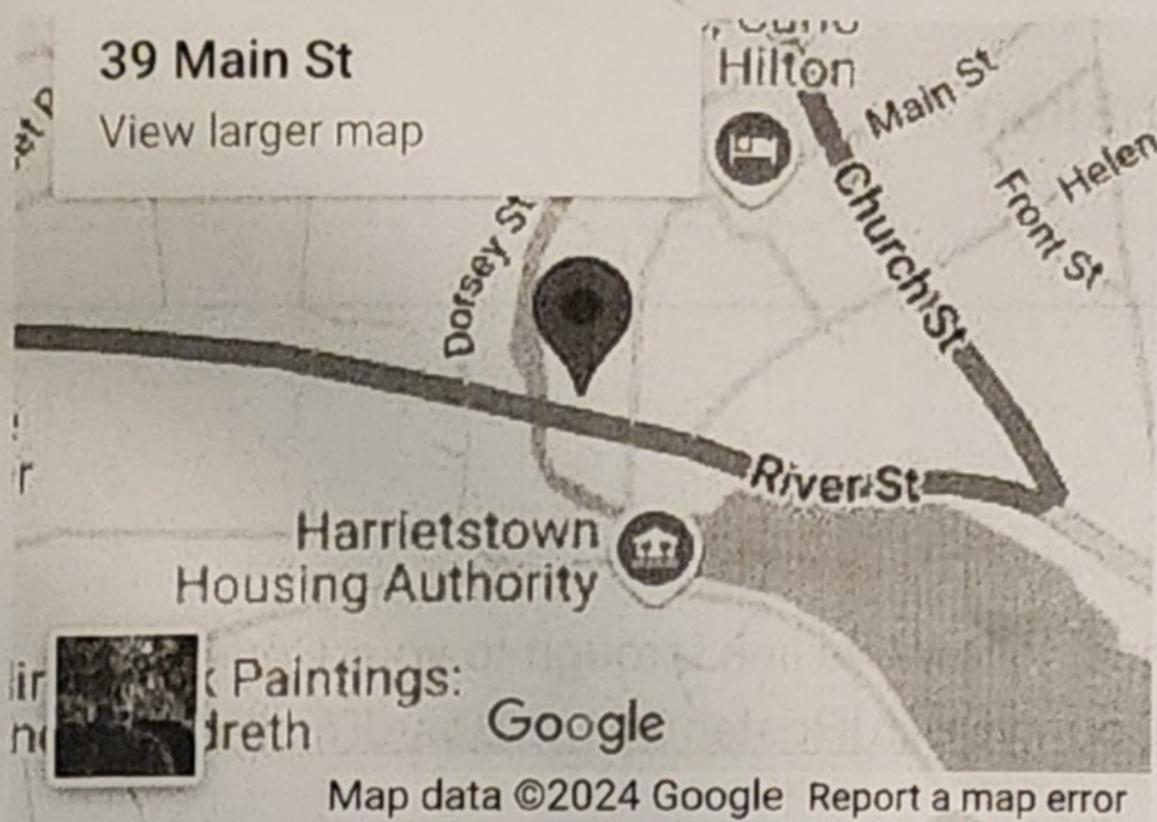
HARRIETSTOWN TOWN HALL

39 MAIN STREET

SARANAC LAKE, 12983 [Get Directions \(https://www.google.com/maps/place/39 MAIN STREET, SARANAC LAKE, 12983\)](https://www.google.com/maps/place/39+MAIN+STREET,+SARANAC+LAKE,+12983)

39 Main St

[View larger map](#)



Voter Information

Name : ROZAKIS, STEPHANIE H

Address : 146 PETROVA AVE, SARANAC LAKE 12983

Mailing Address (if any) :

Political Party : Not enrolled in a party

Voter Status : Active

Voter District Information

Election District : 2

County Legislative District : 7

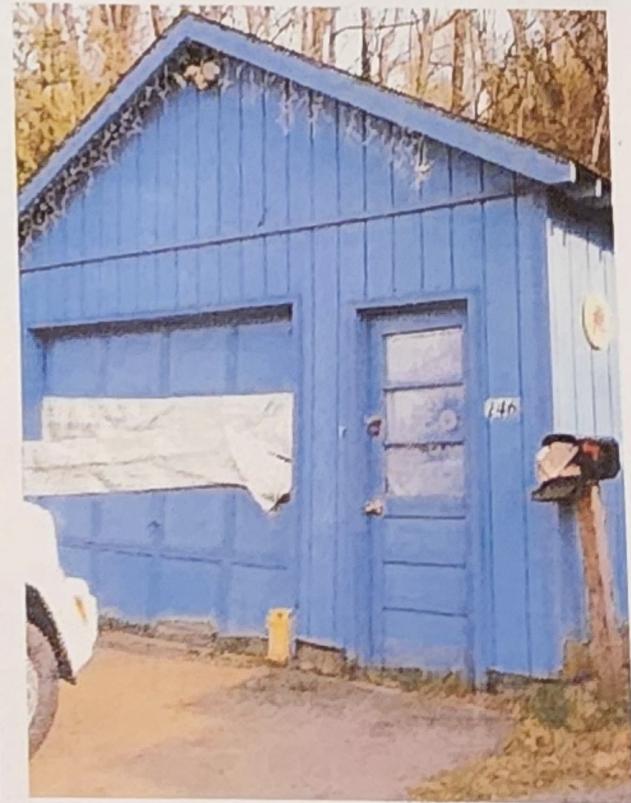
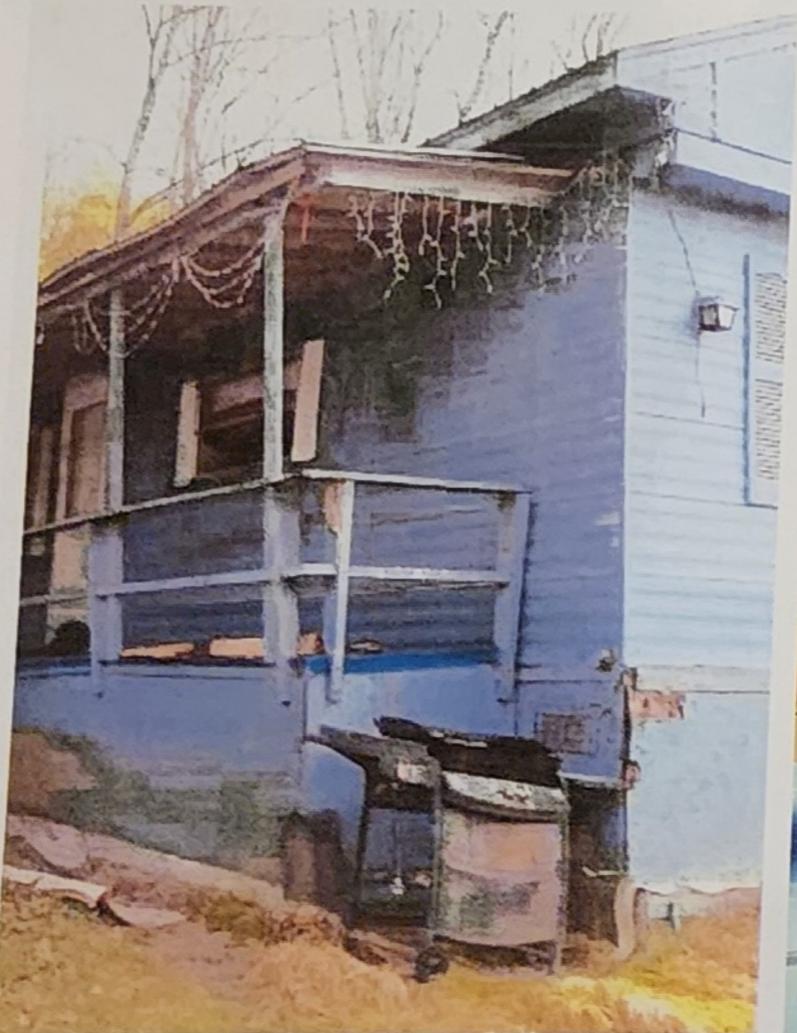
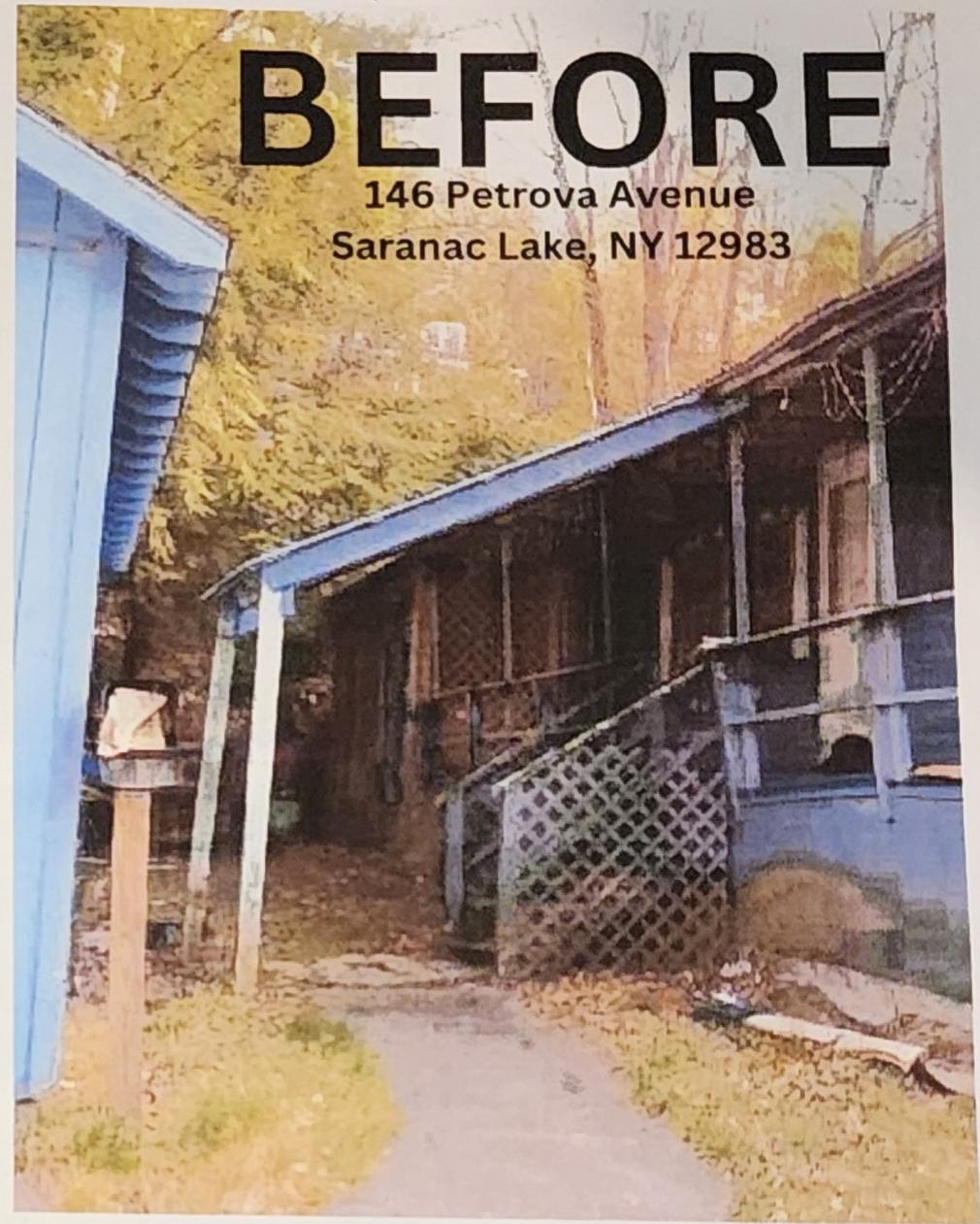
Senate District : 45

Assembly District : 115

Congressional District : 21

Town : HARRIETSTOWN

Ward : 000





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

APPLICATION #:	2025 DB-003
Major <input type="checkbox"/>	Minor <input type="checkbox"/>
DATE RECEIVED:	1/9/25
DATE PAID:	1/9/25

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.
2. **Mandatory staff review submission:**
 - A. **Submit one electronic copy of the following:**
 - Special Use Permit Application Form, signed
 - Site Plan Review Checklist
 - Site Plan Drawings/Maps, for new construction: include Elevation Drawings
 - Environmental Assessment Form – complete Part 1 (check with Director on whether to complete the Full or Short form)
 - Waterfront Assessment Form (WAF) - complete Section 1 only
 - Drawing of proposed sign(s) (if applicable)
 - For Pre-Existing STR application: submit proof of operation as of January 31, 2023¹
 - B. **Application fee of \$300.00.** Make check payable to Village of Saranac Lake.
3. **Final submission for review by the Development Board:**
 - A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**
 - Special Use Permit Application Form, signed
 - Site Plan Review Checklist
 - Site Plan Drawings/Maps, for New construction: include Elevation Drawings
 - Environmental Assessment Form – complete Part 1
 - Waterfront Assessment Form (WAF) - complete Section 1 only
 - Drawing of proposed sign(s) (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

¹ Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	Johnny Muldowney
Applicant Address	333 Park Ave.
Mailing Address, If Different	
Applicant Email	johnnymuldowney@hotmail.com
Applicant Phone	518-524-5773

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

1. Project Address 333 Park Ave. Saranac Lake, NY 12983
2. Tax Map # 32.150-2-2.000
3. Zoning District H3
4. Current Lot Size
5. Building square footage .91 Existing Proposed
6. Property/Building use Back Carriage House
 - a. Present use of property, (i.e., commercial, residential, mixed, vacant): STR
 - b. Proposed use of property: STR
 - c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement		
1st	STR	
2nd	STR	
3rd		

7. Will development be phased? NO YES If yes, explain in a narrative:

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:
- Describe primary and secondary uses Single unit, owner-occupied rental unit
 - Proposed interior changes Finishings and fixtures
 - Day/hours of operation Within Village STR guidelines
 - Utilities- will you connect to existing utilities or install new? Existing
 - Anticipated number of residents, users, shoppers, employees, etc. as a result of this project Zero
 - Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.) Possibly siding to match existing exterior
 - For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom)
 - Parking plan
 - Proposed Landscaping No added landscaping planned
 - Garbage storage
 - Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion No changes to exterior terrain. No changes for flooding needed

Bedrooms : 2

Guests : 6

Garbage : Cassella waste removal

whole Cottage / owner occupied
in Back property

Parking: on site, 4 parking spaces

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

No

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	The Carriage House
Hours of Operation	Within Village STR guidelines

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

All parking will be on site. All in/out will be in our only driveway, which is on Park Ave. No in/out on Old Military Rd. Property is 100% supervised by owners. Owner-occupied property.

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

Single unit STR that is adjacent to my home that I share with my wife and three children.

The quality of the life of my family and my neighbors will not be diminished.

100% supervision by owner.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

No change to exterior drainage or landscape

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

No impact on bicycle or pedestrian travel or safety

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

No changes to property. The property size is more than adequate to support the single-unit STR.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

No changes to exterior (aside from possible siding to match existing exterior)

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

Yes

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

No

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

Single unit, owner-occupied with minimal impact on surrounding area. My family resides on this property.

20. Is the project located within a historic building? NO YES
 historic district? NO YES

To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
No professionals				

Applicant's Signature  Date 1/9/25

Property Owner's Signature  Date 1/9/25

For Office Use Only - Essex County Referral	Y	N
Property is located within 500 feet of:		
Property located in Essex County	<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundary (village or town)	<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks	<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads	<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities	<input type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 1 - Project Information

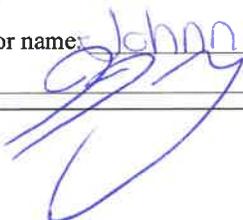
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: STR							
Project Location (describe, and attach a location map): 333 Park Ave. Saranac Lake, NY 12983							
Brief Description of Proposed Action: STR Cottage, 2 bedroom							
Name of Applicant or Sponsor: Johnny Muldowney		Telephone: 518-524-5773					
Address: 333 Park Ave.		E-Mail: JohnnyMuldowney@notmail.com					
City/PO: Saranac Lake	State: NY	Zip Code: 12983					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		.9 acres					
b. Total acreage to be physically disturbed?		/ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		/ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Johnny Muldowney</u> Date: <u>1/9/2025</u></p> <p>Signature: </p>		



Village of Saranac Lake

Community Development Department
 39 Main St.
 Saranac Lake, NY 12983
 Phone (518) 891-0490
 Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: <i>Johnny Muldowney</i>		3. Telephone Number: <i>518-524-5773</i>	
2. Mailing address: <i>333 Park Ave. Saranac Lake, NY</i>		5. Tax Map # (s): <i>32.150-2-2.000</i>	
4. Location of action: <i>333 Park Ave</i>		7. Present land use(s): <i>STR</i>	
6. Size of site: <i>.9</i>	8. Present zoning classification: <i>H3</i>		
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input checked="" type="checkbox"/> Agency undertaking action:			
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size (in acres): _____			
12. Describe nature and extent of action: <i>STR</i>			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <i>N/A</i>			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency? _____			

SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name: Village of Saranac Lake Development Board

Phone Number:

Signature:

Date:

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

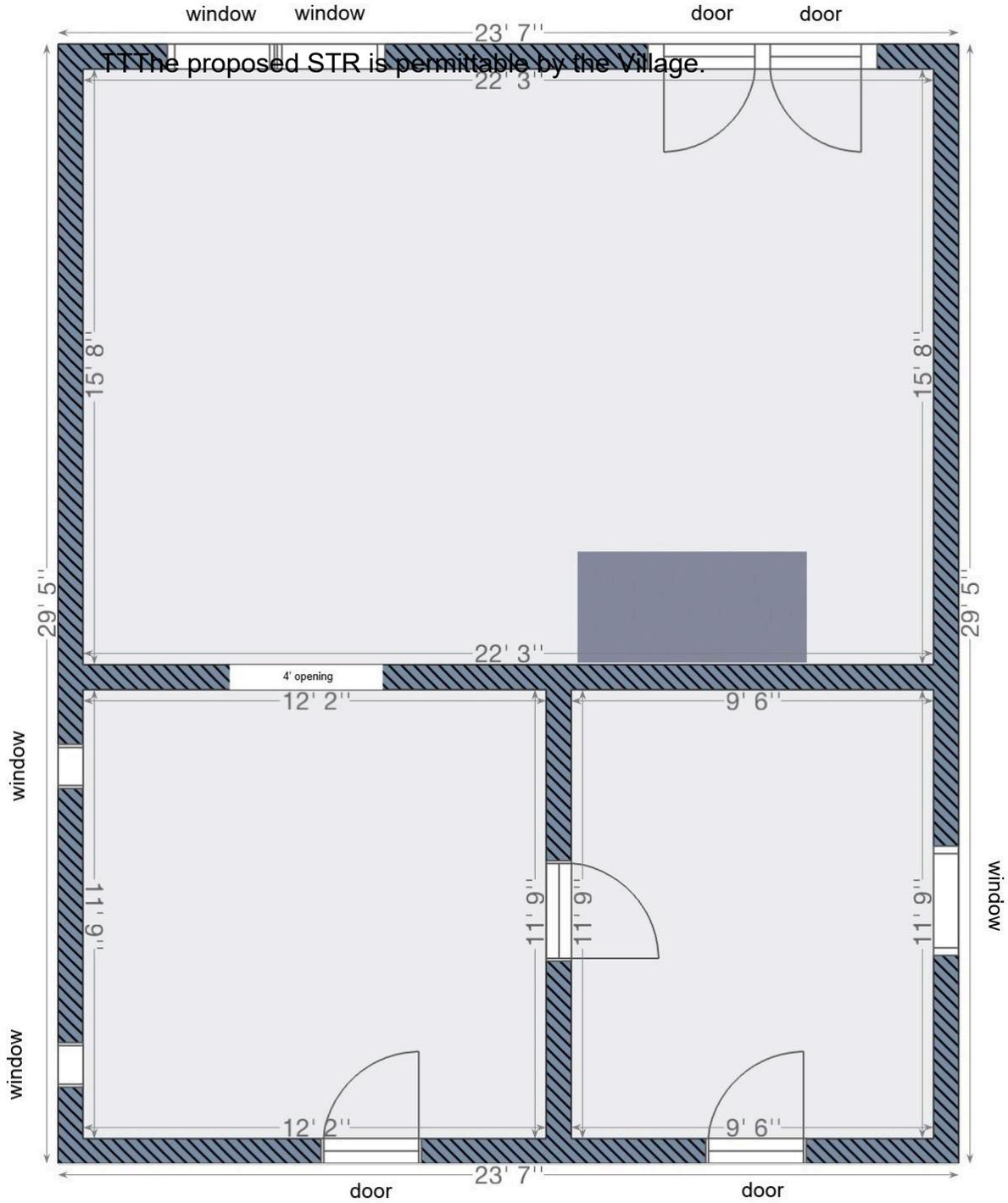
- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

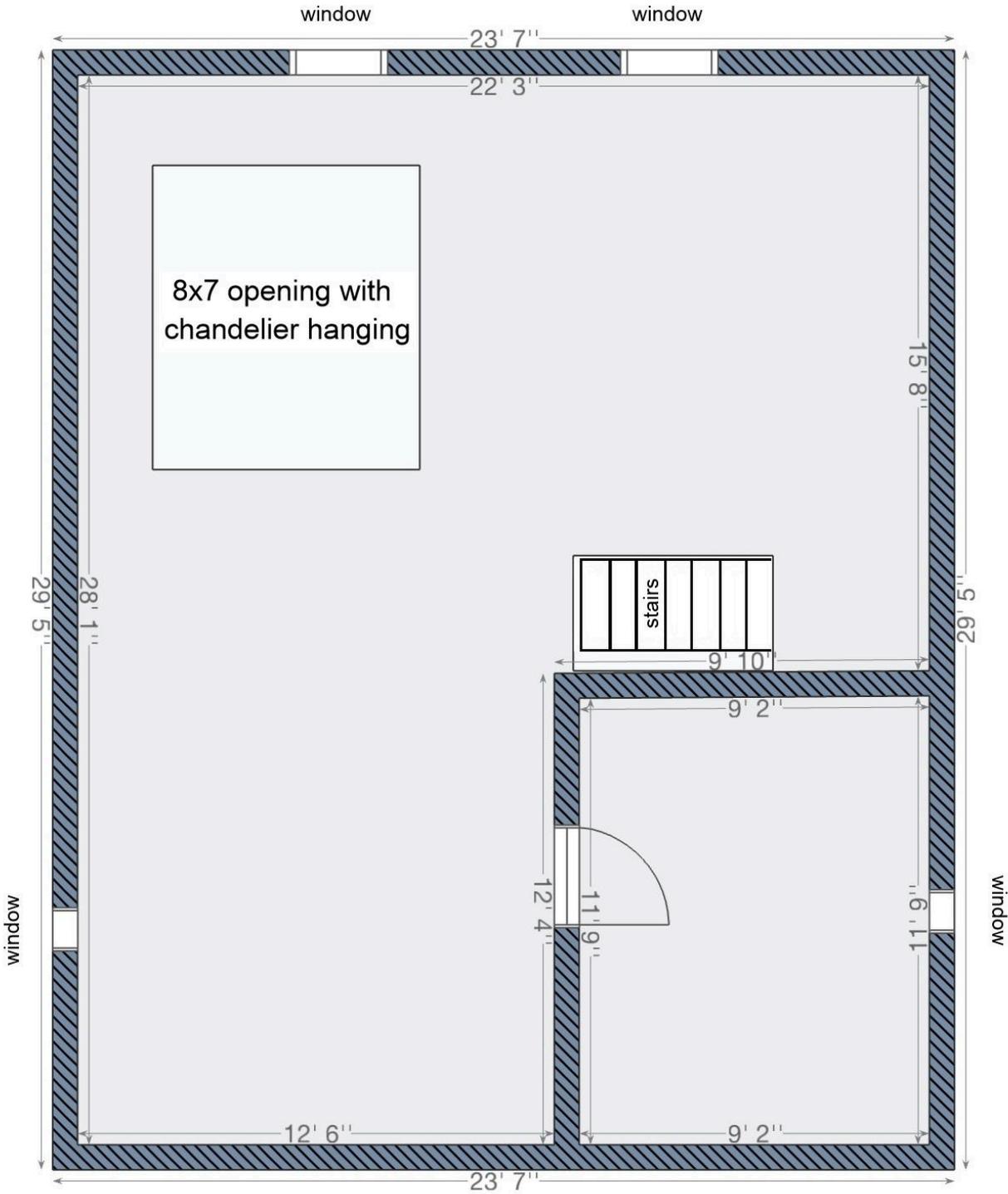
Signature of Planning Board Chair

Date

First Floor

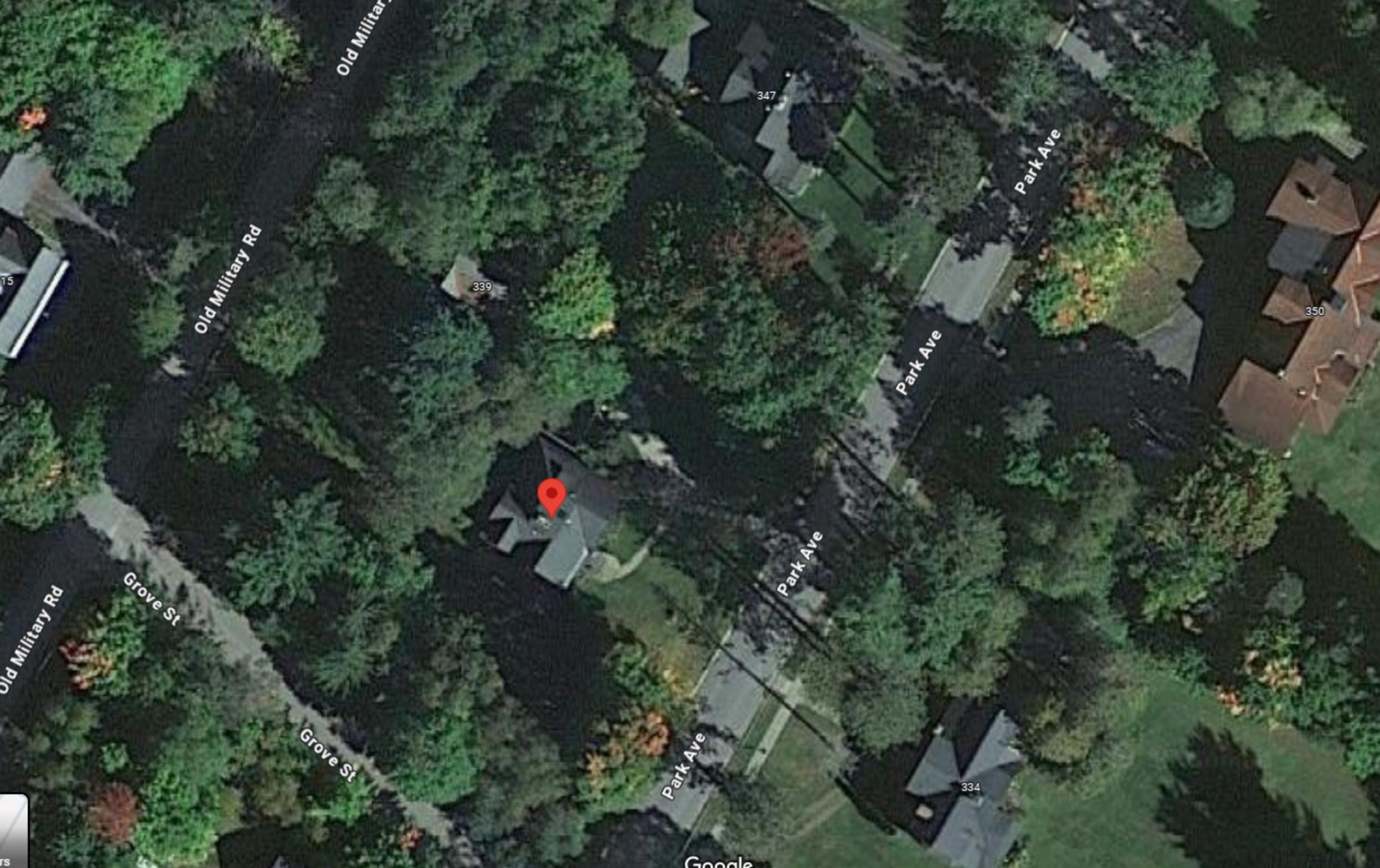


Second Floor



Site Plan - Parking





Old Military Rd

Old Military Rd

Old Military Rd

Grove St

Grove St

347

339

350

Park Ave

Park Ave

Park Ave

Park Ave

334

Google



MLS # 120180

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2,000 - 1,500
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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

DB 2025 -

APPLICATION #: <u>004</u>
Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/>
DATE RECEIVED: <u>1/10/25</u>
DATE PAID: <u>1/10/25</u>

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**

A. **Submit one electronic copy of the following:**

- Special Use Permit Application Form, signed
- Site Plan Review Checklist
- Site Plan Drawings/Maps, for new construction: include Elevation Drawings
- Environmental Assessment Form – complete Part 1 (check with Director on whether to complete the Full or Short form)
- Waterfront Assessment Form (WAF) - complete Section 1 only
- Drawing of proposed sign(s) (if applicable)
- For Pre-Existing STR application: submit proof of operation as of January 31, 2023¹

B. **Application fee of \$300.00.** Make check payable to Village of Saranac Lake.

3. **Final submission for review by the Development Board:**

A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**

- Special Use Permit Application Form, signed
- Site Plan Review Checklist
- Site Plan Drawings/Maps, for New construction: include Elevation Drawings
- Environmental Assessment Form – complete Part 1
- Waterfront Assessment Form (WAF) - complete Section 1 only
- Drawing of proposed sign(s) (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

¹ Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.

2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	Chase Germano
Applicant Address	159 Prospect Ave.
Mailing Address, If Different	
Applicant Email	chasejrealstate@gmail.com
Applicant Phone	518-637-5272

If Different from Project Applicant	
Property Owner Name	Autumn Poppleton
Property Owner Address	
Mailing Address, If Different	same
Property Owner Email	
Property Owner Phone	518-241-9422

Project Information

1. Project Address 159 Prospect Ave.

2. Tax Map # 446.76-1-7

3. Zoning District F2

4. Current Lot Size Acres: 0.11948784

5. Building square footage Existing
 Proposed

6. Property/Building use

- a. Present use of property, (i.e., commercial, residential, mixed, vacant):
- b. Proposed use of property:
- c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement	STR / Residential	
1st	STR / Residential	
2nd		
3rd		

7. Will development be phased? NO YES If yes, explain in a narrative:

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:
- Describe primary and secondary uses *Residence / STR*
 - Proposed interior changes *Renovation proposed*
 - Day/hours of operation *N/A*
 - Utilities- will you connect to existing utilities or install new? *existing*
 - Anticipated number of residents, users, shoppers, employees, etc. as a result of this project *4 guests.*
 - Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.) *N/A*
 - For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom) *1 unit / 4 Bedroom*
 - Parking plan *3 onsite parking spots*
 - Proposed Landscaping *N/A*
 - Garbage storage *Duff*
 - Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion *N/A*

Whole House

Bedrooms: 4 max: 4 guests.

Primary Residence

onsite parking: 3 spots

Garbage: Duffs

no fire pit

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

No state or federal permit is needed.

10.

If you are operating a new business at the project location, provide the following information

Name of Business

Hours of Operation

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

The proposed use will not have a substantial or undue adverse effect on the neighborhood. Parking is onsite. Trees are around the property to buffer, except our neighbors second driveway.

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

STR's are allowed throughout the Village. A new STR has been allowable in this district by the Village Board of Trustees. It will not have an adverse effect on the neighborhood.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

All sewer, storm and water is public.

There will be only on site parking, garbage is removed

Duff dumpster.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

The project has no adverse effects on pedestrian or bicycle safety.

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

Yes, it is appropriate for lot size, location, etc.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

This project will not add to any loss, destruction or damage to natural resources or historic Village structures.

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

STR's are allowable in the Village and is consistent with village goals.

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

No excessive noise, dust, odors, etc. or invasive species will be introduced.

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

The proposed STR is permissible by the Village.

20. Is the project located within a historic building? NO YES
 historic district? NO YES

To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
	N/A			

Applicant's Signature  Date 11/10/25

Property Owner's Signature  Date 11/10/25

For Office Use Only - Essex County Referral	Y	N
Property is located within 500 feet of:		
Property located in Essex County	<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundary (village or town)	<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks	<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads	<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities	<input type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 1 - Project Information

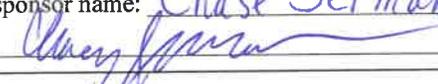
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>STR @ 159 Prospect Ave.</u>			
Project Location (describe, and attach a location map): <u>159 Prospect Ave.</u>			
Brief Description of Proposed Action: <u>STR</u>			
Name of Applicant or Sponsor: <u>Chase Jernano</u>		Telephone: <u>518-637-5272</u>	
		E-Mail: <u>chasejrealestate@gmail.com</u>	
Address: <u>159 Prospect Ave.</u>			
City/PO: <u>Saranac Lake, NY 12983</u>		State: <u>NY</u>	Zip Code: <u>12983</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <u>.11</u> _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <u>STR</u>			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ Surrounding streets have sidewalks. _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Chase Sermano</u> Date: <u>1/10/25</u> Signature: <u></u>		



Village of Saranac Lake

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VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

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Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: <i>Chase Jermano</i>		3. Telephone Number: <i>518-241-9422</i>	
2. Mailing address: <i>159 Prospect Ave.</i>		5. Tax Map # (s): <i>D 446.76-1-7</i>	
4. Location of action: <i>159 Prospect Ave.</i>			
6. Size of site: <i>.11 Acres</i>	7. Present land use(s): <i>Residential</i>		
8. Present zoning classification: <i>F2</i>	9. Percentage of site which contains slopes of 15% or greater: <i>N/A</i>		
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:			
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size (in acres): _____			
12. Describe nature and extent of action: <i>SDR</i>			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <i>SA</i>			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, which State or Federal Agency? <i>N/A</i>			

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action involve or result in any of the following:		
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input type="checkbox"/>
3. Project:		
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input type="checkbox"/>
(6) Is it located in a flood prone area?	<input type="checkbox"/>	<input type="checkbox"/>
(7) Is it located in an area of high erosion?	<input type="checkbox"/>	<input type="checkbox"/>
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site?	<input type="checkbox"/>	<input type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input type="checkbox"/>

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

NSA

SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name: Village of Saranac Lake Development Board

Phone Number:

Signature:

Date:

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

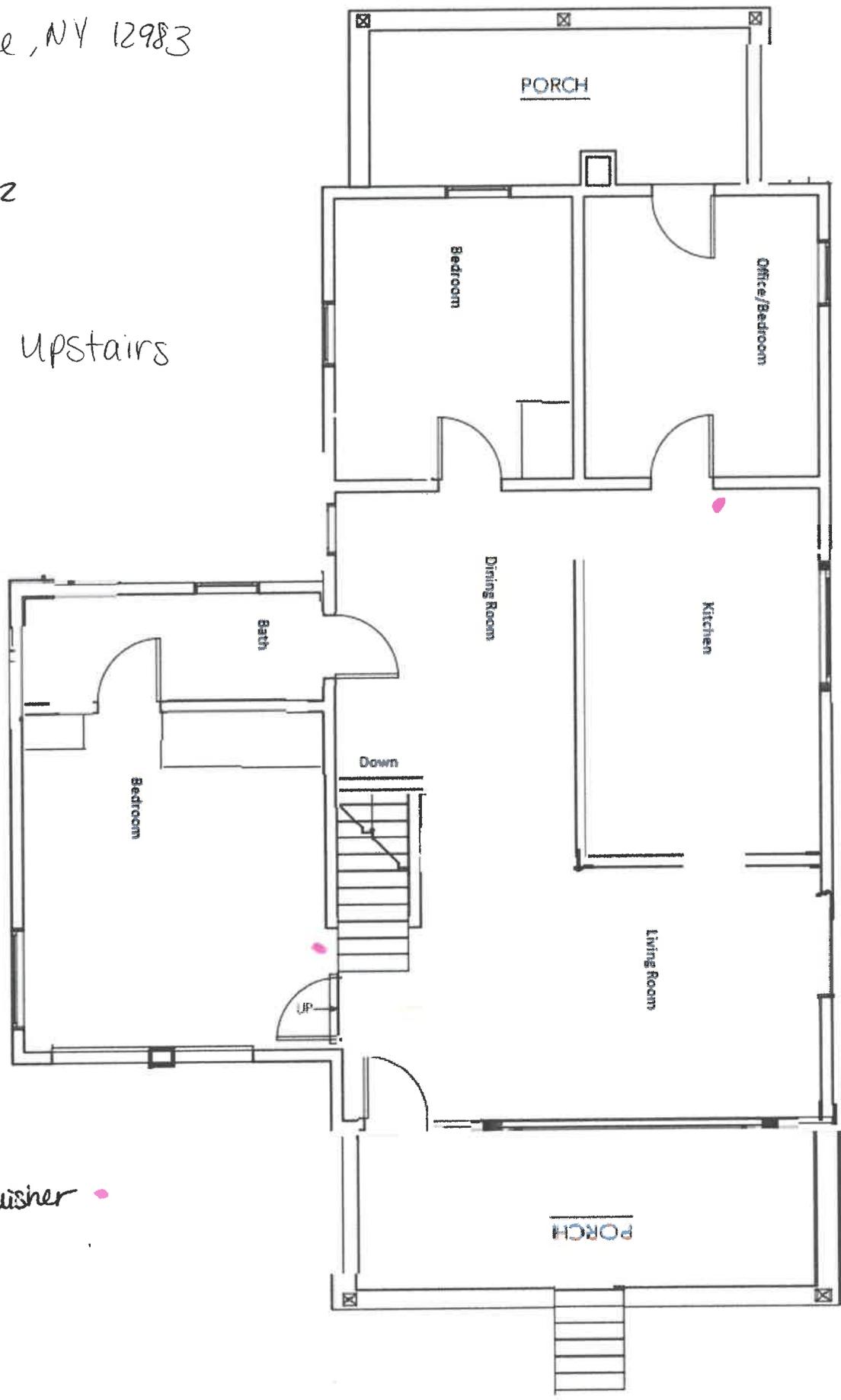
Signature of Planning Board Chair

Date

Chase Jermano + Autumn Poppleton
159 Prospect Ave
Saranac Lake, NY 12983

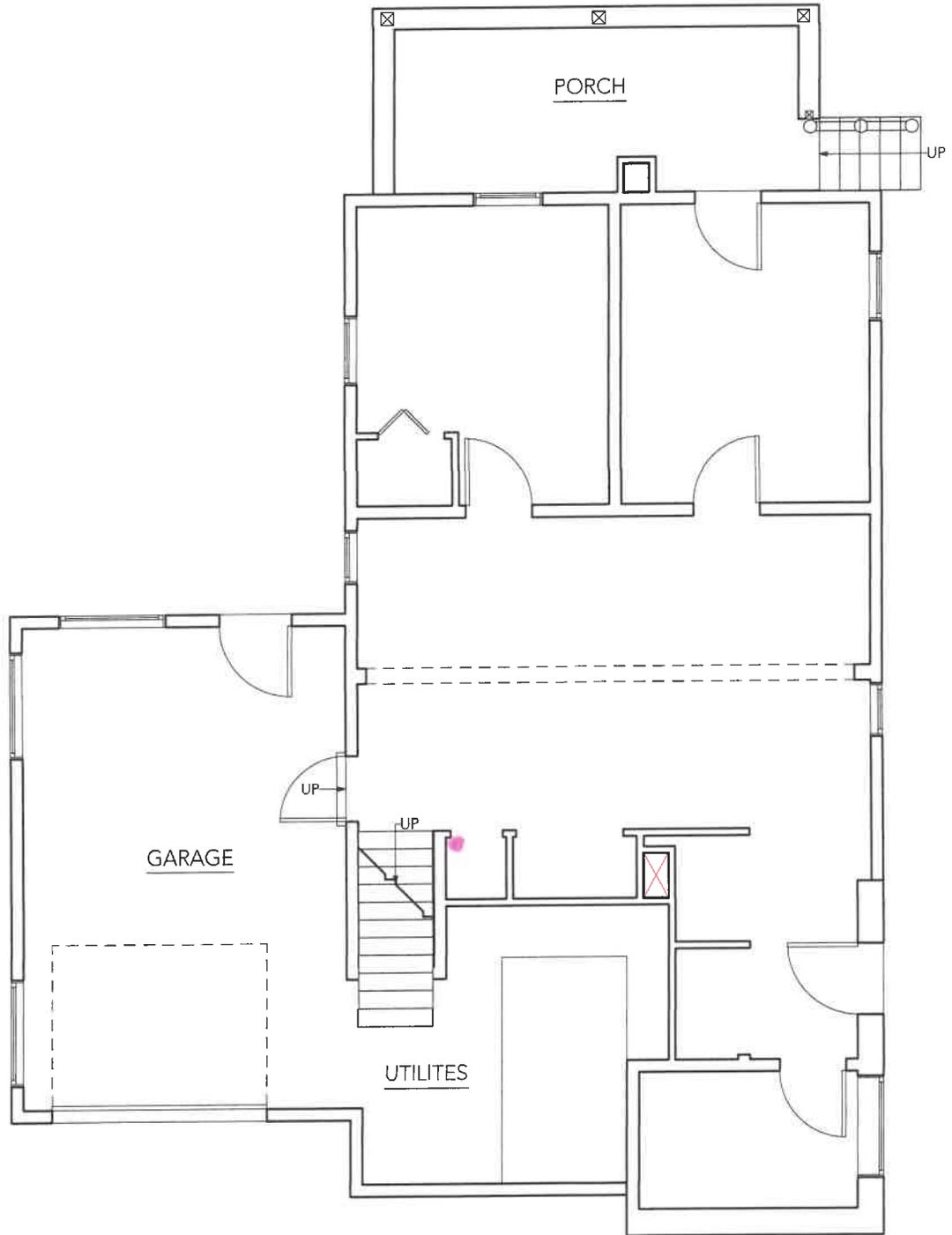
(518)241-9422

Upstairs



Fire extinguisher •

EXISTING FLOOR PLAN



A-0.0	JERMANO HOUSE 159 PROSPECT ST. SARANAC LAKE, NY 12983			WEST BRANCH DRAFTING jessicahoffman13@gmail.com 518-524-4183
	DATE 7/18/22	DRAWING: BASEMENT FLOOR PLAN	SCALE 1/4" = 1'-0"	







000







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

DB-2025

APPLICATION #:	SP8TR005
Major <input type="checkbox"/>	Minor <input checked="" type="checkbox"/>
DATE RECEIVED:	1/16/25
DATE PAID:	1/16/25

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**

A. **Submit one electronic copy of the following:**

- Special Use Permit Application Form, signed**
- Site Plan Review Checklist**
- Site Plan Drawings/Maps**, for new construction: include Elevation Drawings
- Environmental Assessment Form** – complete Part 1 (check with Director on whether to complete the Full or Short form)
- Waterfront Assessment Form (WAF)** - complete Section 1 only
- Drawing of proposed sign(s) (if applicable)
- For Pre-Existing STR application:** submit proof of operation as of January 31, 2023¹

B. **Application fee of \$300.00.** Make check payable to Village of Saranac Lake.

PAID

3. **Final submission for review by the Development Board:**

A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**

- Special Use Permit Application Form, signed**
- Site Plan Review Checklist**
- Site Plan Drawings/Maps**, for New construction: include Elevation Drawings
- Environmental Assessment Form** – complete Part 1
- Waterfront Assessment Form (WAF)** - complete Section 1 only
- Drawing of proposed sign(s)** (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

¹ Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	Bobs North LLC
Applicant Address	18 Virginia St Saranac Lake NY 12983
Mailing Address, If Different	67 Bear Foot Rd Barbo PA 19504
Applicant Email	RPB7769@gmail
Applicant Phone	267-246-9080

If Different from Project Applicant	
Property Owner Name	Robert Burns, Jan O'Brien
Property Owner Address	18 Virginia St Saranac Lake NY 12983
Mailing Address, If Different	67 Bear Foot Ln Barbo PA 19504
Property Owner Email	RPB7769@gmail
Property Owner Phone	267-246-9080

Project Information

1. Project Address 18 Virginia St Saranac Lake NY 12983

2. Tax Map # 446-76-5-1

3. Zoning District

4. Current Lot Size .25

5. Building square footage 1,100 Existing
 Proposed

6. Property/Building use

a. Present use of property, (i.e., commercial, residential, mixed, vacant):

b. Proposed use of property: Mixed

c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement	Personal Storage	" "
1st	Mixed	" "
2nd	Mixed	" "
3rd	NA	NA

7. Will development be phased? NO YES If yes, explain in a narrative:

If approved for an STR we want to repurpose garage into a LTR. With profits from STR we will be able to reconstruct the standing garage into a LTR. This would then be available for a year round rental to a resident.

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:

- Describe primary and secondary uses *Airbnb ≠ Personal use*
- Proposed interior changes *NA*
- Day/hours of operation *Variable*
- Utilities- will you connect to existing utilities or install new? *Currently Connected*
- Anticipated number of residents, users, shoppers, employees, etc. as a result of this project *Variable*
- Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.)
- For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom) *New siding*
- Parking plan *established* parking is private, onsite. spots on site.
- Proposed Landscaping *annual maintenance*
- Garbage storage *established* garbage is along side of building, and will be removed by deratras
- Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion *established*

New trees will be planted in backyard for privacy.

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

No federal or state permits are required. ^{NA}

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	
Hours of Operation	

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

Proposed use will not have a substantial or undue adverse effect upon adjacent properties. Parking is onsite. Trees are in front and back of property. Future plans to enclose backyard with "green giants".

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

Proposed use will not have a substantial or undue adverse effect on character of neighborhood. STR's are permissible in the Village.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

Home is connected to public storm, sewer and sanitary. Garbage will be disposed by deratrash removal company.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

Surrounding streets have sidewalks and are suitable for pedestrians. Bicycle safety will not be effected.

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

Project is suitable for the property.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

This project will not contribute to loss, destruction or damage of any natural or historic structures.

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

STR's are allowable in the Village and is consistent with Village goals.

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

Project will not contribute at all to any excessive noise, dust, etc.

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

STR's are allowed throughout the Village. A new STR has been deemed permissible in this district by the Village board of trustees.

20. Is the project located within a historic building? NO YES
 historic district? NO YES

To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email

Applicant's Signature *Tau Bone* Date 1/15/25

Property Owner's Signature *Tau Bone* Date 1/15/25

For Office Use Only - Essex County Referral	Y	N
Property is located within 500 feet of:		
Property located in Essex County	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal boundary (village or town)	<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks	<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads	<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities	<input type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: STR @ 18 Virginia St.							
Project Location (describe, and attach a location map): Same 18 Virginia St.							
Brief Description of Proposed Action: STR							
Name of Applicant or Sponsor: Bobs North LLC		Telephone: 267-246-9080					
Address: 18 Virginia St. Saranac Lake		E-Mail: RPB7769@gmail.com					
City/PO: Saranac Lake		State: NY	Zip Code: 12983				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres		<div style="text-align: right; margin-right: 20px;">/</div>					
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): STR							
<input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Ian O'Brien</u> Date: <u>1/15/2025</u></p> <p>Signature: <u></u></p>		



Village of Saranac Lake

Community Development Department
 39 Main St.
 Saranac Lake, NY 12983
 Phone (518) 891-0490
 Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: <i>Bebas North LLC</i>		3. Telephone Number: <i>267-246-9080</i>	
2. Mailing address: <i>18 Virginia St. Saranac Lake</i>		5. Tax Map # (s): <i>446.76-5-1</i>	
4. Location of action: <i>18 Virginia St.</i>		7. Present land use(s): <i>Residential</i>	
6. Size of site: <i>.25</i>		9. Percentage of site which contains slopes of 15% or greater: <i>N/A</i>	
8. Present zoning classification:			
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:			
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size(in acres): _____			
12. Describe nature and extent of action: <i>STR</i>			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <i>N/A</i>			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency? _____			

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input type="checkbox"/>
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input type="checkbox"/>
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input type="checkbox"/>

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name: Village of Saranac Lake Development Board

Phone Number:

Signature:

Date:

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

Signature of Planning Board Chair

Date

Date of this notice: 01-09-2025

Employer Identification Number:
33-2753371

Form: SS-4

Number of this notice: CP 575 B

BOBS NORTH LLC
ROBERT P BURNS MBR
67 BEAR FOOT LN
BARTO, PA 19504

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 33-2753371. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

**OPERATING AGREEMENT OF
BOB'S NORTH, LLC**

THIS AGREEMENT dated the 13th day of January 2025, by **Robert P. Burns, Ian O'Brien, and Brandon Devito** (hereinafter the "Members") and **Bob's North, LLC** (hereinafter the "Company").

WITNESSETH:

WHEREAS, the Members have formed a limited liability company pursuant to and in accordance with the New York Limited Liability Company Law, as amended from time to time (the "LLCL"); and

WHEREAS, the Members desire to set forth in this Agreement the terms governing the business and management of the Company and their interests therein;

NOW, THEREFORE, in consideration of the contributions to be made as provided herein and of these premises, the members hereby agree as follows:

1. Formation.

1.01 Name. The name of the limited liability company (the "Company") is **Bob's North, LLC**, or such other name as the Members may hereafter select.

1.02 Term. The term of the Company shall commence on the Filing Date hereof and continue until dissolved in accordance with the LLCL or this Agreement.

1.03 Purpose. The purposes of the Company are to engage in any lawful act for which any limited liability company may be organized.

1.04 Members. The name and the residence address of the Members are as follows:

Robert P. Burns
67 Bear Foot Lane
Barto, PA 19504

Ian O'Brien
531 Monroe Street
Freemansburg, PA 18017

Brandon Devito
140 Neil Street
Saranac Lake, NY 12983

or such other addresses as the Members may hereafter give to the Company.

1.05 Principal Office. The principal office of the Company shall be located at 18 Virginia Street, Village of Saranac Lake, Town of Harrietstown, County of Franklin, State of New York. The Company shall have such other offices as determined by the Members.

1.06 Admission of Additional Members. Except as otherwise expressly provided in this Agreement, no additional members may be admitted to the Company through issuance by

Project

SCHEDULE A

Member	Percentage Interest
Robert P. Burns	32%
Ian O'Brien	32%
Brandon Devito	26%

**STATE OF NEW YORK
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for BOB'S NORTH, LLC, File Number 250109002431 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 09, 2025.

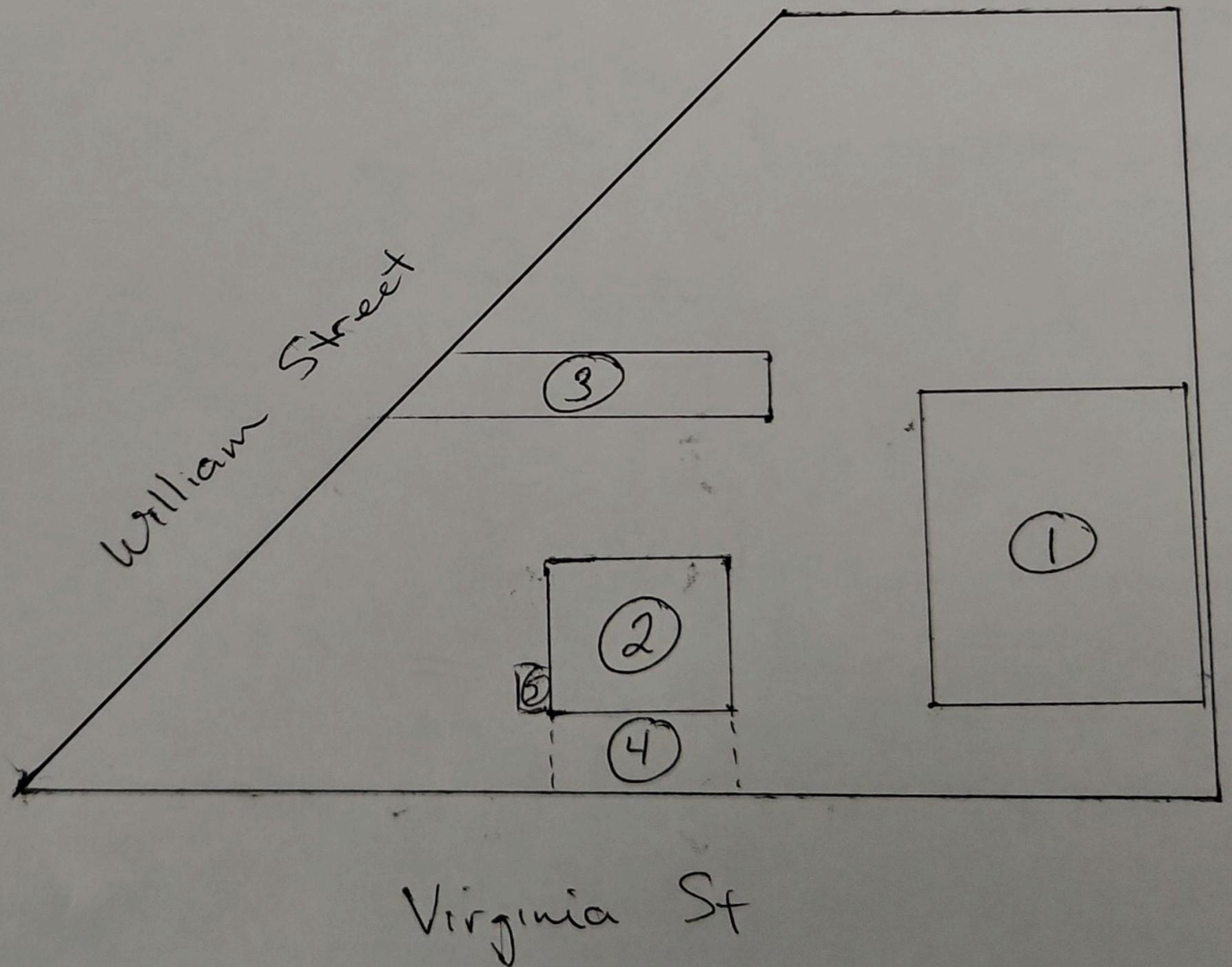
WALTER T. MOSLEY
Secretary of State

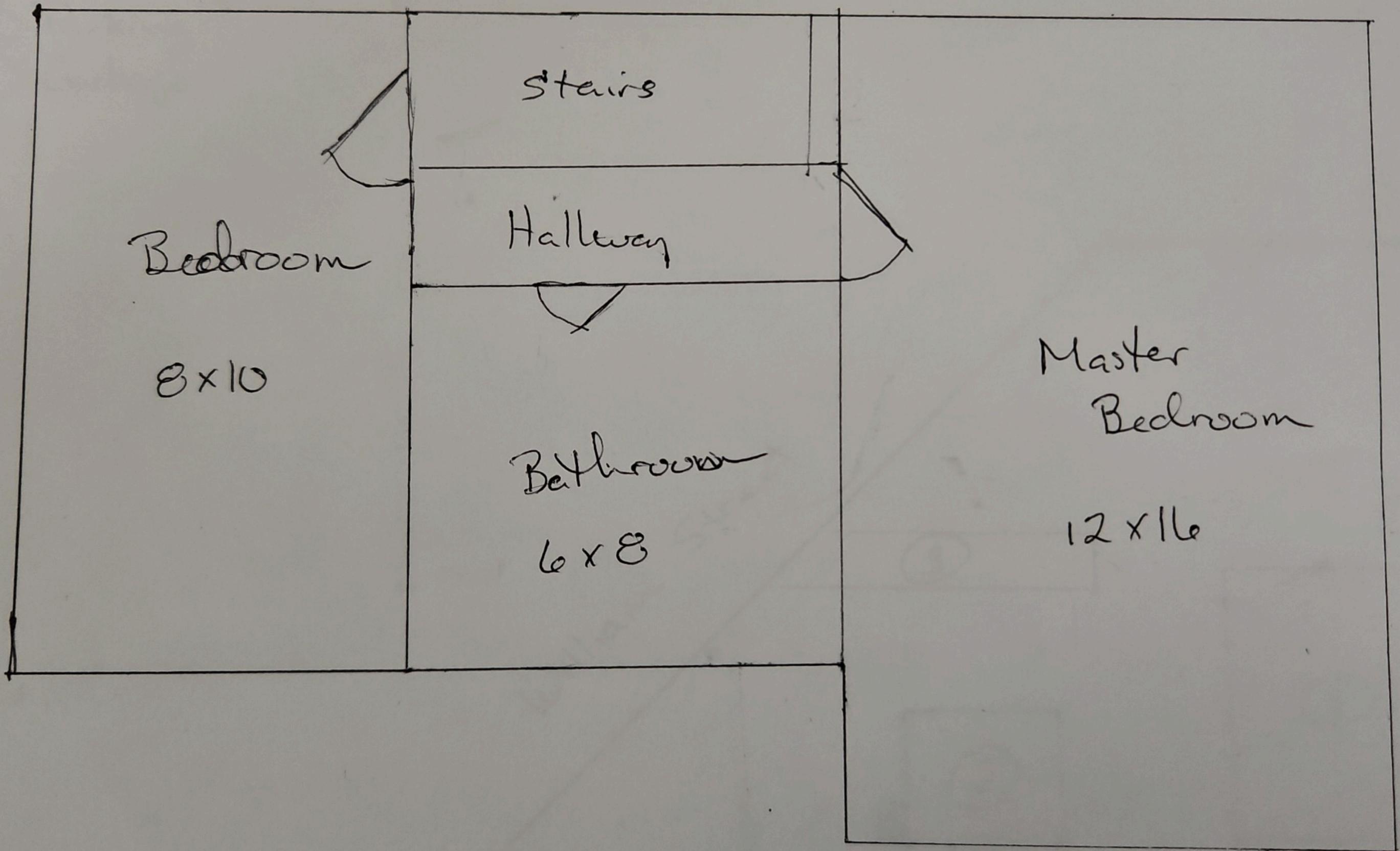
Brendan C. Hughes

BRENDAN C. HUGHES
Executive Deputy Secretary of State



- ① House
- ② Garage
- ③ Driveway / Parking
- ④ Parking
- ⑤ Garbage





Bedroom

8x10

Stairs

Hallway

Bathroom

6x8

Master
Bedroom

12x16

Kitchen
16 x 16

Handicap
Bathroom

8 x 16

Stairs

Dinning
Room

12 x 12

Living room
Pillat sofa

12 x 16

Front Bedroom

6 x 12



Virginia St

McIntyre St

William St

McComb St

18 Virginia St, Saranac Lake, NY 12983

35

27

23

17

72

59

277

56

14-16

16



OBJECTS IN MIRROR ARE CLOSER
THAN THEY APPEAR



Village of Saranac Lake - Planning Department

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

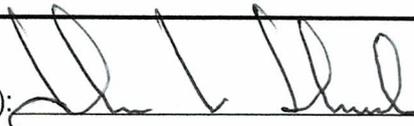
Instructions:

- A complete application must include a Preliminary Plat (a required information list is attached for minor projects)
- Subdivision application fee – TBD by project scope, please see Building, Planning, and Public Works Fee Schedule
- SEQR - Short Environmental assessment form, part 1(attached)
- WAF - Waterfront Assessment Form, section B (attached)
- 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#31626259>
- Subdivision regulations can be found at: <https://ecode360.com/31627515>

SUBDIVISION APPLICATION				<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Major Subdivision
Project Address: Turtle Pond Road & Edwards Street		Tax Map #: 32.295-1-23.000		Zoning District A2		
Property Owner Name: Chairman Properties, LLC		Applicant Name (if different): Thomas W. Lockwood				
Address: P.O. Box 3667		Address: 2230 Falls Circle				
City: Vero Beach	State: FL	City: Vero Beach	State: FL			
Phone:	Zip: 32964	Phone: (772) 473-9185	Zip: 32967			
Email:		Email: smrttwl@att.net				

Please provide a written description of the proposed project

Narrative
The proposed project is a 3-Lot Subdivision of 24.80+/- acres creating three new building lots. Lot 1 is a 1.17+/- acre lot with frontage on Turtle Pond Road. Lot 2 is a 12.72+/- acre lot with frontage on Turtle Pond Road and Lot 3 is a 10.91+/- acre lot with frontage on Edwards Street. One new single-family dwelling is proposed for each lot serviced by the Village of Saranac Lake Municipal water and wastewater treatment systems.

Property Owner Signature(required):  Date: 1-14-25

Applicant Signature(if different): _____ Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

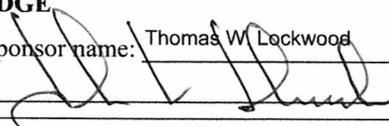
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Thomas W. Lockwood			
Name of Action or Project: Lockwood 4-Lot Subdivision			
Project Location (describe, and attach a location map): Turtle Pond Road & Edwards Street			
Brief Description of Proposed Action: The proposed project is a 3-Lot Subdivision of the 24.80+/- acre site creating 3 new building lots. Lot 1 is a 1.17+/- acre lot, Lot 2 is a 12.72+/- acre lot and Lot 3 is a 10.91+/- acre lot. One new single-family dwelling is proposed for each lot serviced by the Village of Saranac Lake Municipal water and wastewater treatment systems.			
Name of Applicant or Sponsor: Thomas W. Lockwood		Telephone: (772) 473-9185	
		E-Mail: snrttwl@att.net	
Address: 2230 Fall Circle			
City/PO: Vero Beach		State: FL	Zip Code: 32967
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		24.80+/- acres	
b. Total acreage to be physically disturbed?		3+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.80+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Thomas W Lockwood
 Signature: 

Date: 1-14-25



Village of Saranac Lake

Community Development Department
 39 Main St.
 Saranac Lake, NY 12983
 Phone (518) 891-0490
 Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant: Thomas W. Lockwood		3. Telephone Number: (772) 473-9185	
2. Mailing address: 2230 Falls Circle, Vero Beach, FL 32967		5. Tax Map # (s): 32.295-1-23.00	
4. Location of action: Turtle Pond Road & Edwards Street		7. Present land use(s): vacant	
6. Size of site: 24.80+/- acres	8. Present zoning classification: A2		
9. Percentage of site which contains slopes of 15% or greater: 5%		10. Type of action (check appropriate response)	
<input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action: Adirondack Park Agency & the Village of Saranac Lake			
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, Waterbody Name: wetlands Waterbody Size(in acres): 16.87 acres			
12. Describe nature and extent of action: 3-lot subdivision and construction of 3 single family dwellings			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): n/a			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency?			

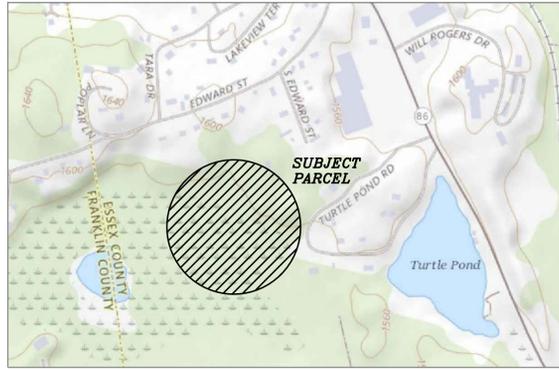
SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed action involve or result in any of the following:		
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Project:		
(a) If a project is to be located adjacent to shore:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the project site is publicly owned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

See attached survey map and project narrative for more details about the project site and the proposed subdivision



LOCATION MAP
NOT TO SCALE

LEGEND

Boundary Line	
Adjoiner Line	
Road (paved)	
Overhead wires	
Fenceline	
Catch basin	
Manhole	
Utility pole	
Hydrant	
Water valve	
Tree line	
Found iron pipe/rebar	
Set 5/8" capped rebar	
Calculated corner	

NOTES

- This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.
- A boundary survey was not performed. Lines shown hereon are approximate and used for Tax Mapping purposes.
- Contours and slope analysis shown hereon are derived from Lidar data acquired from NYS GIS Clearinghouse. No elevation field work was performed.

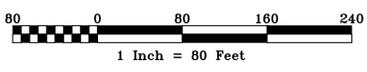
WETLAND STATEMENT

- The wetland boundary as shown on this survey was flagged in the field by Mary O'Dell, Environmental Consultant and surveyed by Robbie E. Lalonde, L.S. on November 17, 2023.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.

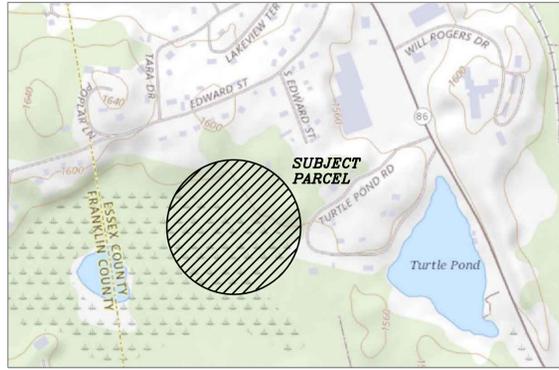


GEOMATICS
land surveying, pc

Robbie Lalonde, LS
P.O. BOX 1277 SARANAC LAKE, NY
518-891-6218 Phone
rialonde@geomatiscs.com www.geomatiscs.pro

MAP OF SITE PLAN
PREPARED FOR
CHAIRMAN PROPERTIES, LLC
SITUATE IN VILLAGE OF SARANAC LAKE
TOWN OF NORTH ELBA, COUNTY OF ESSEX, AND STATE OF NEW YORK.

1. Added contours and bld envelopes.	REL 08/13/24
REVISIONS / DATE / BY	
COPYRIGHT	2023
CHECKED BY	REL
DRAWN BY	REL
DATE	SURVEY 11/17/2023 MAP 02/01/2024
SCALE	IN./FT. 1"=80' RATIO 1:960
TAX MAP NO.	32.295-1-23
MAP NO.	23047



LOCATION MAP
NOT TO SCALE

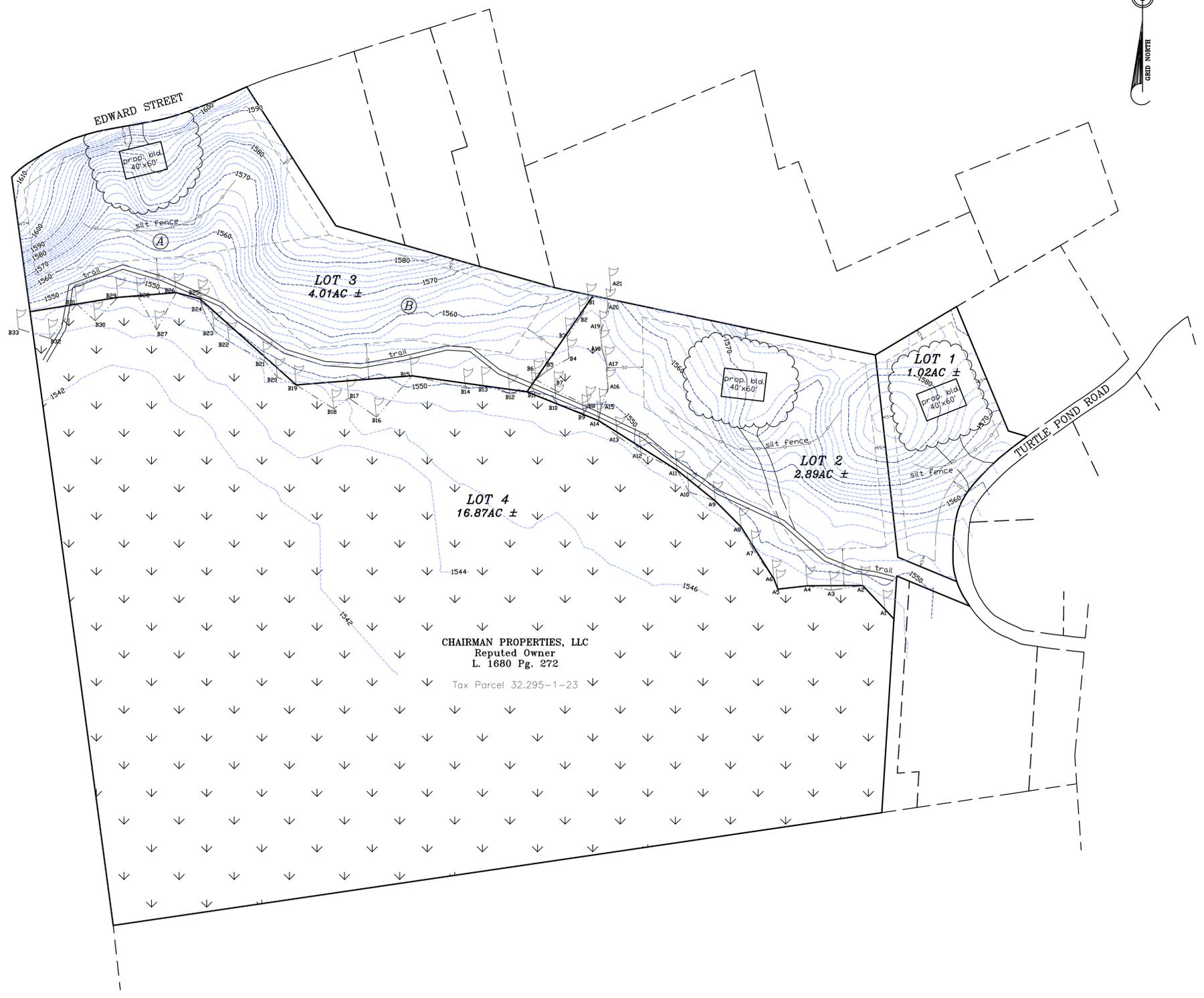


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rialonde@geomatiscs.com www.geomatiscs.pro

LEGEND

Boundary Line	—
Adjoiner Line	- - -
Road (paved)	==
Overhead wires	—o—o—
Fenceline	-x-x-
Catch basin	□
Manhole	⊗
Utility pole	⊙
Hydrant	⊕
Water valve	⊖
Tree line	~
Found iron pipe/rebar	●
Set 5/8" capped rebar	⊕
Calculated corner	○



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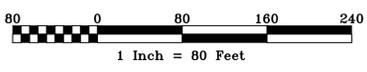
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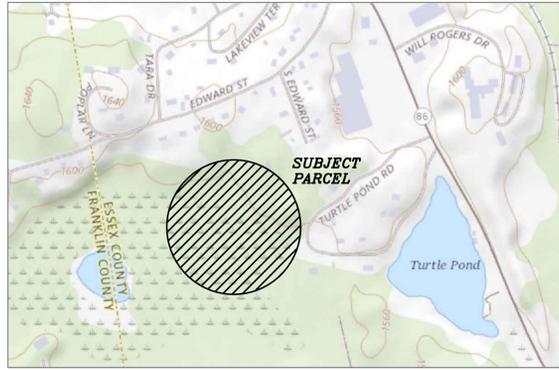
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MAP OF SITE PLAN
PREPARED FOR
CHAIRMAN PROPERTIES, LLC
SITUATE IN VILLAGE OF SARANAC LAKE
TOWN OF NORTH ELBA, COUNTY OF ESSEX, AND STATE OF NEW YORK.

1. Added contours and bld. envelopes.	REL 08/13/24
REVISIONS / DATE / BY	
COPYRIGHT	2023
CHECKED BY	REL
DRAWN BY	REL
DATE	SURVEY 11/17/2023 MAP 02/01/2024
SCALE	IN./FT. 1"=80' RATIO 1:960
TAX MAP NO.	32.295-1-23
MAP NO.	23047



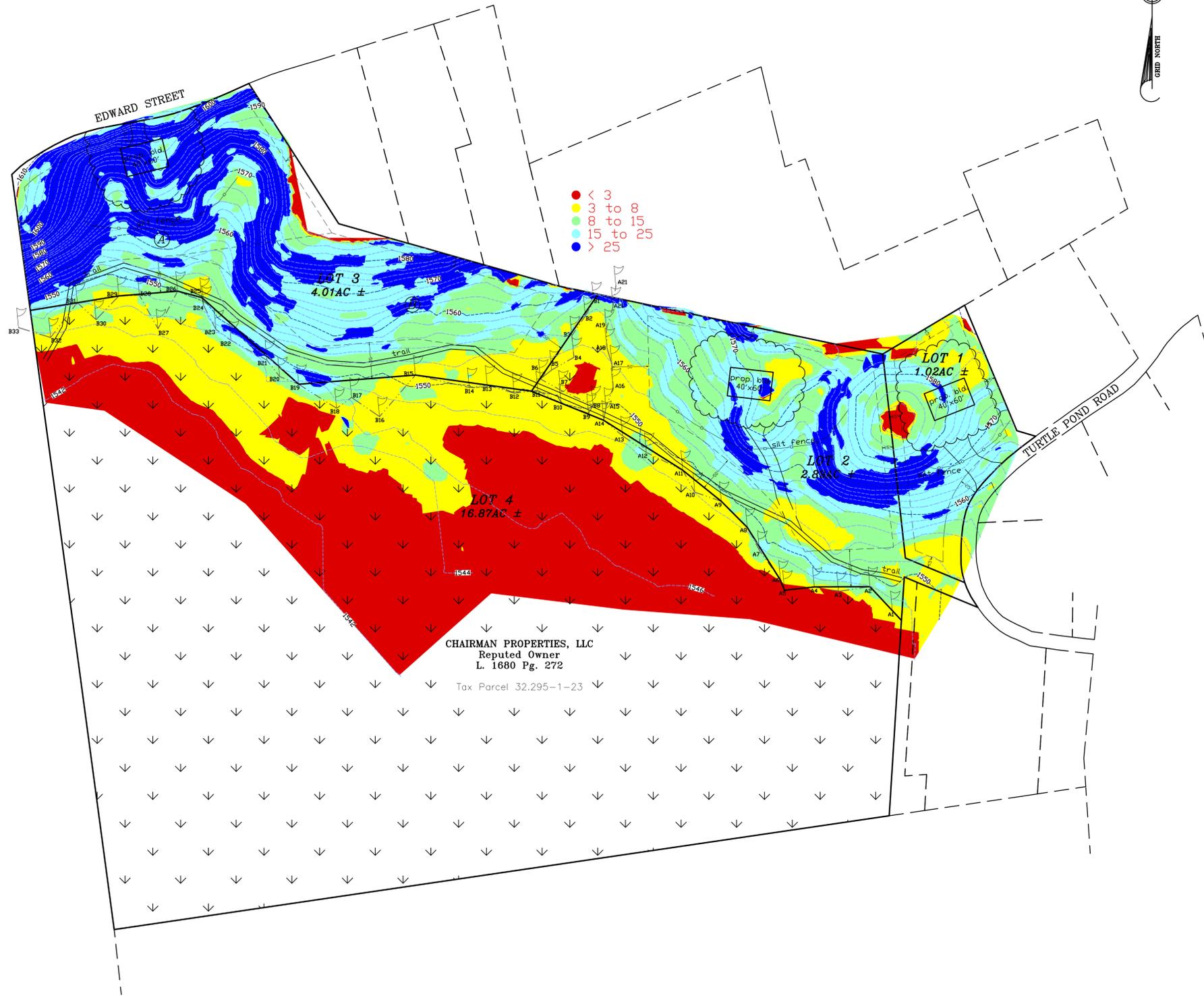
LOCATION MAP
NOT TO SCALE



Robbie Lalonde, LS
P.O. BOX 1277 SARANAC LAKE, NY 12158
518-891-6218 Phone
rlalonde@geomatiscs.com www.geomatiscs.pro

LEGEND

Boundary Line	———
Adjoiner Line	- - - - -
Road (paved)	====
Overhead wires	—o—o—o—
Fenceline	-x-x-x-
Catch basin	□
Manhole	⊗
Utility pole	⊙
Hydrant	⊕
Water valve	⊖
Tree line	~~~~~
Found iron pipe/rebar	●
Set 5/8" capped rebar	⊕
Calculated corner	○



- < 3
- 3 to 8
- 8 to 15
- 15 to 25
- > 25

NOTES

- This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.
- A boundary survey was not performed. Lines shown hereon are approximate and used for Tax Mapping purposes.
- Contours and slope analysis shown hereon are derived from Lidar data acquired from NYS GIS Clearinghouse. No elevation field work was performed.

WETLAND STATEMENT

- The wetland boundary as shown on this survey was flagged in the field by Mary O'Dell, Environmental Consultant and surveyed by Robbie E. Lalonde, L.S. on November 17, 2023.

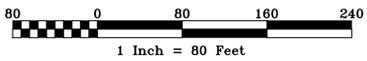
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.

CHAIRMAN PROPERTIES, LLC
Reputed Owner
L. 1680 Pg. 272

Tax Parcel 32.295-1-23



MAP OF SITE PLAN
PREPARED FOR
CHAIRMAN PROPERTIES, LLC
SITUATE IN VILLAGE OF SARANAC LAKE
TOWN OF NORTH ELBA, COUNTY OF ESSEX, AND STATE OF NEW YORK.

1. Added contours and bld. envelopes. REL 08/13/24

REVISIONS / DATE / BY

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CHECKED BY REL

DRAWN BY REL

DATE SURVEY 11/17/2023

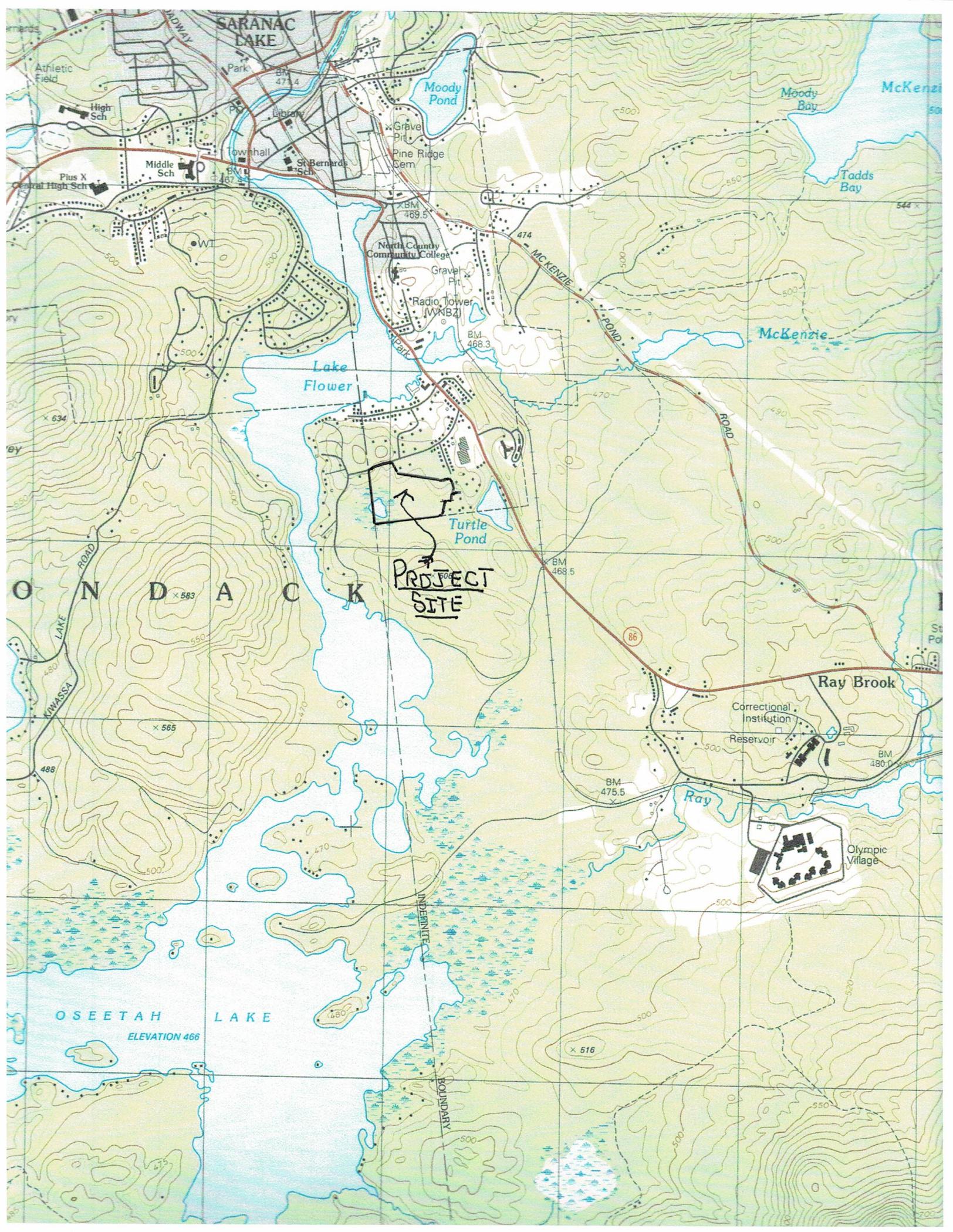
MAP 02/01/2024

SCALE IN./FT. 1"=80'

RATIO 1:960

TAX MAP NO. 32.295-1-23

MAP NO. 23047



SARANAC LAKE

Moody Pond

Moody Bay

McKenzie

Todd's Bay

North County Community College

Lake Flower

Turtle Pond

PROJECT SITE

ONTARIO

Ray Brook

Correctional Institution

Reservoir

Olympic Village

OSEETAH LAKE
ELEVATION 466

BOUNDARY

Local Law 1-2025

Be it Resolved, Chapter 106 of the Village of Saranac Lake Code is hereby amended as follows:

Section 106-6 Definitions.

ADD:

SHORT-TERM RENTAL, OWNER-OCCUPIED

An STR which is located on the same parcel as a dwelling unit that is used as the primary residence of the homeowner, not to exceed 2 units including the primary residence of the owner and the location where the taxes are filed. Primary residence is defined as occupancy for more than 183 days per calendar year.

Section 106-104.3 Short-term rentals.

C. Short-term rental permit cap.

DELETE:

(3) Exemptions to the caps may be granted by the Board of Trustees under special circumstances such as new construction and rehabilitation of a derelict or dilapidated building. Any exemption to the caps that may be granted by the Board of Trustees shall first require a public hearing.

ADD:

(3) Exemptions to the cap may be granted by the Board of Trustees when it meets one or more of the following criteria:

1. New construction. The construction of a new building that includes at least one (1) dwelling unit.
2. Addition. An addition to an existing building-that includes the creation of at least one (1) dwelling unit and which results in the net addition of at least one (1) dwelling unit in the building.
3. Repair or alteration of an unsafe building. The repair or alteration of a building or dwelling unit deemed unsafe and/or unfit for human occupancy by the Code Enforcement Officer and which results in the issuance of a certificate of occupancy for the building and at least one (1) dwelling unit in the building.

Any exemption to the caps that may be granted by the Board of Trustees shall first require a public hearing.

(4) Owner-occupied short term rentals are exempt from the rental permit cap.

D. (1) General STR permit regulations.

ADD:

(k) Owner-occupied STR change in status. When the primary residence of the owner of an approved owner-occupied short term rental changes, the STR permit shall be void and shall not be eligible for renewal.

G. (1) Application process.

ADD:

(k) For owner-occupied STR applications, submit proof of residency at the location where the STR is proposed. (Proof of residency: copy of driver's license or voter registration or income tax registration form).