



# Village of Saranac Lake

Community Development Department

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**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

## **ATTENDANCE**

### **Development Board Members:**

Elias Pelletieri, Chairperson, Present

Katie Stiles, Alternative, Present

Tim Jackson, Alternate, Present

## **A. Approval of Minutes**

### **Elias Pelletieri opened the meeting at 5:00pm.**

- Motion to approve January 14, 2025 Board Meeting Minutes by Jackson, seconded by Stiles. Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Jackson, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

### **Announcements:**

- Development Board Director Katrina Glynn informed the board that the Village will repost the public hearing notices for the SUP STR applications. Another meeting will be held on February 18th. Public hearings for the projects will remain open until the February 18 meeting.
- Public Comment Reminder: Each speaker has a maximum of 3 minutes. If you return for the next meeting, please avoid repeating comments.

## **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)

Kathleen, applicant, would like to rent out an efficiency apartment a few times in the summer for extra income. She believes it will have no impact on the neighborhood.

### **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)
  - Motion to open the public hearing by Stiles Second: Jackson  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.
- Jamie Ackerson asked whether Kathy, the property owner, would be living on-site and if they would have separate entry points. She noted that she lives only 15 feet from the location.
- Tammara Van Ryn, a neighboring resident who also lives 15 feet from the site on the other side, stated she has no opposition to the proposal and does not see it as detrimental. She added that not

all Airbnbs are the same and suggested creating guidelines tailored to different areas of the village to address specific concerns.

- Glynn commented that the Village Board has determined the number of STRs allowed per district and recommended bringing this topic to the Village Board at their next meeting for further discussion.
- Jeremy Evans, thanked the board for their efforts in working through short-term rental (STR) regulations. He mentioned that he received a notice about the Jermano's permit and decided to speak now instead. He disagreed with Tammara's perspective, stating that criteria does exist but should include varying levels of detail in applications. He noted that the lack of detailed information in applications makes the review process challenging. He also expressed support for exempting owner-occupied STRs from the STR cap.
- Glynn responded, stating that the permit process is structured to allow for public hearings. She confirmed that, as of that morning, all outstanding application questions had been addressed and revised.
- Jamie Ackerson reiterated her concern about whether the owners would always be present on-site. She also raised concerns about vehicles parking in areas along the road and in front of her house.
- Kathy, the property owner, responded that someone would always be present at the property.
- Glynn clarified that there is no specific parking policy in the Village and that owners are not required to be present while renting their properties. She suggested bringing the parking concern to the Village Board for further discussion.
- Jamie Ackerson also voiced concerns about excessive noise and other potential issues that could arise from the STR operation.

**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).
  - Motion to open the public hearing by Jackson Second: Stiles  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

**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).

- John Muldowney, the applicant, presented his request for a Special Use Permit to operate a short-term rental at 333 Park Ave. He explained that the property is his family's primary residence, with a cottage located at the back of the property. Since his son moved out of the cottage, he has been working on improvements to the property. Following the lifting of the moratorium, he recognized an available opening in his H3 district. He emphasized that the rental would be owner-occupied with full-time supervision and would not impact the safety or quality of life in the neighborhood. He also noted that the rental would not remove any housing from the market and mentioned that he is exploring rental opportunities for traveling nurses. The property is in a quiet location, and he intends to make it more private over time.

**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).
  - Motion to open the public hearing by Stiles Second: Pelletieri  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

- A neighboring resident, John Ruszkiewicz of 125 Old Military Rd, stated that he has lived in the area for 24 years, drawn to its quiet, safe, single-family home character and dark skies. He expressed concerns about the backdoor of the cottage and inquired about potential plans for a back deck or fire pit, which could introduce additional light and activity near his property.
- Allena Ruszkiewicz of 115 Old Military Rd, another neighbor, expressed concern about the presence of two doors that currently lead to nothing and questioned whether a patio was planned. She also noted that the floor plan does not show a kitchen or bathroom despite indicating a capacity for six occupants. She requested that these issues be clarified before February 18th.
- In response, John Muldowney presented deck plans from 2021, which had included a deck addition from the former owner. However, he clarified that there are no plans to move forward with that project. He assured attendees that a contractor would properly secure the doors and that he does not want any disruptions. He explained that the doors lead to a crawl space and were inherited with the property.
- Allena also asked about garbage storage. John explained that Casella Waste Management would handle weekly pickups, and garbage would be stored in lidded cans at the front of the property.

**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).

- Chase, the applicant, plans to rent out the basement of their home, which is currently unused space. Chase stated that he has experience managing rentals and that the property includes a backyard surrounded by trees, which renters would have access to. The applicants live upstairs and have local contacts available in case any issues arise while they are away.

**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).

- Motion to open the public hearing by Jackson Second: Stiles  
Pelletieri asked for a Roll Call Vote.

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

- Deb Story, a neighbor across the street, expressed concerns about STRs in residential areas. She was unaware that the applicants would be living in the home and felt that approving another STR would further reduce available housing. She argued that STRs benefit real estate investors rather than the local economy and that an increase in STRs does not contribute to economic stability.
- Jeremy Evans, another neighbor, stated that the application was unclear, as it described the rental as a "whole house." He suggested that the description should have explicitly stated that only the basement would be rented. Glynn noted that she believed the applicants planned to remain living in the house. Jeremy responded that this distinction was significant and needed to be clarified.
- Tammara inquired whether the Special Use Permit would apply only to the basement rental.
- Glynn asked the applicants for clarification. Autumn Poppleton confirmed that the rental was only for the basement.

**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).

- Ian O'Brian, the owner of Bobs North, LLC, shared details about the property at 18 Virginia Street. He explained that he previously lived in town and has an LLC that fulfills all the short-term rental (STR) requirements. Ian has a property manager for the property, which offers on-street parking,

garbage service, and is handicap accessible. He also spends around 15 days per month in Saranac Lake. Ian mentioned future plans to dismantle the garage and build a long-term rental in its place.

### **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).
  - Motion to open the public hearing by Stiles Second: Jackson  
Pelletieri asked for a Roll Call Vote.  
Roll Call: Stiles, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.
- Barbara Hall, from 195 Prospect Street, asked for clarification on the difference between a short-term rental (STR) and a long-term rental (LTR).
- Glynn explained that an STR is any rental period 30 days or less.
- Barbara then asked if anyone would be overseeing the property. Ian responded that his management team, who live nearby on Neil Street and Dorsey Street, will handle oversight of the property.

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

- Board member Kt Stiles recluses herself from the subdivision.
- Skip, one of the project representatives, described the project, consisting 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. Accessed through an old trail and is set back a little.
  - 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. Board Chair Elias Pelletieri 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.

### **H. OLD BUSINESS**

### **I. NEW BUSINESS**

**Local Law 1-2025** - Trustee Kelly Brunette provided an overview of the proposed changes to the STR law, including:

- Law would provide clarification of exemptions for the permit cap with more precise definitions.
- Law would allow for exemption of owner-occupied STRs from the permit cap, recognizing that these have historically been part of the community for generations.
- The Village Board seeks input from the Development Board on these changes and intends to revisit them annually to refine implementation.
- Pelletieri raised concerns that exemptions on new construction and repair seem to favor investors. He also stated that owner-occupied rentals are defined as properties occupied for at least 184 days per year, not necessarily full-time.
- Glynn questioned how to regulate the number of days.
- Trustee Aurora White explained that the state definition relies on licenses or voter registration for verification.
- Pelletieri expressed concern that without caps, an influx of STRs could result. He suggested setting a percentage cap per district and issuing permits until the cap is met.
- Brunette explained that an exact number was chosen for simplicity rather than a percentage.
- Pelletieri suggested implementing a low starting cap to maintain balance.

- Brunette inquired whether a separate cap should exist for exemptions versus owner-occupied STRs.
- Pelletieri agreed and proposed a system where unused permits could be reallocated to other districts. He also suggested 10% may be too high.
- Brunette asked what the appropriate number should be.
- Pelletieri noted that the number could be adjusted annually.
- Development Board member KT Stiles asked what prompted these changes.
- White responded that the Village Board discussed the cap and wanted clearer criteria.
- Pelletieri pointed out that vague language like “such as” leaves room for interpretation, agreeing that specific criteria should be defined.
- Stiles asked if STR permits would be voided upon the sale of a home and whether the new owner could declare primary residence to maintain STR status.
- Brunette clarified that new owners would need to reapply through the same process.
- Glynn noted that all applicants at this meeting were owner-occupied and asked what changed.
- Brunette explained that the issue of owner-occupied STRs has always needed clarification and that homeowners should be able to rent out portions of their homes.
- Pelletieri questioned whether an owner could rent a Long-Term Rental while being absent for half the year.
- White distinguished between STRs and long-term rentals, noting that all STRs still need to be registered. She added that a new system would report rentals every 90 days and impose penalties for violations.
- Glynn suggested capping owner-occupied units.
  - White proposed implementing a cap initially and adjusting if issues arise. The new platform will provide rental data for monitoring.
  - Glynn asked if the limit should be 10 per year.
  - Glynn stated that a percentage system is difficult due to varying home numbers in different districts.
- Stiles questioned whether residency status (184 days) could create bias, referencing similar issues in Lake Placid.
  - White clarified that rentals of 31+ days do not require an STR permit.
- Development Board member Tim Jackson noted a shift in tone regarding owner-occupied rentals and raised concerns about defining intent and scale.
  - Glynn emphasized that “owner-occupied” does not necessarily mean the owner needs to be there while it is being rented.
  - White referenced Glens Falls' approach of limiting STRs to a specific number of days.
- Glynn asked about properties currently booked for STRs but in the process of being sold.
  - Stiles stated they usually have a timeframe restriction to ensure compliance during the sale.
- Glynn asked why there is resistance to placing a cap on STRs.
  - White reiterated that owner-occupied STRs would still undergo the application process but would not be subject to a cap.
- Pelletieri noted that STRs are still considered allowable residential uses.
- White confirmed that criteria remain unchanged, except for the cap exemption.
- Glynn expressed concern that STRs change neighborhood character and that this proposal does not fully address the issue.
- Pelletieri pointed out that STRs go through a Special Use Permit rather than a residential dwelling permit, which bypasses Development Board oversight.
- Glynn stated that the Development Board’s role is limited to imposing conditions rather than outright denying applications.
- White emphasized that the details of each STR case make a difference.
- Glynn noted that STR regulations are requirements-based rather than location-based, meaning proximity to existing STRs is not a determining factor in permit approval.
- Glynn remarked that removing caps for owner occupied STRS, reduces the work and the number of exemptions the Village Board has to process.
- Pelletieri highlighted that the Special Use Permit process was chosen to provide public awareness and allow community input.
- Stiles acknowledged that property rights advocates will push for STR leniency, while those in

financial hardship may welcome additional rental income opportunities.

- White noted that STR concerns intensified post-COVID.
- Pelletieri speculated that factors such as APA regulations, tourism marketing, and increased tourism funding have contributed to STR growth.
- Stiles commented that Saranac Lake initially attracted visitors primarily for vacation purposes.
- Jackson remarked that groups such as wedding parties often find STRs more affordable than hotels. Pelletieri agreed with this assessment.

#### **J. ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Stiles Second: Jackson

Pelletieri asked for a Roll Call Vote.

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

Meeting was officially adjourned at 7:18 PM

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert