



# Village of Saranac Lake

Community Development Department

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**DEVELOPMENT BOARD  
MEETING MINUTES 5:00PM  
TUESDAY, April 1, 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:**

Bill Domenico, Present

Meg Cantwell-Jackson, Present

Rick Weber, Present

Tim Jackson, Alternate, Present

## **A. Approval of Minutes**

- March 4, 2025 Meeting Minutes by Domenico seconded by Cantwell-Jackson. Weber asked for a Roll Call Vote. Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes. Meeting minutes approved.

## **B. Application of:** Kenneth Weissberg, Special Use Permit for a Pre-Existing Short-Term Rental at 36 Broadway, Saranac Lake, NY 12983 (Tax Map Parcel #447.69-7-22).

The applicant, Kenneth Weissberg, joined the meeting remotely from Paris to present his request for a Special Use Permit for two pre-existing short-term rental units located at 36 Broadway. The property is situated between the Left Bank Café and the Rock Shop. Weissberg explained that there are three total residential units in the building: one is a year-round rental, while the other two have been used for short-term rentals over the past several years, typically for about half the year. One of the STR units is a larger apartment with three main bedrooms and a fourth room that can accommodate additional guests, though it is not always used. The unit is usually rented to six or seven people to maintain comfort and cleanliness but has a maximum capacity of up to ten. The other STR unit is a one-bedroom apartment with views of the river.

Glynn asked how many total apartments were in the building, to which Weissberg confirmed there were three. Glynn also inquired if the larger unit should be listed as a three- or four-bedroom, noting that this designation would determine the permit fee and allowable guest capacity. Weissberg confirmed he would prefer it listed as a four-bedroom. Domenico asked about the entry points for the rentals, and Weissberg clarified that the larger apartment is accessed via a front door on Main Street between the two shops, with a separate entrance and an emergency exit on the back porch. The smaller apartment is accessed via the back porch at 34 Broadway. Domenico also asked about safety and lighting, and Weissberg confirmed that the property has lighting, handrails, and fire alarms throughout and is up to code.

## **Public Hearing**

Application of: Kenneth Weissberg, Special Use Permit for a Pre-Existing Short-Term Rental at 36 Broadway, Saranac Lake, NY 12983 (Tax Map Parcel #447.69-7-22).

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

## **Board Action**

Application of: Kenneth Weissberg, Special Use Permit for a Pre-Existing Short-Term Rental at 36 Broadway, Saranac Lake, NY 12983 (Tax Map Parcel #447.69-7-22).

Jackson asked if this was a single permit. Glynn clarified that it involves two separate permits for two distinct STR units but was reviewed under one application. Cantwell-Jackson confirmed that this was not a new STR, to which Glynn responded that the use was pre-existing.

- Motion to issue a negative declaration for purposes of SEQR  
Motion: Domenico seconded by: Cantwell-Jackson  
Weber asked for a Roll Call Vote.  
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions  
Motion: Domenico seconded by: Cantwell-Jackson  
Weber asked for a Roll Call Vote.  
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes. All in favor, declaration moved.
- Motion to approve Special Use Permit for Pre-Existing Short-Term Rental  
Motion: Jackson seconded by: Cantwell-Jackson  
Weber asked for a Roll Call Vote.  
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes. Declaration moved.

## **C. OLD BUSINESS**

- **STR LAW AMENDMENTS-** A work session will be held next week to further discuss density regulations as part of the ongoing amendments to the Village's Short-Term Rental (STR) Law. During the meeting, the Board discussed removing all exemptions to STR caps and establishing fixed cap numbers for both hosted and unhosted rentals across the entire Village. The intention is to let the density naturally distribute itself based on these overall caps, rather than setting limits by neighborhood or zone. Final decisions regarding appropriate density levels and cap figures will be determined by the Village Board.

## **D. NEW BUSINESS**

## **E. ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Cantwell-Jackson Second: Jackson

Weber asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 7:16 PM

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert

