



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, June 3, 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, Present

Dan Reilly, Present

A. Approval of Minutes

- April 1, 2025 Meeting Minutes by Domenico seconded by Cantwell-Jackson.
Jackson asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Reilly, yes; Jackson, yes; Meeting minutes approved.
- May 6, 2025 Meeting Minutes by Reilly seconded by Cantwell-Jackson.
Jackson asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Jackson, yes; Reilly, yes. Meeting minutes approved.

B. Application of: Nicholas LaScala, Site Plan Review for a CrossFit at 622 Lake Flower Avenue, Saranac Lake, NY 12983 (Tax Map Parcel #32.296-1-1.000).

The proposed project is located at the currently vacant former Radio Shack building, with the applicant in a pending lease agreement that will be finalized only upon project approval. Nick, who has operated a CrossFit gym in Lake Placid for the past 4–5 years, is seeking to relocate due to uncertainty with the current facility. The new location is expected to open by September 1, serving 80–100 members monthly and employing 2–3 staff. Occasional outdoor runs may take place 1–2 times per week behind the building, with longer events requiring coordination with the landlord and neighboring tenants. Indoor equipment can substitute for runs when necessary. Interior work will include finishing one of the two bathrooms and clearing out the existing space to install non-permanent gym equipment. The proposed signage will be smaller than the former Radio Shack sign, and no major structural changes are planned.

Public Hearing

Application of: Nicholas LaScala, Site Plan Review for a CrossFit at 622 Lake Flower Avenue, Saranac Lake, NY 12983 (Tax Map Parcel #32.296-1-1.000).

Motion to open the public hearing by Weber Second: Reilly

Jackson asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; Reilly, yes. All in favor, public hearing opened.

- Motion to close the public hearing by Cantwell-Jackson Second: Reilly

Jackson asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; Reilly, yes. All in favor, public hearing closed.

Board Action

Application of: Nicholas LaScala, Site Plan Review for a CrossFit at 622 Lake Flower Avenue, Saranac Lake, NY 12983 (Tax Map Parcel #32.296-1-1.000).

Domenico raised a few points regarding the proposed signage, asking whether the final review had been submitted to Katrina and inquiring about its design, whether it would be internally lit or use bubble letters. Katrina clarified that the sign must meet Village regulations, and Nick noted it would be similar in size and style to the existing Radio Shack sign. The sign will need to conform to code, and Nick will work with Katrina, the Community Development Director, to ensure compliance. Domenico also commented that the business would bring a substantial increase in traffic. Nick acknowledged this, stating that while there is currently little to no activity at the site, the expected class sizes would result in approximately 8–15 cars at a time, which he believes the parking lot can accommodate.

- Motion to issue a negative declaration for purposes of SEQR

Motion: Domenico seconded by: Reilly

Jackson asked for a Roll Call Vote.

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

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

Motion: Weber seconded by: Cantwell-Jackson

Jackson asked for a Roll Call Vote.

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

- Motion to approve Site Plan Review for a CrossFit at 622 Lake Flower Avenue

Motion: Cantwell-Jackson seconded by: Weber

Jackson asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; Reilly, yes. Declaration moved.

C. OLD BUSINESS

D. NEW BUSINESS

E. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Reilly Second: Domenico

Jackson asked for a Roll Call Vote.

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

Meeting was officially adjourned at 5:21 PM

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert