



# Village of Saranac Lake

Community Development Department

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## DEVELOPMENT BOARD

### MEETING AGENDA 5:00PM

TUESDAY, September 2, 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

Rick Weber, Present

Meg Cantwell-Jackson, Present

Dan Reilly, Present

### A. Approval of Minutes

- July 8, 2025 Meeting Minutes by Reilly, seconded by Weber  
Weber asked for a Roll Call Vote.  
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Reilly, yes. Meeting minutes approved.
- August 5, 2025 Meeting Minutes by Cantwell-Jackson, seconded by Domenico  
Weber asked for a Roll Call Vote.  
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Reilly, yes. Meeting minutes approved.

### B. Application of: Lake Colby, LLC, Minor Subdivision for Tax Map #: 446.43-1-3.100

The applicant is proposing to subdivide a parcel located along Route 86 for future use. The existing storage facility is situated entirely on one lot, with half of the property located within the Village and the other half in the Town of Harrietstown. The sidewalk lies within the NYS DOT right-of-way. Currently, the parcel includes a gravel edge, with the blacktop running diagonally across the lot. The rear portion of the property quickly transitions into vegetated, elevated terrain.

### Public Hearing

Public Hearing for the Application of: Lake Colby LLC, Minor Subdivision for Tax Map #: 446.43-1-3.100

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

hearing closed.

### Board Action

- Application of: Lake Colby, LLC, Minor Subdivision for Tax Map #: 446.43-1-3.100
  - Motion to issue a negative declaration for purposes of SEQR  
Motion: Reilly seconded by: Cantwell-Jackson  
Weber asked for a Roll Call Vote.  
Roll Call: Domenico, yes; Weber, yes; Cantwell-Jackson, yes; Reilly, yes. All in favor, declaration moved.
  - Motion to find the project in conformance with LWRP policy standards and conditions  
Motion: Cantwell-Jackson seconded by: Reilly  
Weber asked for a Roll Call Vote.  
Roll Call: Domenico, yes; Weber, yes; Cantwell-Jackson, yes; Reilly, yes. All in favor, declaration moved.
  - Motion to approve Minor Subdivision  
Motion: Cantwell-Jackson seconded by: Domenico  
Weber asked for a Roll Call Vote.  
Roll Call: Domenico, yes; Weber, yes; Cantwell-Jackson, yes; Reilly, yes. Declaration moved.

**C. Application of:** Rob Carr, Special Use Permit for a hosted Short-Term Rental at 165 Neil Street, Saranac Lake, NY 12983. (Tax Map #446.76-3-12)

The applicant initially planned to place a prefabricated unit at the rear of the property. However, after consultation with the Community Development Director, it was determined that the lot configuration results in the property having two front yards, which prohibits the placement of an accessory unit.

The applicant currently has an existing structure on the property that could be converted into a small short-term rental unit, with the potential for future long-term rental use. The applicant has been interested in investing in this structure for several years. A basic floor plan has been submitted, showing the layout. Parking will be accommodated in the existing large driveway, which provides ample space. Utilities would be drawn from the applicant's property.

The structure is located in a private, quiet area with minimal potential disturbance to neighbors. The applicant has previously operated Airbnbs and is familiar with the requirements. The existing building is currently used as a garden shed and does not have interior partitions, but the proposal includes adding a full bathroom, kitchen, and other necessary amenities. The applicant has delayed investment until receiving approval.

### Public Hearing

Public Hearing for the Application of: Rob Carr, Special Use Permit for a hosted Short-Term Rental at 165 Neil Street, Saranac Lake, NY 12983. (Tax Map #446.76-3-12)

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

### Board Action

- Application of: Rob Carr, Special Use Permit for a hosted Short-Term Rental at 165 Neil Street, Saranac Lake, NY 12983. (Tax Map #446.76-3-12)
  - Motion to issue a negative declaration for purposes of SEQR  
 Motion: Reilly seconded by: Cantwell-Jackson  
 Weber asked for a Roll Call Vote.  
 Roll Call: Domenico, yes; Weber, yes; Cantwell-Jackson, yes; Reilly, 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: Domenico, yes; Weber, yes; Cantwell-Jackson, yes; Reilly, yes. All in favor, declaration moved.
  - Motion to approve Special Use Permit for a hosted Short-Term Rental with conditions a building permit is received within a year and a certificate of occupancy is obtained.  
 Motion: Domenico seconded by: Weber  
 Weber asked for a Roll Call Vote.  
 Roll Call: Domenico, yes; Weber, yes; Cantwell-Jackson, yes; Reilly, yes. Declaration moved.

#### **D. OLD BUSINESS**

- Status of Development Code Updates – Scheduled for October 14 at 5pm

#### **E. NEW BUSINESS**

#### **F. ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Reilly Second: Cantwell-Jackson

Weber asked for a Roll Call Vote.

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

Meeting was officially adjourned at 5:49 pm.

Meeting Minutes prepared by; Community Development Administrative Assistant, Bayle Reichert