



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD

MEETING AGENDA 5:00PM

Wednesday, October 15, 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:

Tim Jackson, Present

Meg Cantwell-Jackson, Present

Dan Reilly, Present

Kt Stiles, Alternate, Present

A. Approval of Minutes

- October 7, 2025 Meeting Minutes, no vote.

B. Application of: Hex and Hop, Inc. Site Plan Review for a Brew Pub at 15 Brandy Brook Avenue, Saranac Lake, NY 12983 (Tax Map# 32.215-1-5.100)

Public Hearing

Public Hearing for the Application of: Hex and Hop, Inc. Site Plan Review for a Brew Pub at 15 Brandy Brook Avenue, Saranac Lake, NY 12983 (Tax Map# 32.215-1-5.100)

Colleen Lock, owner of Kids R Us, expressed safety concerns about the proximity of the proposed brew pub to her childcare center, citing heavy traffic and parking issues during afternoon hours.

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

Board Action

Application of: Hex and Hop, Inc. Site Plan Review for a Brew Pub at 15 Brandy Brook Avenue, Saranac Lake, NY 12983 (Tax Map# 32.215-1-5.100)

Ethan Mieksel, Hex and Hop Owner, noted that he submitted an application to the State Liquor Authority and received one comment regarding loan information, after which he will obtain conditional approval. Development Board member Dan Reilly inquired about parking, and Mieksel explained that access will be from the east side of the building, with nine parking spaces including

one accessible spot, as well as designated areas for bikes and snowmobiles. LaBella Consulting representative Matt Rogers recommended adding signage and striping for parking spaces and obtaining a written agreement from the owner of 25 Brandy Brook Avenue, Dr. Stuart Stevens, to ensure access. He suggested that visitor parking be limited to designated areas unless written permission is obtained. Mieksel stated that he spoke with Stevens on August 22nd and expects to secure a letter confirming access. Development board members Meg Cantwell-Jackson inquired about Rail Trail lighting and dumpster screening. Mieksel responded that a fence will be installed around the dumpster, and a bright light will be added to the side of the barn to illuminate the Rail Trail entrance area. The board also recommended adding fencing or landscaping near the outdoor seating area and a physical barrier, such as planters or flowers, between the seating and parking areas for safety.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Reilly seconded by: Stiles
Jackson asked for a Roll Call Vote.
Roll Call: Reilly, yes; Jackson, yes; Stiles, yes; Cantwell-Jackson, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Reilly seconded by: Cantwell-Jackson
Jackson asked for a Roll Call Vote.
Roll Call: Reilly, yes; Jackson, yes; Stiles, yes; Cantwell-Jackson, yes. All in favor, declaration moved.
- Motion to approve with the following contingencies of Site Plan Review at 15 Brandy Brook Avenue. Upon receiving letter from owner of 25 Brandy Brook granting approval of use of right away and access to property. If unable to receive letter from owner of 25 Brandy Brook, come back to board with an alternate plan. Handicap ramp on eastern side of 3 Brandy Brook to remain as is. Adding signs and lines on parking spots. Adding a 6 ft tall, solid fence between properties along the northwest corner of lot 3 Brandy Brook. Include a screened dumpster. Operating hours stay as follows: Weekdays (M-F) 4:30 pm-9 pm. Weekends (Sat-Sun) 11 am-10 pm. Receive approval letter from the Liquor Authority.
Motion: Stiles seconded by: Reilly
Jackson asked for a Roll Call Vote.
Roll Call: Reilly, yes; Jackson, yes; Stiles, yes; Cantwell-Jackson, yes. Declaration moved.

C. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Cantwell-Jackson Second: Stiles

Jackson asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:12 pm.

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert