



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, MARCH 3, 2026

ATTENDANCE

Development Board Members:

Bill Domenico, Present

Tim Jackson, Present

Meg Cantwell-Jackson, Present

A. Approval of Minutes

- February 3, 2026 Meeting Minutes Tabled.

B. Application of: Alpine Agronomy, Amendment to Special Use Permit, removal of exterior fence and repositioning of HVAC equipment at 245 Broadway, Suites 1 and 2, Saranac Lake, NY 12983. (Tax Map Parcel #446.60-9-2.100).

Chase Schulyer, the applicant, had a site plan approval in 2023. The proposed HVAC units and fence enclosure was located on the east side of the building, with the original site plan approval. After the site plan approval, the HVAC units were moved to the back of the building, and the fenced enclosure was no longer needed. Applicant is approaching the Development Board for a site plan amendment.

Public Hearing

Alpine Agronomy, Amendment to Special Use Permit, removal of exterior fence and repositioning of HVAC equipment at 245 Broadway, Suites 1 and 2, Saranac Lake, NY 12983. (Tax Map Parcel #446.60-9-2.100).

- Motion to open the public hearing by Domenico Second: Cantwell-Jackson

Jackson asked for a Roll Call Vote.

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

Bonnie Krasher, a neighbor at 318 Ampersand Ave, spoke in opposition to the project.

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

Jackson asked for a Roll Call Vote.

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

Board Action

Alpine Agronomy, Amendment to Special Use Permit, removal of exterior fence and repositioning of HVAC equipment at 245 Broadway, Suites 1 and 2, Saranac Lake, NY 12983. (Tax Map Parcel #446.60-9-2.100).

Domenico stated that the entire complex is preexisting and nonconforming, and that the building does not present well along Ampersand Avenue. The applicant responded that he plans to make improvements to the front of the building, including several upgrades and general exterior maintenance.

The applicant stated that he would be comfortable adding screening between the trees and the units on the backside of the building. Zach Peltier, CEO, noted that there is approximately three feet between the heat pumps and the trees.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Domenico seconded by: Cantwell-Jackson
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Jackson seconded by: Domenico
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.
- Motion to approve the Site Plan Amendment with the contingency that a 4-foot-high solid screening fence be installed on either side of the tree line, extending from the southeast end of the building to the end of the HVAC units.
Motion: Cantwell-Jackson seconded by: Domenico
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.

C. Application of: Eric Stevens, timeline extension of two area variances (front and rear setbacks) at 12 Cortez Lane, Saranac NY 12983. Tax Map Parcel #32.295-1-10.000

Board Action

Application of: Eric Stevens, timeline extension of two area variances (front and rear setbacks) at 12 Cortez Lane, Saranac NY 12983. Tax Map Parcel #32.295-1-10.000

Domenico commented that this could potentially be handled as an administrative approval through the Community Development Director. Glynn noted that she had consulted with Matt Rogers, and it was his recommendation to bring the matter before the board.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Cantwell-Jackson seconded by: Domenico
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-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
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.
- Motion to approve timeline extension for two years.
Motion: Cantwell-Jackson seconded by: Domenico
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.

D. OLD BUSINESS

E. NEW BUSINESS

LWRP Consistency review for revised Local Law

- Motion to find the Development Code Amendments consistent with the LWRP
Motion: Jackson seconded by: Domenico
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.

Short Term Rental Recommendation

- Motion to recommend issuing 10 Short-Term Rental permits for 2026, consisting of 7 hosted permits and 3 unhosted permits.
Motion: Cantwell-Jackson seconded by: Domenico
Jackson asked for a Roll Call Vote.
Roll Call: Domenico, yes; Jackson, yes; Cantwell-Jackson, yes.
All in favor, declaration moved.

F. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Domenico Second: Cantwell-Jackson

Jackson asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:01 PM

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert