



# Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294

Phone: (518) 891 – 4150

Fax: (518) 891 – 1324

Web Site: [www.saranaclakeny.gov](http://www.saranaclakeny.gov)

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## DEVELOPMENT BOARD

### MEETING MINUTES

5:00PM

TUESDAY, JUNE 9, 2026

This meeting was held in the Village Board Room and also viewed through ZOOM

Enter at the side door of the building, 39 Main Street

<https://us02web.zoom.us/j/5184919884?pwd=Nk5lSVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

### ATTENDANCE

#### Development Board Members:

Bill Domenico, Chair, Absent

Maeghan Farnham, Present

Keith Murphy, Present

Dan Reilly, Absent

Kt Stiles, Vice Chair, Present

#### • Approval of Minutes

June 2, 2026 Meeting Minutes by Farnham, seconded by Murphy  
Stiles asked for a Roll Call Vote.

Roll Call: Farnham, yes; Stiles, yes; Murphy, yes.

Meeting minutes approved.

**Application of:** Site Plan Review for a single-family residence at Lot 18 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.29-1-31.200)

The applicant stated that the proposal is for a 1.5-story single-family home. The applicant recently received an updated survey of the property. They noted that the project has been a carefully considered and thoughtfully planned process, particularly due to the site's location.

#### Public Hearing

Site Plan Review for a single-family residence at Lot 18 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.29-1-31.200)

- Motion to open the public hearing by Farnham Second: Murphy

Stiles asked for a Roll Call Vote.

Roll Call: Farnham, yes; Stiles, yes; Murphy, yes. All in favor, public hearing opened.

Neighbor Martin Rowley asked for clarification regarding the application, stating that he was not aware of the proposal and wanted to better understand the project.

Glynn, Community Development Director, explained that the property is located in a zoning district where development requires site plan review for lot size approval. As a result, the applicant must obtain

Development Board approval before proceeding. Glynn noted that this level of review is specific to the zoning district and is not typically required in other zones.

Rowley stated that he had no objection to the project and attended the meeting simply to stay informed as a member of the neighborhood.

- Motion to close the public hearing by Farnham Second: Murphy  
Stiles asked for a Roll Call Vote.  
Roll Call: Farnham, yes; Stiles, yes; Murphy, yes. All in favor, public hearing closed.

#### Board Action

Site Plan Review for a single-family residence at Lot 18 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.29-1-31.200)

The board made note that the proposed home is located outside of the 15% slope area and that sediment and erosion control measures have been incorporated into the project plans.

Murphy commented that he had no concerns with the application. Chairman Farnham asked Zach Peltier, Code Enforcement Officer, whether he had any concerns regarding the project. Peltier responded that he had no specific issues with the proposal.

- Motion to issue a negative declaration for purposes of SEQR  
Motion: Farnham seconded by: Murphy  
Stiles asked for a Roll Call Vote.  
Roll Call: Farnham, yes; Stiles, yes; Murphy, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions  
Motion: Farnham seconded by: Murphy  
Stiles asked for a Roll Call Vote.  
Roll Call: Farnham, yes; Stiles, yes; Murphy, yes. All in favor, declaration moved.
- Motion to approve Site Plan application  
Motion: Farnham seconded by: Murphy  
Stiles asked for a Roll Call Vote.  
Roll Call: Farnham, yes; Stiles, yes; Murphy, yes. All in favor, declaration moved.

- **OLD BUSINESS**

- **NEW BUSINESS**

- **ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Farnham Second: Murphy

Stiles asked for a Roll Call Vote.

Roll Call: Farnham, yes; Stiles, yes; Murphy, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 5:21 PM.