



Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, JUNE 2, 2026

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=Nk5lSVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

ATTENDANCE

Development Board Members:

Bill Domenico, Chair, Present

Maeghan Farnham, Present

Keith Murphy, Present

Dan Reilly, Present

Kt Stiles, Alternate, Present

• Approval of Minutes

- April 14, 2026 Meeting Minutes by Stiles, seconded by Reilly
Domenico asked for a Roll Call Vote.
Roll Call: Reilly, yes; Domenico, yes; Stiles, yes.
Meeting minutes approved.

Application of: Little Lupine Canine Retreat, Kayle Staves, Use Variance Application for a Kennel at 25 Brandy Brook Ave, Saranac Lake, NY 12983 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.215-1-5.200).

Applicant Kayle Staves stated that the facility would be operated with consideration for neighboring properties. She explained that she serves as caretaker of the property and holds power of attorney for her grandfather, Stewart Stevens.

Due to difficulties finding a veterinarian for the area, the proposal is for a dog boarding and daycare facility rather than letting it sit empty. She noted that a veterinary practice could be considered in the future if the opportunity arises. The business would initially be operated by Ms. Staves and her husband, with additional staff hired as needed.

Public Hearing

Little Lupine Canine Retreat, Kayle Staves, Use Variance Application for a Kennel at 25 Brandy Brook Ave, Saranac Lake, NY 12983 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.215-1-5.200).

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

hearing opened.

- Motion to close the public hearing by Stiles Second: Farnham

Domenico asked for a Roll Call Vote.

Roll Call: Farnham, yes; Reilly, yes; Domenico, yes; Stiles, yes; Murphy, yes. All in favor, public hearing closed.

Board Action

Little Lupine Canine Retreat, Kayle Staves, Use Variance Application for a Kennel at 25 Brandy Brook Ave, Saranac Lake, NY 12983 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.215-1-5.200).

Domenico commented that the definition of a kennel differs from what the applicant is proposing. The applicant stated that basic bathing services would be offered, but no certified grooming. Domenico suggested the Board could consider approving the use under the kennel definition while excluding the animal breeding component. He noted that the proposal is similar to the property's previous use, including overnight stays.

Reilly stated that the Board could approve the request as an extension of the current use and noted that the applicant could return to the Board in the future if veterinary services were reintroduced.

The applicant explained that the operation is intentionally small-scale to reduce stress on the dogs and would feature home-style suites rather than a traditional kennel environment.

Discussion centered on whether the proposed use should be classified as a veterinary practice or a kennel. Glynn asked consultant Matt Rogers what would be required if the use classification remained unchanged. Rogers responded that if the veterinary use was temporarily inactive while searching for a veterinarian, that would be one matter; however, if the use is solely boarding, it would be difficult to classify it as a veterinary practice. Murphy agreed and stated he would be more comfortable classifying the use as a kennel without breeding.

Murphy asked about the existing fencing and fire and smoke alarm systems. The applicant stated that she intends to maintain the double stockade fence, make improvements where needed, and has discussed the alarm systems with Zach.

Stiles commented that the applicant had clearly explained the proposed use and stated she was comfortable with the continuation of the operation under a different business name.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Reilly seconded by: Murphy
Domenico asked for a Roll Call Vote.
Roll Call: Farnham, yes; Reilly, yes; Domenico, yes; Stiles, yes; Murphy, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Reilly seconded by: Stiles
Domenico asked for a Roll Call Vote.
Roll Call: Farnham, yes; Reilly, yes; Domenico, yes; Stiles, yes; Murphy, yes. All in favor, declaration moved.
- Motion to approve Use Variance application with the conditions that any and all new fencing should remain stockade or similar style to existing fence, and Kennel will not be

used for breeding.

Motion: Murphy seconded by: Stiles

Domenico asked for a Roll Call Vote.

Roll Call: Farnham, yes; Reilly, yes; Domenico, yes; Stiles, yes; Murphy, yes. All in favor, declaration moved.

- **OLD BUSINESS**

- **Marijuana Law** – Recommendation to move forward with state requirements with distance to schools and houses of worship. Recommendation not to move forward with the restriction of distance from youth facilities, a stipulation that would go beyond state requirements..
- **Special Use Permit process/STR Law** – Recommendation of 1 year to be consistent with the timeframe of building permits
- **Article 3, Section 106-9 & 106-10: Administrative Review and Procedure of Administrative Approval, Section 106-11: Notice of Decision by Director/ Development Board** – Recommendation that applicants must mail out public notices to the mailing addresses and actual addresses within the 200ft radius of a project. Owner of the project building must notify any tenants through certified mail.

- **NEW BUSINESS**

- **ADJOURNMENT**

Motion to adjourn the meeting.

Motion: Reilly Second: Murphy

Domenico asked for a Roll Call Vote.

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

Meeting was officially adjourned at 6:36 PM.