Village of Saranac Lake

Community Development Department

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DEVELOPMENT BOARD
MEETING AGENDA
5:00 PM – Board Meeting
TUESDAY, DECEMBER 1, 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=Nk5ISVZQNjgvbS9tbitMZG93M2xZUT09
Meeting ID: 518 491 9884
Passcode: 704556

- **Approval of Minutes from November 11, 2026**
- **General Public Comment**

Application of: Adirondack Park Agency, 1–3 Main Street, Saranac Lake, NY 12983 (Tax Map Parcel #458.21-2-1)

Ricky Adams (Suozzo, Doty & Associates) will speak on behalf of the project with any updates as they relate to the requests from the Development Board.

SEQRA Review/ Potential Board Action – Area Variances and Site Plan
Complete review of Environmental Assessment Form Parts 2 and 3.

Continued Public Hearing — Area Variances
Continuation of the public hearing opened at the October 19, 2026 meeting regarding area variances for a retaining wall, front yard setback, and parking in the front yard.

Following receipt of additional public comments, consideration of closing the hearing if a Negative Declaration has been issued and the hearing record is complete. Otherwise, consideration of continuing the hearing to a specified subsequent meeting date.

Area Variance Review / Potential Board Action
If SEQRA review is complete and the public hearing is closed, consideration of the requested area variances and associated findings.

Site Plan Review / Completeness Review / Potential Scheduling of Public Hearing
Review and general discussion of the site plan application for interior/exterior renovation of the existing onsite building and construction of a new three-story building, including a retaining wall. Review of submitted materials and identification of any additional information or revisions needed.

Old Business

Warren Churco — Special Use Permit Application for Two Hosted Short-Term Rentals
45 Grove Street, Saranac Lake, NY 12983 (Tax Map Parcel No. 32.150-3-4.000)
Resume review of the tabled application and consider a resolution denying it based on the 200-foot separation requirement in Village Code § 106-104.3(B)(1).

Draft Development Board Public Comment Guidelines. Review the draft Public Comment Guidelines and schedule a public hearing to receive public input pursuant to Village Code § 106-109(A).

New Business

- **BOARD DISCUSSION**
- **ADJOURNMENT**