



**Lake Placid Village, Inc.
Regular Board Meeting Minutes
Monday, March 16, 2026**

Minutes of the Lake Placid Village Board of Trustees Regular Meeting held on the above date at 5:00 pm in the Board Room on the first floor of the Municipal Hall, 2693 Main Street, Lake Placid, NY and via videoconferencing.

Present:	Art Devlin	Mayor (via videoconference)
	Jackie Kelly	Deputy Mayor/Trustee
	Katie Brennan	Trustee
	Marc Galvin	Trustee
	Andrew Quinn	Trustee
	Anita A. Estling	Village Clerk
	Mindy Goddeau	Village Treasurer
	Janet Bliss	Village Attorney

Others:	Bill Billerman
	Rick Preston
	Emily Politi
	Norm Aamodt
	Kim Hartman
	Corey Folta
	Rebecca
	JQ Public
	Meeting Assistant
	13 additional

Mayor Devlin opened the Board Meeting at 5:00 pm and presided over the meeting starting with the Pledge of Allegiance.

Clerk Items

REGULAR BOARD MEETING MINUTES – MARCH 2, 2026

Resolution #39 - 2026

On motion by Trustee Galvin, seconded by Trustee Kelly the Board duly resolved as follows: -

To table the Regular Board Meeting Minutes for March 2, 2026, as presented by the Village Clerk to such time as a quorum of that meeting's attendees are present.

Trustee Brennan, Trustee Galvin and Trustee Kelly voted AYE
Trustee Quinn ABSTAINED

SHORT ENVIRONMENTAL ASSESSMENT FORM

Resolution #40 – 2026

On motion by Trustee Kelly, seconded by Trustee Brennan the Board duly resolved as follows: -

The Board went through Part 2 of the SEQR Short Environmental Assessment Form as to the proposed Land Use Code Amendments, and found no “moderate to large impacts”, and on that basis the Board adopts a negative declaration for purposes of SEQR (Short EAF Parts 1, 2 and 3 are attached as ATTACHMENT A.)

Roll Call Vote:

Deputy Mayor Kelly: AYE

Trustee Galvin: AYE

Trustee Quinn: AYE

Trustee Brennan: AYE

Mayor Devlin: AYE

LOCAL LAW 2026-1, LOCAL LAND USE CODE

Prior to a vote, Deputy Mayor Kelly made the following statement: This Local Law number 1 includes four amendments that cover accessory dwelling units, temporary workforce housing, political and personal signage, and special event venues. Over the past several months, the Joint Land Use Committee, made up of representatives from the Town, the Village and our community, diligently debated issues and developed what we believe is a fair and balanced solution. A public hearing was held on November 17, with a comment period open until November 24. There was an additional information session held on January 15. In developing the Special Event Permit, the committee recognized that there is a desire for this type of venue in the community. At the same time, property owners rent their residences for large outdoor events and are currently doing so in a way that is not permitted under the Land Use Code, as there are no provisions in the Rural

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

Countryside District that allow for this type of activity. Local Law Number 1 addresses a gap by creating a Special Event Permit, allowing a modest expansion of a use that is currently prohibited in the Rural Countryside District, while establishing clear regulations to protect neighbors and preserve the character of the area. The goal of this law is balanced, acknowledging what is already occurring, while assuring it is done responsibly and within the framework of our code. Thank you to the members of the Joint Land Use Committee and to the community members who contributed time and perspective to this process.

Resolution #41 - 2026

On motion by Trustee Galvin, seconded by Trustee Brennan the Board duly resolved as follows: -

To approve Proposed Local Law 1-2024, amending the Village of Lake Placid/Town of North Elba Land Use Code (see ATTACHMENT B.)

Trustee Kelly, Trustee Brennan, Trustee Galvin and Mayor Devlin voted AYE
Trustee Quinn ABSTAINED

COMPREHENSIVE PLAN 2026

Resolution #42 - 2026

On motion by Trustee Kelly, seconded by Trustee Galvin, the Board duly resolved as follows: -

To approve the Comprehensive Plan for 2026 as presented.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

NEW YORK POWER AUTHORITY AGREEMENT

Resolution #43 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

WHEREAS, the Lake Placid Village Electric, a member of the Municipal Electric Utilities Association of New York State (“MEUA”) and a preference power customer of the New York Power Authority (“NYPA”), receives electricity from the Niagara Power Project operated by NYPA, and

WHEREAS, the MEUA, in response to receiving notice of NYPA’s intention to increase its customer rates for said preference power to cover its increasing costs, has negotiated, on behalf of its members, certain amendments to the existing long-term agreement with NYPA that governs the terms and conditions upon which said preference power is delivered, said amendments being embodied in the Agreement for the Sale of

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

Niagara Project Wholesale Power and Energy that has been presented to this board for consideration (“Agreement”).

NOW THEREFORE, IT IS HEREBY RESOLVED by the Village Board of the Lake Placid Village Electric that it is in the best interest of the Lake Placid Village Electric to approve the negotiated amendments, and as such, said amendments and the Agreement are hereby approved, and it is hereby further

RESOLVED that Mayor Art Devlin be, and hereby is authorized to execute said Agreement for the Sale of Niagara Project Wholesale Power and Energy on behalf of the Lake Placid Village Electric.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

ESSEX COUNTY EARLY VOTING LOCATION AGREEMENT

Resolution #44 - 2026

On motion by Trustee Kelly, seconded by Trustee Galvin the Board duly resolved as follows: -

To approve Mayor Devlin to sign the Beach House Agreement with Essex County Board of Elections for their use of the Beach House for early voting during the primary and general election.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

NAME OF TUSCARORA TRAIL

Resolution #45 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows:-

To confirm the name of the private road off Cherokee Way is Tuscarora Trail, as stated on Google Maps and recognized by the Lake Placid Fire Department. There is no material change to this road.

Trustee Kelly, Trustee Galvin and Trustee Brennan voted AYE
Trustee Quinn voted NAY

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

REQUEST FOR QUALIFICATIONS

Resolution #46 - 2026

On motion by Trustee Quinn, seconded by Trustee Kelly, the Board duly resolved as follows: -

To approve posting a Request for Qualifications for Architectural and Engineering Professional Services for the NYS Environmental Facilities Corporation Clean Water State Revolving Fund (CWSRF) 2025 – Engineering Planning Grant (EPG) #119568.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

NYS RETIREMENT SYSTEM RESOLUTION

Resolution #47 - 2026

On motion by Trustee Brennan, seconded by Trustee Kelly, the Board duly resolved as follows: -

That the Village of Lake Placid established standard work days for Trustee and Village Attorney and will report the officials to the New York State and Local Retirement based on their record of activities.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

NYCOM ANNUAL MEETING, MAY 13 – 15, 2026, BOLTON LANDING, NY

Resolution #48 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve Mayor Devlin and any interested trustees to attend the NYCOM Annual Meeting, May 13 – 15, 2026 in Bolton Landing, New York, with all related expenses paid for by the Village.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

PERMA ANNUAL MEMBER CONFERENCE, MAY 14 – 15, 2026, VERONA, NY

Resolution #49 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve Chief Dobson and Clerk Estling to attend the PERMA Annual Membership Conference, May 14 – 15, 2026 in Verona, New York, with all related expenses paid for by the Village.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

NY RURAL WATER CONFERENCE, MAY 17 – 18, 2026, VERONA, NY

Resolution #50 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve Dennis Lawrence, Jereme Blinn, Tim Manning, Lawrence Wood, Tom Van Benschoten, Jason Endries and Mike Goddeau to attend the New York Rural Water Conference, May 17 – 18, 2026 in Verona, New York, with all related expenses paid for by the Village.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

NYS ASSOCIATION OF CHIEFS OF POLICE TRAINING CONFERENCE, MAY 18 – 21, 2026, LAKE PLACID, NY

Resolution #51 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve Chief Dobson and Assistant Chief Strack to attend the NYS Association of Chiefs of Police Training Conference, May 18 – 21, 2025 in Lake Placid, New York, with all related expenses paid for by the Village.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

NYCOM TEMPORARY MUNICIPAL ASSISTANCE RESOLUTION

Resolution #52 - 2026

On motion by Trustee Kelly, seconded by Trustee Quinn, the Board duly resolved as follows: -

WHEREAS, Governor Kathy Hochul released her 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years; and

WHEREAS, these additional investments reflect a recognition that New York's strength begins in its cities, villages, and towns, and that a strong state-local partnership is essential to delivering the services, infrastructure, public safety, and quality of life that residents expect and deserve; and

WHEREAS, local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs, while striving to provide relief to taxpayers amid a rising cost of living; and

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

WHEREAS, NYCOM Executive Director Barbara Van Epps, along with mayors from across the State, testified at the Local Government Joint Budget Hearing in Albany, advocating for increased unrestricted aid and a strengthened state-local partnership; and

WHEREAS, the additional \$100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential services for residents;

NOW, THEREFORE, BE IT RESOLVED, that the Lake Placid Village applauds Governor Hochul for recognizing the importance of investing in local governments and for reaffirming her commitment to strengthening New York's cities and villages; and

BE IT FURTHER RESOLVED, that the Lake Placid Village urges the New York State Legislature to include, at a minimum, this additional \$100 million in Temporary Municipal Assistance in the adopted state budget; and

BE IT FURTHER RESOLVED, that the Lake Placid Village calls upon the Governor and the State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York's local governments; and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to the Governor, the Temporary President of the Senate, the Speaker of the Assembly, and the members of the State Legislature representing Lake Placid Village.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

TAXI DRIVER, BOWEN

Resolution #53 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve Robert Bowen for a taxi operator renewal in Lake Placid Village for 2026.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

PARADE OF PORSCHES, JUNE 20, 2026

Resolution #54 - 2026

On motion by Trustee Kelly, seconded by Trustee Brennan, the Board duly resolved as follows: -

To approve the Parade of Porsches event as presented to the Board and Chief Dobson for traveling through Lake Placid Village on June 20, 2026.

Trustee Brennan, Trustee Galvin, Trustee Quinn and Trustee Kelly voted AYE

Treasurer Items

WARRANT AFFIDAVIT #16 – 2025-26

Resolution #55– 2026

On motion offered by Trustee Brennan, seconded by Trustee Galvin, the Board duly resolved as follows:-

To approve the payment of Warrant Affidavit #16 – 2025-26 as submitted by the Village Treasurer and reviewed by Trustee Kelly. The affidavit is included below:-

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

LAKE PLACID VILLAGE, INC.

2693 Main Street, Lake Placid, New York 12946
Phone: 518-523-9952, Fax: 518-523-1362
www.villageoflakeplacid.ny.gov

AFFIDAVIT #16 2025-2026

We, the undersigned, acting as a Board of Auditors to the Village of Lake Placid, NY
do approve that the Village Treasurer is authorized to issue checks as per the presented
and approved Warrant and is also authorized to make the following transfers as listed
Below based on the warrants approved at the Board Meeting on **March 16, 2026**

Checks and bank drafts for 03/03/2026-03/16/2026 for Fiscal Year 2025-2026:
Check #'s 68247-68313

<u>TOTAL WARRANT OF ITEMS PRESENTED</u>	\$	417,022.09
PLUS: UTILITY REFUND CKS =	\$	1,439.68
<u>TOTAL WARRANT AND REFUNDS</u>	\$	418,461.77
GENERAL (A1) FUND: A1-0001-0200	-\$	140,371.38
HUD REVOLVING LOAN (CM) 0001-0200	-\$	0.00
ELECTRIC (EE) FUND: EE-0001-0200	-\$	190,867.99
WATER (FX) FUND: FX-0001-0200	-\$	32,452.76
SEWER (G3) FUND: G3-0001-0200	-\$	53,329.96
CAPITAL (H8) FUND: H8-0001-0200	-\$	0.00
TRUST & AGENCY (TA): TA-0001-0200	-\$	0.00

Date: March 16, 2026

_____, Mayor
_____, Trustee
_____, Trustee
_____, Trustee
_____, Trustee
Audit Review by: Joseph Kelly Board Member Date: 3/13/2026
Attest: Amber A. Esty Village Clerk

Trustee Brennan, Trustee Galvin and Trustee Kelly voted AYE

Members of the public were invited to speak.

Lake Placid Village, Inc.
Regular Board Meeting
Monday, March 16, 2026

EXECUTIVE SESSION

Resolution #56 - 2026

On Motion made by Trustee Kelly seconded by Trustee Brennan, the Board duly resolved as follows:

To enter into executive session to discuss litigation at 5:22 p.m.

Trustee Quinn, Trustee Kelly, Trustee Brennan and Trustee Galvin voted AYE

RETURN TO REGULAR SESSION

Resolution #57 - 2026

On motion made by Trustee Galvin, seconded by Trustee Kelly, the Board duly resolved as follows:

To conclude the executive session of the Board Meeting at 5:31 pm.

Trustee Quinn, Trustee Kelly, Trustee Brennan and Trustee Galvin voted AYE

ADJOURNMENT

With no further business to come before the Board, a motion to adjourn was made by Trustee Quinn, seconded by Trustee Kelly and the meeting was adjourned at 5:35 pm.

Respectfully submitted,

A handwritten signature in cursive script, reading "Anita A. Estling".

Anita A. Estling
Village Clerk

Short Environmental Assessment Form **Part 1 - Project Information**

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Land Use Code Amendments 2025							
Project Location (describe, and attach a location map): N.A. (Town-wide and Village-wide)							
Brief Description of Proposed Action: Amendments to Village of Lake Placid / Town of North Elba Land Use Code, to (1) make various 2025 amendments to the Code, and (2) add provisions related to "temporary workforce housing" and "special event venues".							
Name of Applicant or Sponsor: Town of North Elba / Village of Lake Placid		Telephone: E-Mail:					
Address: 2693 Main Street							
City/PO: Lake Placid		State: New York	Zip Code: 12946				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☐</td> </tr> </table>	NO	YES	☐	☐
NO	YES						
☐	☐						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☐	YES ☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO ☐	YES ☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

16. Is the project site located in the 100-year flood plan?

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Town of North Elba / Village of Lake Placid

Date: October 28, 2025

Signature: Derek Doty

Title: Supervisor

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Town of North Elba / Village of Lake Placid

Date: October 28, 2025

Signature: Arthur Devlin

Title: Mayor

Answer Per Question 1 of Short EAF for
Village of Lake Placid /Town of North Elba Zoning Amendments

The intent of the proposed action is to make various amendments to the Land Use Code, and to establish new provisions related to “temporary workforce housing” and “special event venues”.

No environmental resources will be affected.

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project: _____

Date: _____

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No questions in Part 2 were answered "moderate to large impact may occur." Based on that fact, the Village Board determined that the proposed Land Use Code amendments will not result in any significant adverse environmental impacts. This is a "negative declaration" for purposes of the State Environmental Quality Review Act.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Village of Lake Placid Village Board Name of Lead Agency March 16, 2026 Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

Section 1. Land Use Code Section 2 Base Districts/Standards is hereby amended to add:

“Temporary Workforce Housing” as a Conditional Use in the Planning District of: 2.4 Town Residential (TR); 2.5 Village Residential (VR); 2.6 Village Center District (VC); 2.7 Gateway Corridor District (GC); and 2.8 Old Military Road Corridor District (OM).

“Special Event Venue” as a Conditional Use in the Planning Districts of: 2.1 Rural Countryside (RC); 2.6 Village Center District (VC); 2.7 Gateway Corridor District (GC); 2.8 Old Military Road Corridor District (OM).

Section 2: Land Use Code Section 4.2.4 (D) Accessory Dwelling Units is hereby amended in its entirety to read:

1. Up to two accessory dwelling units shall be permitted if located within, detached or attached to a single-family dwelling. Accessory dwelling units must meet the following standards:

- a. The property has sufficient wastewater capacity.
- b. Each unit does not exceed 75% of the total habitable floor area of the principal single-family dwelling and is not located in the front yard setback.
- c. Applicable setback, permeability, and parking requirements specified in this Code are met.

2. The creation of an accessory dwelling unit will require conditional use approval under section 8.0 (Review Process) if it is a conversion of an existing accessory structure (e.g. a garage) where the accessory structure is in violation of any setback.

Section 3: Land Use Code Section 5 Land Use Regulations That Apply To Development Activities Requiring Review Board Approval is hereby amended to add:

5.3.1 Table 1: Off-Street Parking Requirements

Temporary Workforce Housing	1 per 4 occupants
Special Event Venue	1 per 3 allowable guests

5.5.15 Temporary Workforce Housing

A. General Standards

1. Compliance with the New York State Uniform Fire Prevention and Building Code occupancy standards is required. Additionally:

- a. The number of occupants shall be limited to four (4) per full bathroom or the maximum number of occupants in the dwelling shall not exceed the occupancy based on habitable square footage as determined by the Code Enforcement Office. The more restrictive of these options shall be applied.

b. If the number of occupants is eleven (11) or more unrelated persons a permit from the NYS Department of Health is required.

2. The property must maintain the appearance of a residential property.

a. There shall be no signage indicating the property's use as Temporary Workforce Housing.

b. The exterior, including landscaping, must be maintained in good condition.

c. Provisions shall be made for at least weekly garbage removal during rental periods. Garbage containers shall be secured with tight-fitting covers at all times to prevent leakage, spilling, or odors, and placed where they are not clearly visible from the street or road except when awaiting pickup. Containers shall only be permitted to be visible from the street or road for 24 hours after pickup.

B. The name, address, telephone number, and email address of an owner or a contact person authorized to act on the owner's behalf, who shall be available to promptly remedy any violation shall be made publicly available. The contact person may be the owner or an agent designated by the owner to serve as a contact person. This contact person must be located within sixty (60) minutes distance by car and must be available 24 hours per day, 7 days a week.

C. The maximum number of permits in the Village Residential (VR) District is five (5).

D. In addition to information required for conditional use review, the applicant shall also submit:

1. A management plan detailing tenant monitoring and property maintenance.

2. A proposed lease template between the employer or the J-1 Visa sponsor organization

3. Documentation of compliance with the New York State Uniform Fire Prevention and Building Code occupancy standards and of habitable square footage (i.e. floorplans with dimensions).

E. Permits shall be renewed bi-annually with the Code Enforcement Office to ensure ongoing compliance with New York State Uniform Fire Prevention and Building Code and the standards set forth here.

F. If the Enforcement Officer finds a violation of the permit or of this section, the Enforcement Officer may, but is not required to, do any of the following depending on the circumstances:

1. Attach reasonable conditions to the existing temporary workforce housing permit;

2. Issue a warning or violation;

3. Suspend the temporary workforce housing permit;

4. Revoke the temporary workforce housing permit.

G. The Review Board's Conditional Use jurisdiction shall extend to Temporary Workforce Housing uses which are existing as of the filing of Local Law No. 1 of the Year 2026 (Town and Village), as well as new Temporary Workforce Housing uses proposed to be undertaken after said filing, provided that the operators of such existing uses shall have a 60-day grace period after said filing within which to

apply for approval, and provided further that the Board's criteria for approval of such existing uses shall be limited to compliance with Paragraphs A and B of this Section 5.5.15.

5.5.16 Special Event Venue

A. General Standards

1. Occupancy limits for events shall be determined on a case-by-case basis by the Review Board, under the guidance of the Code Enforcement Office. Considerations for occupancy limits shall include but are not limited to:

- a. Distance from neighboring properties.
- b. Availability of bathroom facilities, including septic capacity.
- c. Availability of parking spaces.
- d. General property characteristics (topography, lot size, etc.).

2. Parking Plan

- a. A parking plan may include a shuttle/concierge service to reduce onsite parking requirements.
- b. The parking plan cannot include parking on public or private roads, all vehicles must be contained within the property.
- c. A parking space shall have a minimum of 180 square feet in a rectangular configuration of at least 9 feet by 20 feet
- d. No new impervious surfaces shall be created to accommodate parking.

3. Event noise must be primarily contained within the property boundary.

- a. No person shall operate, play, or permit the operation of music or amplified noise in such a manner as to create unreasonable noise across a real property boundary.
- b. All non-overnight guests shall vacate the property by 9:30 p.m.
- c. All music or amplified noise shall cease by 9 p.m.

4. All event lighting shall be designed to minimize glare and light pollution. Outdoor lighting must be shielded and directed downward. All outdoor event lighting shall be turned off by 9:30 p.m.

5. The installation of temporary tents requires a permit from the Code Enforcement Office.

6. The use of fireworks is strictly prohibited.

B. The name, address, telephone number, and email address of an owner or a contact person authorized to act on the owner's behalf, who shall be available to promptly remedy any violation shall be made publicly available. The contact person may be the owner or an agent designated by the

owner to serve as a contact person. This contact person must be located within sixty (60) minutes distance by car and must be available 24 hours per day, 7 days a week.

C. Permits shall be renewed annually with the Code Enforcement Office to ensure ongoing compliance with New York State Uniform Fire Prevention and Building Code and the standards set forth here.

D. The maximum number of Special Event Venue permits allowed in the Rural Countryside (RC) District is ten (10).

E. Special Event Venues in the Rural Countryside (RC) District shall only host no more than two (2) Special Events per calendar month. A calendar month shall be defined as the period beginning on the first (1st) day of the month and ending on the thirtieth (30th) or thirty-first (31st) day of that same month, as applicable. Separate gatherings occurring on separate calendar days shall be considered separate events, even if they are related or part of a single overall occasion. Events may not be combined, aggregated, or characterized as a single event for the purpose of avoiding the monthly event limitation.

Section 4: Land Use Code Section 6 Sign Guidelines and Regulations is hereby amended as follows:

Section 6.3.4 (B)(9) "Campaign Election Signs" is deleted.

Section 6.5.9 "Home Occupation Signs" is hereby amended to include "Special Event Venue."

Section 6.5.13 "Personal Lawn Signs" is deleted.

Section 5: Land Use Code Section 10.2 Definitions is hereby amended as follows:

The following definitions shall be added:

Temporary Workforce Housing: A residential dwelling used to house unrelated individuals employed under a short-term or long-term work visa or contract, with a minimum stay of 30 consecutive days per occupant. The use typically involves multiple leases per unit or one master lease with an employer or agency. This use differs from short-term rentals and traditional single or multi-family housing.

Special Event Venue: is a property or facility used for temporary gatherings, celebrations, or similar events, including but not limited to weddings, corporate functions, and community events. Such venues are operated for commercial purposes.

The definition for "Accessory Dwelling or Accessory Dwelling Unit" is hereby amended in its entirety to read:

Accessory Dwelling or Accessory Dwelling Unit: A dwelling unit which is within or on the same premises as a principal dwelling unit, has sufficient wastewater capacity, does not exceed 75% of the total habitable floor area of the principal dwelling unit, is not located in the front yard of the lot

and meets all applicable setback, permeability and parking requirements of the Code (except in the case of accessory dwelling conversions which do not meet setback requirements, which are a Conditional Use.)

Section 6: Land Use Code Section 11 Short-Term Rentals is hereby amended as follows:

Section 11.4 (A)(3)(a) is hereby amended in its entirety to read:

Hosted Short-Term Rentals as defined in the Land Use Code Section 10 shall be permitted in all planning districts. Accessory Dwelling Units used as short-term rentals must be hosted.

Section 11.5 (A)(4) is hereby amended in its entirety to read:

Hosted Short-Term Rental: A short-term rental property in the Village of Lake Placid at which an owner of the property resides for at least 184 days per calendar year, that is the primary residence of an owner and at which an owner stays overnight during the entire term of each short-term rental of the property. There is no limit on the number of days per calendar year that a permitted Hosted Short Term Rental in the Village may be rented. Accessory Dwelling Units used as short-term rentals must be hosted.

Section 7: This local law shall take effect immediately upon filing with the New York State Department of State.