

TOWN OF SANTA CLARA PLANNING BOARD

5367 State Route 30
Saranac Lake, NY 12983

October 21, 2025

PRESENT: Planning Board Members: Scottie Adams, Bill Young, John LaHart, Mike Ritchie and Alternate Board Member Connie Rockefeller. Code Enforcement Officer (CEO), Todd David

ABSENT: Beth Hall

The meeting was called to order by Chair, Scottie Adams at 9:00 AM.

Connie Rockefeller moved to approve the minutes from the previous meeting. John LaHart seconded the motion. All members present were in favor of the motion. The minutes from the Planning Board meeting on 9-11-2025 are approved.

Site Plan Review Application:

This application is for the construction of a tennis court. The Franklin County tax rolls shows the Moss Ledge property as ~ 30 acres with 1299 ft. of shoreline. The property is in an area designated R-1-3.2. A tennis court is listed as a secondary use in the Town Land Use Code 4.10 and code states that "A. Secondary Use - A use permissible within a district only **pending site plan review**,". The site plan shows that the location of the tennis court is ~ 400 ft from the nearest shoreline and ~150 ft from the nearest sideline setback. Matt Zande from Kentile Excavating was present to answer any questions. He gave a brief description of the project. The chief enforcement officer asked if the pickle ball court on the site plan was to be considered as part of the application. Mr. Zande replied that only the tennis court was being applied for at this time. It was noted that the Moss Ledge property had been granted a variance in 2022 to renovate and expand a walkway that was within 75 ft of the shoreline.

After discussion, John LaHart made a motion to approve the site plan application. The motion was seconded by Mike Ritchie. All members voted in favor of the motion. Motion passed. The site plan application is approved. The chair will provide a formal letter of approval to the applicant.

Trash Situation

Once again, it seems like the trash situation on Hoel Pond has NOT been resolved. There are still 6 trash containers "living" in the right of way (ROW) of Hoel Pond Rd creating a public nuisance and traffic hazard. The trash cans are frequented by wild animals and the garbage is spread throughout the neighboring properties. John LaHart will draft a letter requesting the trash container owners only place the trash containers on the Town road the day before trash pickup and remove the containers from the ROW of the Town road within 24 hours of trash pickup.

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TSC Land Use Code Section 8.3

At the last Planning Board meeting a variance was discussed in which a lot size variance was required because the owner wished to build a single-family dwelling on a lot on which the lot size was less than 2/3 than the minimum designated lot size for that area. Section 8.3 of the Land Use Code states: “

8.30 NONCONFORMITY, OTHER THAN USE

No permit shall be issued that will result in the nonconformity or the increase of any nonconformity in height, yard space or setback. No structure with nonconformity of any dimensions shall be expanded in any direction, vertically or horizontally unless all dimensions of the expansion conform to the requirements of this Land Use Code.

Any nonconforming lot which: 1) was lawfully on record as of May 22, 1973 (the enactment date of the Adirondack Park Land Use and Development Plan), or 2) was otherwise lawfully on record between May 22, 1973 and November 6, 2000 (the original effective date of this Land Use Code) and for which an authorized Adirondack Park Agency (APA) Permit has been issued, or 3) was otherwise lawfully on record between May 22, 1973 and November 6, 2000 and for which APA has issued a formal letter-determination deeming the existence of the lot “non-jurisdictional” with respect to the APA Act and regulations, and which lot does not meet the minimum lot area and/or minimum lot width and/or depth requirements of this Land Use Code (for the land use district in which such lot situated) shall be considered as complying with such minimum lot requirements for the purposes of constructing one single-family dwelling or siting one mobile/manufactured home, and no variance shall be required therefore, provided that:

- A. Such lot has an area of at least two-thirds of the minimum lot area, and a width of at least two-thirds the minimum lot width, and*
- B. Such lot does not adjoin other lots in the same ownership; provided, however, that all such lots in the same ownership may be treated as one lot.*

This restriction seems to indicate that if there is a lot that was created any time before the enactment of the TSC Land Use Code that does not conform to the minimum lot size for the Town, but is ruled non-jurisdictional by the APA, must be 2/3 of the minimum lot size in order to build a home on that lot. For example, if a 3-acre lot created before Nov. 2000 exists in an area designated R-1-8.5, is a variance needed from the Town to build a house on that lot? The APA states that Overall Intensity Guidelines (OIG) are guidelines NOT minimum lot sizes. Unless there is some other mitigating factor such as a wetland, a lot smaller than the OIG should be ruled non-jurisdictional by the APA. The board believes that the intent of the minimum lot size is to prevent a lot smaller than the guideline being created. E.g., A 10-acre lot designated R-1-8.5 cannot be subdivided. If the same 10-acre lot were in R-1-3.2, then 2 5- acres lots could be created or any combination that did not result in a lot smaller than 3.2 acres. It seems that this situation could be resolved by removing all but the first paragraph of Section 8.3 and adding a statement to Section 4.1 that clarifies that minimum lot size means no lot can be created that is smaller than the minimum lot size.

The chair will contact the Town attorney about this matter.

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Open Discussion

There was no public comment at this meeting.

Next Meeting

The next meeting will be scheduled as needed.

Mike Ritchie moved that the meeting be adjourned. Connie Rockefeller seconded the motion. All were in favor of the motion. Meeting was adjourned at 9:20 AM.

PSA