

VILLAGE OF SARANAC
ZONING BOARD OF APPEALS
SPECIAL MEETING/PUBLIC HEARING MINUTES

FEBRUARY 2, 2026

The Zoning Board of Appeals (ZBA) Special Meeting was called to order by President Darby at 7:01 p.m. at the Saranac Village Office, 27 N Bridge Street.

The meeting was opened with the Pledge of Allegiance.

Present: President Darby, Straubel; Trustees – Day, Mulnix, Whorley
Absent: Doll, Klutman, Talcott
Guests: Ty Mason – 49 Main Street (variance applicant)
Jeremy Berens – JLB Custom Barns (contractor)
Dan Lockwood – 61 Main Street resident

Motion was made by Mulnix, supported by Day, to approve the ZBA Special Meeting/Public Hearing Agenda. All yeas.

Motion was made by Mulnix at 7:07 p.m., supported by Whorley, to open the Public Hearing to receive comments on a Variance Application submitted by Ty Mason, for his property located at 49 Main Street, Saranac. All yeas.

Mason has applied for a variance to construct an addition onto the existing building at 49 Main Street, closer to the east lot line than allowed by zoning regulations. The existing building is being used as the office of Mason's business, Custom Horse Power. The addition, if approved, will be used as a shop area for Mason's business. In the CBD District, Section 30.11.04 E.3. (required side yard, where side lot line abuts a residential district), states that a 20-foot setback is required. Mason is proposing that the addition remain even with the existing building, which sits on or near the east lot line.

Public Comments

Mason explained to board members, that he plans to use the addition as his shop area, where he will modify vehicles such as Corvettes, with custom horsepower upgrades. He stated that he does not intend to have any employees, and will only be working on one vehicle at a time.

Whorley inquired about parking lot upgrades. Mason stated that he plans to pave the parking lot. Whorley advised Mason that he may have to install a storm drain.

Per Mason, his contractor (Jeremy Berens of JLB Custom Barns) will be replacing the flat roof on the existing building with one continuous roof over the existing building and new addition, making it look like one continuous building.

Berens was in attendance and brought with him, a sample of how the east wall of the addition would be constructed. The wall will be 4-hour fire rated, 50% sound deadening and without windows, all of which will create a sound and visual barrier for the neighboring property at 61 Main Street.

Dan Lockwood, 61 Main Street resident indicated his support for the building addition as presented, by stating that he would rather have a new building to look at.

Motion was made by Mulnix at 7:27 p.m., supported by Day, to close the Public Hearing. All yeas.

Darby inquired whether board members had any additional questions of Mason, before offering a motion on his variance application. Board members indicated they did not.

Motion was made by Day, supported by Mulnix, to approve Ty Mason's application for a variance from Zoning Ordinance Sec. 30.11.04 E.3. (required side yard where side lot line abuts a residential district), to build an addition onto the existing building at 49 Main Street, closer to the east lot line than 20 feet.

Roll call vote: yeas – Day, Mulnix, Whorley, Darby; nays – none; absent – Doll, Klutman, Talcott.

Public Comments - None

Meeting adjourned at 7:45 p.m.



Becky Straubel,
Village Treasurer/Deputy Clerk