

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
June 28, 2023**

Vice Chairman Laurie Griffen called the meeting to order at 7:00 p.m. and stated she would run the meeting in place of former Chairman Ian Murray.

Planning Clerk Linda McCabe called the roll: Vice Chairman Laurie Griffen – present, Joseph Lewandowski – absent, Christopher Koval - present, George Olsen - present, Walter Borisenok – present, Patrick Hanehan – absent, Robert McConnell – present.

Due to the absence of Board Members Patrick Hanehan and Joseph Lewandowski, Alternate Walter Borisenok was elevated to full voting status.

Also attending: Kevin Harrington, Craig Dempsey, Jesse Schwartz, Jim Vianna, George Bull, Mr. & Mrs. Farone. (Sign-in sheet is on file in the Clerk's office)

A motion was made by Christopher Koval, seconded by Robert McConnell, to accept the meeting minutes of May 24, 2023 as written. Vice Chairman Laurie Griffen – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – absent, Patrick Hanehan – absent.

Carried 5 - 0

Approved

Special Use Permit Conference

**Craig & Corey Dempsey #23-04
727 Rt. 29
Saratoga Springs, NY 12866
S/B/L 155.-1-63.2 Rural Residential**

Applicant seeks a special use permit to open a restaurant.

Attorney Jesse Schwartz appeared on behalf of the Applicant. He reviewed the history of previous approvals of the property and the current application for a restaurant. He said the ultimate goal is to open a restaurant 5+/- days a week. The town previously looked at and approved parking spaces for 40 vehicles, hours of operation are yet to be determined and he's before the Board looking for input.

Vice Chairman Laurie Griffen asked if there were any Board questions.

Christopher Koval noted last month they discussed a bit on the restaurant and asked for elaboration.

Attorney Jesse Schwartz responded they'll be open 5 – 6 days a week with normal restaurant hours.

Walter Borisenok questioned if dining is indoors.

Attorney Jesse Schwartz responded yes, but there is a patio, so perhaps some outdoor dining as well. That would be low volume and shouldn't be concerning to neighbors.

George Olsen questioned how many customer seats?

Attorney Jesse Schwartz replied they envision 80 customers, maximum.

Vice Chairman Laurie Griffen stated a very thorough job was done with parking and keeping within the capacity of the other permit, and the Board may apply some of that to this permit, but this is a new permit for a restaurant. She added the Board needs to set limits similar to other restaurants and look at parameters that go with that. She questioned if Attorney Jesse Schwartz had anything further and he said no. She then stated we will schedule a public hearing for next month.

Attorney Jesse Schwartz thanked the Board.

Returning

Special Use Permit Decision

**Kevin Harrington #23-03
165 Co. Rt. 64
Cambridge, NY 12816
S/B/L 183.-1-9.13 Rural
Location: 111 Haas Rd.**

**Owner: Thomas & Allison Gullo
16 Kempton Place
Saratoga Springs, NY 12866**

Returning Applicant seeks a second residence on their property for in-laws.

Applicant Kevin Harrington appeared before the Board and said he's here seeking a special use permit to build a second residence on the property for Mr. & Mrs. Gullo.

Vice Chairman Laurie Griffen stated the Board has all the information needed from previous appearances before the Board and now must go through SEQR. She then asked if there were any questions of the Board; there were none.

Walter Borisenok went through SEQRA, line by line, with the Board. The Board found in favor of the Applicant.

A motion was made by Vice Chairman Laurie Griffen, seconded by Robert McConnell, to declare SEQR review complete and to make a negative declaration. Vice Chairman Laurie Griffen – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Patrick Hanehan – absent, Joseph Lewandowski – absent.

Approved 5 – 0

Vice Chairman Laurie Griffen made a motion, seconded by Robert McConnell, to approve the special use permit with the condition the Applicant denotes well separation and septic design on the survey map, and a final review by Town Engineer Ken Martin. Vice Chairman Laurie Griffen – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Patrick Hanehan – absent, Joseph Lewandowski – absent.

Approved 5 – 0

Public Hearing for Minor Subdivision

**David Skrinik #23-05
475 Rt. 32 S.
Schuylerville, NY 12871
S/B/L 168.-2-74 Rural District**

Applicant seeks a two lot subdivision of his 5.143+/- acre parcel. Lot 1 will be 80,000 sq. ft., on which he plans to build a single family home and Lot 2 will be a 3.306+/- acre parcel with the existing home.

Jim Vianna, PLS, appeared on behalf of the applicant and distributed larger maps to the Board members. He said a lot has happened on this project. The Board was interested in the Applicant using just one of the two entrances to Lot 1, so a couple of Board members went to the parcel with him to measure sight distances from both entrances and found they measured the same. He's been working with County Planning on this as well. Single entrance on Lot 1 exceeds design standards and anything done will have to be contingent upon County DPW acceptance/approval. The Applicant is cutting the slope in front, which will improve the property.

Proof of Notice having been furnished by newspaper on June 16, 2023, Vice Chairman Laurie Griffen opened the Public Hearing at 7:21 p.m., asking those wishing to speak to the Board to please stand at the podium, state their name and address. Seeing as no one wished to speak, **Vice Chairman Laurie Griffen closed the Public Hearing at 7:22 p.m.**

Vice Chairman Laurie Griffen stated since they hadn't heard back from the County Planning Board, they'll table this until the next meeting. The Board will complete SEQR once the County has weighed in.

**Returning
Old Business:** None

New Business: None

A motion was made by Robert McConnell, seconded by Christopher Koval , to adjourn the meeting at 7:23 p.m. Vice Chairman Laurie Griffen – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – absent, Patrick Hanehan – absent.

**Carried 5 - 0
Meeting Adjourned**

The next regular meeting will be held Wednesday, July 26, 2023 at 7:00 p.m.

*All submittals must be to the Clerk **no later than 8:45 a.m., July 12, 2023 to be on the May agenda.***

Respectfully submitted,

Linda A. McCabe
Planning Clerk