

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
September 27, 2023**

Chairman Walter Borisenok called the meeting to order at 7:00 p.m.

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

Also attending: Shannon & Richard Nolan, Joshua Baranowski, Bill Keniry, Brian Sipperly, Mike Giovanone, Casandra Walker, Brianne Mulligan, Paul Murphy, Shane Brown. (Sign in sheet is on record in the Clerk’s office)

A motion was made by Joseph Lewandowski, seconded by Robert McConnell, to accept the meeting minutes of August 23, 2023 as written. Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

Carried 6 - 0

Approved

Special Use Permit

**Shane Brown #23-07
620 Colebrook Rd.
Gansevoort, NY 12831
S/B/L 157.-1-49.2**

Owner: Frank Owens

Location: 1164 Rt. 29 Rural Residential

Returning Applicant seeks a special use permit to open a marijuana retail dispensary.

Applicant Shane Brown appeared with certified mail receipts of notification to the respective neighbors for his application.

Zoning Officer/Building Inspector Gil Albert stated the applicant should put some ballasts protecting the leach field from anyone parking on it. He suggested they be placed on location 1 & 3 on the map along with a guardrail to assist in parking, set 4 to 6 feet apart. These will be required for the special use permit.

Joseph Lewandowski questioned security.

Applicant Shane Brown stated surveillance cameras will be installed at several locations for the building and parking areas. Lighting will also be installed. It was suggested to consider the position of the lights and be sure they are not directed into neighboring homes.

Chairman Walter Borisenok stated the public hearing for this application will be held on October 25th. Due to the applicant already notifying the neighbors with certified letters, the Town will send notice of the new date.

Returning

Special Use Permit Pre-Submission Conference

Joshua Baranowski #23-08
300 Rt. 32 S.
Schuylerville, NY 12871
S/B/L 182.-1-61 Rural

Applicant seeks a special use permit in order to keep his small engine repair shop business.

Chairman Walter Borisenok stated that in the rural district, for a home occupied business, a lot size of 80,000 sq. ft. is required. Applicant's property has just 9,400 sq. ft. He stated the applicant will have to apply for a variance with the Zoning Board of Appeals in order to go forward. The applicant will need to contact Gil Albert, Zoning Officer, and the Zoning Clerk to see about getting on the ZBA agenda for their next meeting.

Zoning Officer/Building Inspector Gil Albert stated there is no parking at this location and the applicant is currently parking on his septic.

Applicant Joshua Baranowski said he's had positive reaction from the public regarding his business.

Chairman Walter Borisenok said the Planning Board will remain neutral on this until the applicant receives a variance.

Returning

Shannon Nolan #23-09
777 S. Federal Hwy. #H-101
Pompano Beach, FL
S/B/L 157.70-1-3
Location: 42 Burgoyne St., Schuylerville, NY

Applicant seeks a special use permit to convert a single family home into three apartments as a rental property.

Richard Nolan appeared on behalf of the Applicant. He stated the applicant seeks a special use permit to convert a single family home into three apartments as a rental property.

Chairman Walter Borisenok told Richard Nolan the applicant will have to appear before the Zoning Board of Appeals to obtain variances before the Planning Board can go further with the special use permit. He then questioned the location of entrances for each apartment.

Richard Nolan responded one entrance would be on the left side of the building, one on the right side of the building and the third on the right side of the building, with stairs going up. He also said the driveway will be paved.

Chairman Walter Borisenok stated six (6) parking spaces are required. He advised Richard Nolan to contact Gil Albert, Zoning Officer/Building Inspector, to make application for the upcoming meeting of the ZBA. Once variance is obtained, contact the Planning/Zoning Clerk in order to come back before this Board.

A motion was made by Chairman Walter Borisenok, seconded by Robert McConnell, to deny the application and send the applicant to the ZBA. Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

Denied 6 - 0

Returning

Michael Giovanone, Boat N RV Condos LLC #23-10

1438 Rt. 9P

Saratoga Springs, NY 12866

S/B/L 180.18-1-2.1, 12 & 29 Lake Commercial

Location: 1428, 1436 & 1438 Rt. 9P

Applicant seeks a special use permit to redevelop and expand his current business at 1428 Rt. 9P. He also plans to construct two (2) single story metal storage buildings, totaling 49,040+/- square feet.

Lot - Line Adjustment Conference

Michael Giovanone, Boat N RV Condos LLC #23-11

1438 Rt. 9P

Saratoga Springs, NY 12866

S/B/L 180.18-1-2.1, 12 & 29 Lake Commercial

Location: 1428, 1436 & 1438 Rt. 9P

Applicant seeks a lot-line adjustment to merge three parcels totaling 12.1+/- acres, in order to redevelop and expand his boat and recreational vehicle storage business.

Chairman Walter Borisenok stated the two requested applications of Mr. Giovanone would be treated as one request for this meeting.

Brian Sipperly appeared on behalf of the applicant.

Chairman Walter Borisenok stated the property to be considered for the special use permit doesn't meet regulations, so the applicant is in need of variances. The applicant must appear before the Zoning Board of Appeals to obtain the required variances in order to merge the parcels, to go forward with the special use permit. He advised Brian Sipperly to contact Zoning Officer/Building Inspector Gil Albert at the beginning of next week, to make application to the ZBA regarding the lot-line adjustments before anything further can be determined by this Board. Once variances are obtained, they'll need to contact the Planning/Zoning Clerk to come back before the Planning Board.

Chairman Walter Borisenok stated a flood water permit, a fresh water permit under Article 24, and a County referral will be required. NYS DOT will need to be contacted as well, to determine a new access point at 1438 Rt. 9P.

Brian Sipperly responded that the existing parcels consist of 1428 Rt. 9P (existing Boat and RV storage facility), 1436 Rt. 9P (existing single family home) and 1438 Rt. 9P (mobile home). With the combination of all three parcels, 175' of frontage would be available. The property is already classified as light commercial, the topography is basically flat and any change in site vegetation would be minimal. Access points for 1428 Rt. 9P would remain the same, 1436 Rt. 9P will remain the same and 1438 Rt. 9P would be changed from a single to a double width

access. Utilities would remain the same. The two proposed storage buildings will not require any additional sewage hook-ups. One building would be designated for kayaks, canoes and rafts storage. Traffic at this location is seasonal with a higher use in summer.

Chairman Walter Borisenok told Brian Sipperly the applicant needs to get the lot-line adjustment completed first, then they can move forward. Zoning Officer/Building Officer Gil Albert also requested Brian Sipperly have the applicant contact him for a list of the variances needed.

Returning

Old Business: None

New Business: None

A motion was made by Robert McConnell, seconded by Christopher Koval, to adjourn the meeting at 7:50 p.m. Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

Carried 6 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, October 25, 2023 at 7:00 p.m.

All submittals must be to the Clerk no later than 8:45 a.m., October 11, 2023 to be on the agenda.

Respectfully submitted,

Dorothy Lavazzo
Clerk

~Minutes are not verbatim~