

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
December 14, 2022**

Chairman Ian Murray called the meeting to order at 7:02 p.m.

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

Due to the absence of Christopher Koval and Laurie Griffen, Alternate Walter Borisenok was elevated to full voting status.

Also attending: Michael Dahlquist, Shannon Phillips and Patrick Jarosz. (Sign-in sheet is on file in the Clerk's office)

A motion was made by Joseph Lewandowski, seconded by Robert McConnell, to accept the meeting minutes of October 26, 2022 as written. Chairman Ian Murray – aye, Christopher Koval - absent, Walter Borisenok – aye, Patrick Hanehan – aye, Robert McConnell – aye, George Olsen – aye, Laurie Griffen – absent, Joseph Lewandowski – aye.

Carried 6 - 0

Approved

Public Hearing for Special Use Permit

Shannon Phillips #22-12

253 Evans St.

Victory Mills, NY 12884

S/B/L 155.-1-29

Location: 865 Rt. 29 Rural Residential

Returning Applicant seeks a Special Use Permit in order to open an office and construct a storage building at 865 Rt. 29, for his Northeast Drywall. LLC business, along with dividing the existing building for a real estate office.

Applicant Shannon Phillips appeared before the Board. He handed the survey to Chairman Ian Murray.

Chairman Ian Murray stated they talked about parking spaces, traffic movement on the property last month and the variance needed was obtained from the ZBA. With the new survey and with that approved variance, nothing more is needed as all other setbacks are met. He met with the Applicant on Sunday, he looked at the site and figured out the square footage for the necessary parking of his use and the real estate office and there is ample space for 6 spots between the side of the house and garage and also on the side of the garage. He's putting in a teardrop shape driveway and will have parking around that as well. He asked if there were any Board questions; there were none.

Applicant Shannon Phillips stated the Board knows of the two temporary containers on the property and he'd like to move one up next to the garage as he wants to get the fence line back in.

Chairman Ian Murray stated he can't move it next to the garage due to the 15' setback requirement. He can move it on the other side of the garage or between the house and the road. Visually it will be screened there as well and it's more of an appropriate area for it. He then stated that all applicants on Rt. 29 must pave ingress and egress areas of their property, so that must be done in the upcoming Spring. Chairman Ian Murray then asked if there were any Board comments or questions; there were none. He then went through SEQR line by line with the Board.

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

Carried 6 - 0

A motion was made by Chairman Ian Murray, seconded by Patrick Hanehan, to approve the Special Use Permit for the one office for his Northeast Drywall business and an office for the real estate business with the following conditions:

- 1. Install paved driveway apron in the Spring of 2023**
- 2. Hours of Operation: 6 a.m. – 7 p.m.**
- 3. Parking spaces for 6 vehicles.**
- 4. This is a one-year renewable permit.**

Chairman Ian Murray – aye, Walter Borisenok – aye, Patrick Hanehan – aye, George Olsen – aye, Joseph Lewandowski – aye, Robert McConnell – aye, Christopher Koval - absent, Laurie Griffen – absent.

Carried 6 - 0

Public Hearing for Minor Subdivision

**John J. Kearns #22-13
600 Grant St., 44th Fl.
Pittsburgh, PA 15129
S/B/L 207.-1-21.2 Rural
Location: 611 Rt. 32**

**Representative: Gilbert Van Guilder Land Surveyors, PLLC
988 Rt. 146
Clifton Park, NY 12065**

Returning Applicant seeks to subdivide a 10+/- acre parcel from his 34+/- acre lot for a single family residence.

Patrick Jarosz, GVG Land Surveyors, PLLC, appeared on behalf of the Applicant and handed in the receipts of neighbor notifications to the Clerk.

Chairman Ian Murray stated everything was reviewed at the last meeting and was found to be in order. He then asked if there were any questions or comments of the Board; there were none.

Proof of Notice having been furnished by newspaper on December 5, 2022, Chairman Ian Murray opened the Public Hearing at 7:15 p.m., asking those wishing to speak to the Board to please stand, state their name and address. Seeing as no one wished to speak, Chairman Ian Murray closed the Public Hearing at 7:16 p.m.

Walter Borisenok went through SEQR, line by line, with the Board.

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

Carried 6 - 0

A motion was made by Chairman Ian Murray, seconded by Walter Borisenok, to approve the application as presented. Chairman Ian Murray – aye, Walter Borisenok – aye, Patrick Hanehan – aye, George Olsen – aye, Joseph Lewandowski – aye, Robert McConnell – aye, Christopher Koval - absent, Laurie Griffen – absent.

Carried 6 - 0

Old Business: None.

New Business: Chairman Ian Murray reminded the Board that the Saratoga County Planning & Zoning Conference will be on Wednesday, February 1, 2023.

A motion was made by Walter Borisenok, seconded by Patrick Hanehan, to adjourn the meeting at 7:21 p.m. Chairman Ian Murray – aye, Walter Borisenok – aye, George Olsen – aye, Patrick Hanehan – aye, Joseph Lewandowski – aye, Robert McConnell – aye, Christopher Koval - absent, Laurie Griffen – absent.

Carried 6 - 0

Meeting Adjourned

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

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

Respectfully submitted,

Linda A. McCabe
Planning Clerk

*Minutes are not verbatim