

**TOWN OF SARATOGA
PLANNING BOARD MEETING MINUTES*
April 27, 2022**

Chairman Ian Murray called the meeting to order at 7:31 p.m.

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

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

Also attending: Garry Robinson, Shane Drumm, James Sanders, Patience Davidson, Kevin Hastings, Maxine Lautenberg, Tom Carrangi. (Sign-in sheet is on file in the Clerk's office)

A motion was made by Patrick Hanehan, seconded by George Olsen, to accept the meeting minutes of March 30, 2022 as written. Chairman Ian Murray – aye, Laurie Griffen – absent, Patrick Hanehan – aye, Robert McConnell – aye, George Olsen - aye, Joseph Lewandowski – aye, Christopher Koval - absent, Walter Borisenok - aye.

Carried 6 - 0

Approved

Special Use Permit Conference

**Shane Drumm, Drumms Turf & Sawmill, LLC. #22-01
883 Rt. 4 South
Schuylerville, NY 12871
S/B/L 183.-1-20.12 Rural**

Returning Applicant seeks to move the sawmill from its current location to his 10.7+/- acre property on Rt. 4.

Chairman Ian Murray stated public hearing was held last month, but due to Board members needing to make a site visit, they tabled the vote until this month. He said they talked last month about the driveway and he wants to be sure to answer any questions concerning the location of such.

George Olsen said it's being brought further down the property, correct.

Chairman Ian Murray responded yes, the location is to be across from the Alley Bar & Grill (the old Alcove Marina) driveway, as specified during the site visit. He asked if the Board was in agreement with this and they all responded yes.

Chairman Ian Murray then stated the Board went over just about everything at last month's meeting and questioned that this was going all electric and asked if that is the case.

Applicant Shane Drumm responded yes, all electric.

Chairman Ian Murray then questioned the hours of operation.

Applicant Shane Drumm replied 7:30 a.m. – 4:30 p.m. and 8 a.m. – 2 p.m. on Saturdays.

Chairman Ian Murray then questioned that the location of the lighting is only on the building and asked if it they were wall packs.

Applicant Shane Drumm responded security lights on the building.

Chairman Ian Murray asked if there were further Board comments or questions; there were none.

George Olsen went through SEQR, line by line, with the Board.

A motion was made by Chairman Ian Murray, seconded by Patrick Hanehan to declare SEQRA review complete and to make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – absent, Patrick Hanehan – aye, Robert McConnell – aye, George Olsen - aye, Joseph Lewandowski – aye, Christopher Koval - absent, Walter Borisenok - aye.
Carried 6 - 0

A motion was made by Chairman Ian Murray, seconded by Patrick Hanehan, to grant the special use permit with the following conditions:

- **The sawmill is to be operated with electricity only (generator when necessary).**
- **Ingress/egress driveway location to be across from the Alley Bar & Grill (the old Alcove Marina driveway).**
- **Security lighting on building only.**
- **Must obtain a NYS DOT approval for driveway prior to operation.**
- **This is a One Year Renewable permit.**

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

Carried 6 – 0

Approved

Sketch Plan Conference for Minor Subdivision

Tricia Pasos #22-02

873 Rt. 4 South

Schuylerville, NY 12871

S/B/L 183.-1-20.14 Rural

Applicant seeks a two lot minor subdivision, Lot 1A to be 4.99+/- acres with existing residence and Lot 1 to be 17.79+/- acre lot, possibly for a single family residence.

Garry Robinson appeared on behalf of Jim Vianna, representative of the Applicant. He said this is a 22.79+/- acre property and he reviewed the survey with the Board. He said the applicant wants to subdivide; Lot 1 to be 17.79+/- acres and Lot 1A to be 4.99+/- acres with a shared driveway to go over the stream and then will split off just beyond the culvert. The new house will be built far back on the created lot, but to date, there are no plans to build.

Chairman Ian Murray stated he's talked with Jim Vianna about this several times and there is specific language from the County for shared driveways that needs to be on the survey. He stated this was before the ZBA this month and they approved the variances needed. This is the first time the Planning Board is seeing this application and he asked if there were any Board questions.

Engineer Ken Martin questioned that this is staying in agriculture.

Garry Robinson replied yes, it is.

As there were no further questions or comments, Chairman Ian Murray said we will advertise for a public hearing for next month.

Garry Robinson thanked the Board.

Major Subdivision Conference

John Witt, Witt Construction #15-05

563 N. Broadway

Saratoga Springs, NY 12866

S/B/L 193.-1-17, 193.-1-18, 193.18-1-55 Lake Residential, Rural District II, Rural District

Location: Cedar Bluff Rd. (Co. Rd. 71)

Returning Applicant seeks a 32 lot major subdivision.

Kevin Hastings appeared on behalf of the Applicant.

Chairman Ian Murray stated they would like to go over their comments first, beginning with Ken's comments:

1. Remove all access provisions from Hill Rd. cul-de-sac to the Cedar Bluff Conservation Subdivision.

Chairman Ian Murray stated this has already resolved.

2. Show the top of the bank at all lots 8 through 11. Show proposed lot clearing limits on all lots. Specific lot clearing should be provided to the Code Enforcement Officer with each lots Building Permit Application.

Chairman Ian Murray stated show top of the bank on lots 8 – 11. On lots 9 – 11, the bank has dropped down some in elevation and needs to be up to 390, which is reflected in SEQR document as well. That will be the Board's required elevation.

Kevin Hastings asked what page the Chairman was looking at.

Chairman Ian Murray responded ES-1. Engineer Ken Martin stated it shows up on Trombley 3 drawing.

Kevin Hastings stated they'll consolidate.

Chairman Ian Murray replied they figured that and there's a couple of things, like the data charts, the lot data charts, things like that, that are overlapping.

3. Town Water of Saratoga Regulations – Town of Saratoga Water note on drawing D-2 needs to be modified as follows:

Town of Saratoga Water Regulations.
(Cedar Bluff Conservation Subdivision)

- A. Requirements for building permit. The applicant for a building permit for new construction must either be within an established New York State Department of Environmental Conservation approved water service area and have a water main extension agreement or have evidence of a valid water contract with a water company or evidence of the potability and availability of water from a well. The well, therefore, must be drilled, driven or dug and proven and tested prior to issuance of a building permit for any structure.
- B. Regulations for residential water wells.
 - (1) General. A private water supply well to serve an individual lot shall be developed and tested in accordance with Appendix B of the Regulations of the New York State Department of Health as approved Subpart 5-1 Standards for Water Wells – Appendix 5B, Revised March 2010, or as thereafter amended), and all New York State Department of Environmental Conservation and New York State Department of Health standards,
 - (2) Types of water supply. Studies show that drilled wells are less likely to become contaminated, so drilled wells are the most preferred. Driven wells may also be acceptable if prevalent soil conditions make their use feasible. Dug wells will be allowed if it is an adequate supply and the well design and installation are certified by a qualified licensed professional.
 - (3) Quantity requirements. All wells shall be tested for yield and drawdown for at least a four-hour stabilized duration by a certified National Groundwater Association Well Driller, qualified hydrogeologist or qualified licensed professional, and a minimum draw sustaining well yield of five gallons per minute shall be obtained. The testing shall also document minimal well interference with existing wells within 200 feet of the proposed well. Wherever five gallons per minute cannot be obtained, well interference is evident, or the area is known or suspected of having low-yielding wells, all proposed water supply systems shall be designed by a certified National Groundwater Association well driller or qualified licensed professional, and the required testing shall follow the guidelines below.
 - (a) For a one-family home on an individual lot or any residential subdivision, a four-hour stabilized water drawdown pump test shall be run by a certified National Groundwater Association well driller or supervised by a qualified licensed professional or qualified hydrogeologist. Said test shall yield a minimum of two gallons per minute to demonstrate a minimally adequate yield and have sufficient storage as designed by a certified National Groundwater Association well driller or a qualified licensed professional. The well casing may not be considered part of storage. The well pump shall be sized or restricted to pump no more than the stabilized well flow rate.
 - (4) Water Quality requirements. Compliance with NYS Department of Health, Appendix 75-C Individual Onsite Water Supply Systems dated March 16, 2016 or as later amended. Drinking water standards shall be established by examination of samples submitted to a laboratory approved for such purpose

by the State Commissioner of Health. The sample must be tested for the contaminants listed in Table 1 and Table 2 and meet the requirements of the specific notes for each of the Tables.

- (5) Proof that the above requirements have been met shall be submitted to the Code Enforcement Officer prior to or with each building permit application. No building permit will be issued without this documentation.
4. Detail Sheet D-2. There are no on-site sanitary sewage systems; submit proposed sanitary system to the Saratoga County Sewer District.
5. Detail Drawing D-3. Modify the road paving detail to show 3½” binder and 2 coats of 1” Type 6 binder courses (topcoat), the second top coat is to be provided after building build out and prior to the Town of Saratoga accepting the roads.
6. How are Lot 32 and open spaces to be handled? The lot needs to be consolidated up a bit because of the open space that’s getting combined to it and some of the protected space on the west side and some adjacent to Lot 20.
7. Drawing U-3 Sanitary Manholes #1, 2 & 3, are these to be access points for the force main, are they required?
8. Lots 16, 17, 18, 19 & 20 have a shared driveway, the wording for the shared driveway and the agreement language needs to be shown on the subdivision plan and be included in the lots deed descriptions.
9. The shared driveway is shown in two different layouts, most layouts include lots 16, 17, 18 19 & 20, then another shows lots but G-3 shows only lots 17, 18, 19 & 20. Is this an error?
10. The gravity sewer coming out of lots 1, 2 & 3 should be checked; would a pump be appropriate?
11. On drawing G-1, why is the area between lots 2 & 3 cleared to such an extent and the stormwater control facilities need to have the overflows shown.

Kevin Hastings stated work is still to be done on those basins.

Engineer Ken Martin said that whole area worries him.
12. The sanitary systems from lots 16, 17, 18, 19 & 20 should follow the shared driveway, another sanitary manhole could be added at road station 9+50 +/- and either a gravity sewer and/or force main should work to get the sewer from the lots to the system. This would eliminate the trenching up and down the steep slopes at these lots and would not add a lot of piping. If the County Sewer District needs an easement for these homes, couldn’t the shared driveway and a sewer easement follow the same route? This new manhole could do away with the required grinder pump at lots 16 & 17.

Chairman Ian Murray added they can’t have the severe slopes on Lots 18 & 19 be compromised with excavation.

Kevin Hastings said they’re working on that.

Engineer Ken Martin said he thinks either one, gravity or force main would work and by adding one manhole it would pick up everything.

13. Drawing P-1. What is the reference to the 225 LF of 6" PVC between stations 800 and 900?

Chairman Ian Murray stated that was for stormwater collection. It shows it on the road profile but then you flip back to the detail of the layout plan, clearly shown in G-1 grading plan.

Kevin Hastings responded it's likely a carry over and will be cleaned up.

Chairman Ian Murray stated this will be updated with revisions from the Applicant's detailed plan.

Chairman Ian Murray's Notes:

- A. Density – Lot 12 impacts on archeology? Lots 16 – 20 row house or some type of 4 unit? Lots 1 & 2 next comment.
- B. Stormwater pond location – Upper pond's in totally wrong spot. Needs to go where Lots 1 & 2 are?
- C. Buffer – Increase to 75'. Requires shifting cul de sac to the north. Rework to make it happen.
- D. Plot out Remi's house – Southeast side. Will be possibly impacted by proposed driveway.
- E. No driveway on Hill Rd. – good.
- F. Connecting walk path – Good, show as foot path 5' wide.
- G. Test pit data on Trombley Rd.? Can't read and find.
- H. ESC-1 – Infiltration trench? Westside cul de sac Not necessarily in favor of. Need to look at other alternative.
- I. U-2 Utility Plan – 19 & 20 sanitary on steep slope – NO! Follow driveway.
- J. E-2 Existing Conditions – TP #3 Review for stormwater infiltrator location? 48" to shale. May not be the right spot.
- K. L-2 Layout Plan – NOTE Needs to include lot clearing plan/tree removal.
- L. Shared Driveways – How many? Shows two different layouts.
- M. U-3 Utility Plan – Shared grinder pumps common? Who own's them? SCSD? Maintenance?

A lengthy discussion continued between Chairman Ian Murray, Engineer Ken Martin and Kevin Hastings concerning buffers, driveway locations, possibly moving the cul de sac to the north. Chairman Ian Murray could not find/or read test pit data on Trombley Rd., with the exclusion of Lots 7 – 9. He questioned infiltration trench on west side of the cul de sac and stated he is not in favor of that. They need to look at other alternatives. They also discussed the utility plan, possibility of shared grinder pump and who owns them and who is responsible for them.

Kevin Hastings said the county owns up to a certain point and the sewer district owns after the installation by the developer. Chairman Ian Murray and Engineer Ken Martin want further clarification on that.

Kevin Hastings replied that they will submit it to the county sewer department as they've not done so yet.

Discussion continued on lay-out plan, plot plan etcetera and it was decided they should conduct a walk-through of the property on May 11th at 6 p.m. Kevin Hastings will meet the Board there.

Kevin Hastings thanked the Board. And the work continues.

Information

Thomas Carrangi, Point Breeze Marina, 1423 Rt. 9P, Saratoga Springs, NY 12866, seeks information and Board approval of submitted map.

Garry Robinson reviewed the submitted map with the Board.

The Board suggested the Applicant move the boundary line to the setback, they want more trees planted at the road edge, closer together for better blockage and hedges at the front with trees behind them. They want the Applicant to contact the County Planning Board and get together with Mike Valentine.

Walt Borisenok was concerned with the outside storage and existing chain link fence. He would like to see more privacy there.

Chairman Ian Murray stated the Applicant has never been compliant from day one with his permit. The permit will be renewable annually and the Zoning Officer will inspect annually as well.

Applicant Tom Carrangi talked about outside boat storage and Chairman Ian Murray said if it were only a few days there'd be no issue, but its never just a few days. Discussion continued with entire Board. Chairman Ian Murray said there should be a triple buffer along the road with green space and putting a fence between the buildings, such as stockade.

The Applicant said there's a chain link fence there.

George Olsen said and it's falling off.

Chairman Ian Murray stated with that said, it needs to be designed in such a way to make sure emergency vehicles/emergency services have access to get through there. So, if you want to take that map back, use the input you received tonight and show us another plan.

Garry Robinson responded he wanted to be sure they're all on the same page with green space. He said they have a ton of trees there, a border going through and they can get someone to do a bit of elevation.

Chairman Ian Murray stated that would help, but the depth of it needs improvement. You need to double up, triple up, the plantings.

George Olsen stated he keeps referencing Boat-N-RV Storage down the road; it's beautiful. You don't see any boats from the road, you see green. You need sizable plantings, large trees to soften the edge of the road.

Garry Robinson said it takes a lot of space to bring boats in and out, especially with turning.

Chairman Ian Murray stated there are other ways to turn there. He asked what the distance is from the back to the building.

Garry Robinson said a little more than 6'.

Chairman Ian Murray said you have ample room there; you could turn and go to the south and come up to the other entrance. You don't have to turn to the north.

Discussion continued between the Board and Applicant.

Garry Robinson said no need to go to the County.

Chairman Ian Murray said he can call Mike Valentine for him and set something up to go over it.

Garry Robinson said he'd like to get together first so they're all looking at the same plan.

Chairman Ian Murray said when Mike Valentine, County Planning, looked at that, it was back in the fall. It will have to be revisited and another site visit needs to be conducted. If the Applicant wishes, the Chairman can set that up. But it's up to them, he'll just facilitate it.

Garry Robinson asked if it's possible to get together with Mike Valentine and a couple others before the next meeting to see if their plan is all okay.

Chairman Ian Murray said that can be done, put something together and let us know, contact him or Clerk Linda McCabe and the Chairman will facilitate it.

Garry Robinson said okay and added he's sure the public hearing is still open on this.
(The public hearing was closed on December 15, 2021.)

Melissa Murdock/Amy O'Neil, 14 53 Rt. 9P, Saratoga Springs, NY 12866, seeks to review & update the Board on their special use permit application. The Board has been awaiting certain documents for two years.

Neither applicant appeared.

Chairman Ian Murray stated this is the old anchor inn property. No one is here, they're finishing up renovations and they asked Zoning Officer/Building Inspector Gil Albert about getting a C.O. He said Zoning Officer/Building Inspector Gil Albert had checked with him to see if there's any outstanding site work. Chairman Ian Murray said they were supposed to get the Board new drawings with the parking, etcetera, but nothing has been submitted to date.

Old Business: None.

New Business: Walk-through meeting for Cedar Bluff Subdivision will be on May 11th at 6 p.m.

A motion was made by Patrick Hanehan, seconded by Joseph Lewandowski, to adjourn the meeting at 8:37 p.m. Chairman Ian Murray – aye, Laurie Griffen – absent, Christopher Koval – absent, Patrick Hanehan – aye, George Olsen - aye, Joseph Lewandowski – aye, Robert McConnell – aye, Walter Borisenok - aye.

Carried 6 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, May 25, 2022 at 7:30 p.m.

All submittals must be to the Clerk no later than 8:45 a.m., May 11, 2022, to be on the agenda.

Respectfully submitted,

Dorothy Lavazzo's minutes, interpreted by

Linda A. McCabe
Planning Clerk