

**TOWN OF SARATOGA  
PLANNING BOARD MEETING MINUTES\*  
May 24, 2023**

Chairman Ian Murray called the meeting to order at 7:07 p.m.

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

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

Also attending: Kevin Harrington, Jeff Mancini, Libby Coreno, Craig Dempsey, Lisa Taras, Jim Vianna, Tonya Yasenchak, Nathan Hover, Mr. & Mrs. Murphy, Maxine Lautenberg, Lauren Kirkwood, Mr. & Mrs. Farone. (Sign-in sheet is on file in the Clerk's office)

**A motion was made by Laurie Griffen, seconded by Christopher Koval, to accept the meeting minutes of April 26, 2023 as written.** Chairman Ian Murray – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, Laurie Griffen – aye, George Olsen – absent, Joseph Lewandowski – aye, Patrick Hanehan – absent.

**Carried 6 - 0**

**Approved**

\*Board Member Walter Borisenok recused himself from the Cedar Bluff application.

**Major Subdivision Conference - Cedar Bluff Subdivision**

<b>John Witt, Witt Construction #15-05 Cedar Bluff Subdivision 563 N. Broadway Saratoga Springs, NY 12866 S/B/L 193.-1-17, 18,193.18-1-55 Lake District, Rural District II, Rural District Location: Cedar Bluff Rd. (Co. Rd. 71)</b>	<b>Representative: Attorney Libby Coreno 480 Broadway Suite 250 Saratoga Springs, NY 12866</b>
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Returning Applicant seeks a 32 lot major subdivision.

Attorney Libby Coreno appeared before the Board and quickly went through the revisions of the subdivision which they previously submitted for preliminary approval, as well as the reduction of the cul de sac, lessening of the linear feet of the road and the changes of the houses on the ridge line. She said SWPPP has been submitted to Town Engineer Ken Martin, so all materials have now been submitted to the Board. They received Town Board approval several weeks ago at the Town Board meeting which gave the allocation of the open space, pursuant to Lot 32, the condition that will need to be satisfied prior to final are deed covenants that need to be approved by the Town Attorney, prior to sign off of the final approval.

Chairman Ian Murray asked if there were questions of the Board; there were none.

Chairman Ian Murray then offered the following resolution:

**TOWN OF SARATOGA PLANNING BOARD  
RESOLUTION #23-01**

**FINAL PLAT APPROVAL FOR THE  
CEDAR BLUFF (aka PHYLLIAN'S BLUFF) MAJOR SUBDIVISION**

*WHEREAS*, the application dated November 4, 2015 for preliminary plat approval was submitted to the Town Planning Board (“Board”) and the application fees were paid; and

*WHEREAS*, the application consists of subdivision plans entitled “Cedar Bluff Subdivision” with a last revised date of June 8, 2022 and submitted by Consulting Engineer Kevin L. Hastings, PE; and

*WHEREAS*, the Applicant is seeking approval of a Conservation Subdivision of 111.6+/- acres for thirty- two (32) single family residential lots. The project includes the preservation of Open Space in accordance with Section 400-14 of the Code of the Town of Saratoga. The project also includes the preservation of Federal jurisdictional wetlands and tributary drainage to Saratoga Lake. All 32 proposed lots will have on-site supply of water by drilled wells. All 32 of the proposed lots will have sanitary sewer collection via Saratoga County facilities. The proposed project requires the construction of two new cul de sac roadways. The project will require a Stormwater Pollution Prevention Plan (SWPPP) and an MS-4 Storm Water Management program to address new impervious runoff as required by NYSDEC; and

*WHEREAS*, the Board conducted multiple site visits to the project area with its consultants and members of the public, along with the Applicant’s representatives and is therefore familiar with the nature of the site and its’ surrounding areas; and

*WHEREAS*, the Board conducted over fifteen (15) public meetings and workshops on said application and collected extensive data concerning stormwater, traffic, sewer, hydrogeology, archeology and site disturbance which data was reviewed by the Board in consultation with multiple professional consultants; and

*WHEREAS*, the Applicant submitted a long Environmental Assessment Form (EAF) in connection with the application, which was revised on September 15, 2020. Based upon the information provided by the Applicant in Part I of the EAF, the Board undertook a Type I coordinated review under the State Environmental Quality Review Act (SEQRA). On March 30, 2022, the Board reviewed the Part II of the EAF and issued a negative declaration; thereby determining that the project did not require the preparation of an Environmental Impact Statement as there were no moderate to large impacts which could not be mitigated; and

*WHEREAS*, the application was reviewed by the Code Enforcement Officer and determined to be in compliance with the Town of Saratoga Zoning Code and Comprehensive Plan documents; and

*WHEREAS*, the Board voted to approve the preliminary conservation subdivision plat with conditions pursuant to the Resolution dated October 26, 2022 and a copy is attached as Exhibit A; and

*WHEREAS*, on January 25, 2023, the Applicant appeared before the Board to review minor changes to the proposed final plat map considering comments from Saratoga County Sewer District #1. Such changes included pulling the houses away from the steep slopes, and as a

result reducing the linear feet of the road, reducing the size of the cul-du-sac, and adjusting the frontages; and

**WHEREAS**, in March of 2023, the Applicant filed a proposed final conservation subdivision map which contained the minor modifications to the preliminary plat map discussed at the January 25<sup>th</sup> meeting of the Board; and

**WHEREAS**, on April 10, 2023, the Town Board of the Town of Saratoga voted in favor of Lot 32 be approved as a Farmstead Lot and contain the 50% set-aside lands per Conservation Subdivision Development regulations for the explicit purpose and use for agriculture, horticulture, sustainable forestry, historic preservation and education and be restricted from further subdivision pursuant to Town Code 400-14(H)(1); and

**WHEREAS**, a duly advertised public hearing on the proposed final plat map was noticed per the Town Code and opened on April 26, 2023, during which period all those wishing to be heard were given the opportunity to be heard. Thereafter, the public hearing was closed; and now therefore:

**RESOLVED**, that the Cedar Bluff Subdivision final plat, as described herein, is approved with conditions, which shall be met to receive a final subdivision plan approval; and be it

**FURTHER RESOLVED**, that the Cedar Bluff Subdivision meets the terms and conditions of Town Code 400-14, *et seq*, for Conversation Subdivision and all conservation elements have been properly denoted on the final plat; and be it yet

**FURTHER RESOLVED**, that this final conservation subdivision plat be approved on the following conditions:

**CONDITIONS TO BE COMPLETED PRIOR TO SIGNING OF FINAL MYLAR**  
(*These conditions shall appear on the final subdivision plat filed in the Office of the Saratoga County Clerk*)

1. **LOT CLEARING PROCEDURE:** One week prior to a request for a building permit, the applicant must submit a proposed lot clearing plan in accordance with the Final Subdivision Plat and the following:
  - a. Appropriate stormwater management/erosion prevention plan including mitigation techniques for soil erosion (i.e. silt fencing, rain gardens, dikes, sediment traps, anchor trenches, blanket seams) in accordance with NYSDEC Conservation/NYSDEC Standards and Specifications for Erosion & Sediment Control (a/k/a the “Blue Book”).
  - b. Confirmation that maximum final grading will be 3:1 where possible and 2:1 where necessary to limit cuts and fills.
  - c. If applicable, the identification of any trees to be removed beyond the no-build line on Lots 9 – 11 pursuant to Section 2 below.
2. **LIMITATION OF FORESTRY ACTIVITIES ON STEEP SLOPES:** The final subdivision plat shall contain the following restrictions on steep slopes.:
  - a. Any and all materials from forestry activities must be left on the forest floor and not removed. This includes the complete prohibition of any stump removal, felled tree removal and brush removal. All felled materials shall remain in place and shall be aligned as vertical to the slope as possible.

- b. Any and all forest work within the steep slopes (i.e. Lots 9 – 11) must be done without construction vehicles or machinery of any kind on the slopes themselves.
- c. Limits by Zone: Zones refer to the steep slope designation on the Final Subdivision Approval Plat for discrete forestry activities.
  - i. Zone A -Toe of the Slope: Zone A is described as an area of the slope where the visual line is over top of the crown of the existing forest. There shall be no removal of trees in this Zone except as set forth in (d.) below.
  - ii. Zone B – Mid Slope: Zone B is described as the area of the slope where the visual line is through the crown of the trees. There will be a limit on vista/view pruning as defined per ANSI A#300 (Part 1) Crown cleaning, thinning, raising and reduction shall be permitted. Crown pruning of these trees is limited to 25% of the crown over five (5) year period. Limited selective felling/reduction of trees of having the larger crowns in the upper limits, is limited to no more than 25% of trees, limiting the visual impacts. Reduction cycles are limited to every five (5) years. These trees would be felled by selective cutting and would be dispersed over the entire zone, not as a clear cut of a section of the property and/or lot.
  - iii. Zone C – Ridgeline: Zone C is described as the area of the slope where the desired visual line is beneath the canopy and through the trunk area of the trees. There will be a limit on the vista/view pruning as defined per ANSI A300 (Part 1) crown cleaning, thinning and raising. Pruning of these trees in area c is limited to 20% of the tree, foliage/crown over a ten (10) year period. Limited selective felling/reduction of trees to allow fewer trunks in the visual site line shall be limited to no more than 15% over a ten (10) year period. These trees would be felled by selective cutting and would be dispersed over the entire Zone, not as a clear cut of a section of the property and/or lot.
- d. Damaged, Diseased or Injured Trees: Any tree that has suffered fatal wounding due to disease, defect or damage shall be exempt from these provisions, except that such trees shall be felled directly down the fall-line slope and left in original place (in situ) to protect human health and safety and the safety of the surrounding forest and trees. In the event of a significant tree loss occurrence, which requires the removal of multiple downed trees, a forestry removal management plan shall be developed with a certified forester and approved by the Town Building Inspector.
- e. Supervision Requirements, Plan and Permitting: All work set forth in this section which affects the thinning, pruning, or felling of trees shall be supervised by a certified forester and/or arborist. A plan and permit must be submitted to the Town of Saratoga Zoning Officer for approval prior to any thinning, pruning or felling.
- f. Restrictive Covenants: The deeds for Lots 9 – 11 shall contain (i) the language set forth in this Section II as a negative restrictive covenant and (ii) the language demarking and restricting the “no-cut” buffer as shown on the final subdivision plat in language acceptable to the Town Attorney which covenant shall be enforceable by the owners in the subdivision and the Town.

### 3. **ROAD AND INFRASTRUCTURE TREE REMOVAL PLAN**

- a. Plans for new roads and infrastructure (stormwater control areas, sanitary sewer lines and other utilities affected by tree removal) shall be identified and properly marked to prevent any inadvertent or mistaken tree removal.
- b. The limit lines on the plans shall include the front yard property line of all lots. No tree removal shall be permitted on the lots during the construction of the roads or other infrastructure measures identified on the plans.

- c. A plot plan of proposed tree removal shall be submitted with the plans to the Building Department at least one week prior to the commencement of work contemplated in this section. The Building Inspector and the Town Engineer shall inspect prior to and during the tree removal operation to ensure compliance with the plans.
4. **SWPPP:** The final SWPPP for both the road and infrastructure shall be reviewed and approved via an MS4 Acceptance Form from the Town Engineer, Ken Martin. The final SWPPP for each lot shall also be approved by the Town Engineer pursuant to the Lot Clearing Procedure set forth in Condition #1(a) above, and all deeds in the subdivision shall contain language setting forth the stormwater management/erosion prevention plan in language acceptable to the Town Attorney.
5. **DEED RESTRICTIONS:** In addition to those deed restrictions listed in Condition #2(f) and #4 above, the following lots shall contain deed restrictions in language acceptable to the Town Attorney as follows:
  - a. *Shared Driveways:* Lots 16, 17, 18, 19 and 20 shall contain language indicated a shared reciprocal shared easement right for a private access road to those lots which shall be governed by a driveway access and maintenance agreement. It is understood that Lot 16 may not participate in the shared driveway in the event the driveway is placed on the new main road rather than the access drive.
  - b. *Foot Path:* Lots 11 and 12 shall contain language granting an easement to the Town of Saratoga of 20 feet in width from the new access road to Hill Road which may contain a 5 foot pedestrian pathway at the discretion of the Town of Saratoga. The foot path is designated on the final plat map which shall be referenced in the deeds of record.
  - c. *Sanitary Sewer Easements:* All lots encumbered by sanitary sewer and stormwater access as shown on the final subdivision plat shall contain language reflecting such encumbrance in language acceptable to the Town Attorney.
  - d. *Active Farmland Vegetated buffer:* All lots bordering active farmland must maintain a 75 foot wide vegetated buffer in accordance with section 400-14 of the Code of the Town of Saratoga.
6. **MUNICIPAL AGENCY APPROVALS:** The following agencies are required to provide approval of the final subdivision plat: (a) NYS Department of Health for realty subdivision; (b) Saratoga County Sewer District #1; and (c) Saratoga County Department of Public Works.
7. **ARCHEOLOGY:** Avoidance shall be practiced where possible but a Phase III will be required for all areas in the Area of Potential Effect (“APE”), as defined by the project’s archeological report, which cannot be avoided. The Phase III shall be conducted with NYS SHPO in accordance with the state regulations concerning data recovery.
8. **BOND OR LETTER OF CREDIT:** In accordance with NYS Town Law 277(9), the Applicant shall be required to post a performance bond or letter of credit in the event that a to cover the costs of the road and SWPPP infrastructure improvements which amount shall be estimated by the Board or its designated agent for such estimations.
9. **FINAL SUBDIVISION PLAT APPROVAL** shall require one (1) mylar and two (2) paper copies of the final approval for signature by the Planning Board Chair within the time frames set forth herein.

**A motion was made by Chairman Ian Murray, seconded by Robert McConnell, to approve this resolution for final plat approval for the Cedar Bluff Subdivision. Roll Call Vote:**

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

**Carried 5 - 0, 1 abstained**

**Public Hearing for Special Use Permit**

**Nathan Hover #23-01                      Representative: Tonya Yasenchak, Engineering America Co.**  
**NLH Properties Management Services                      76 Washington St.**  
**250 Excelsior Ave.    Saratoga Springs, NY 12866**  
**Saratoga Springs, NY 12866**  
**Location: 677 Rt. 29 Rural Residential**  
**Saratoga Springs, NY 12866**  
**S/B/L 154.-1-14.1 Rural Residential**

Returning Applicant seeks a Special Use Permit for Mixed Uses for 677 Rt. 29. The property has two existing residences and he'd also like a professional office, workshop and horse farm.

Tonya Yasenchak, Engineering America Co., appeared before the Board on behalf of the Applicant and reviewed last month's public hearing and all they went over at that meeting. She stated the workshop will be moved to the western side with doors facing into the site as the Board requested. The required new septic, well and distribution have been submitted to meet distances. Mobile home and septic will be removed, ingress only on the driveway by the mobile home.

Chairman Ian Murray questioned when it would be removed and was told two weeks to a month. He then asked if there were any Board comments or questions; there were none.

Laurie Griffen went through SEQR line by line with the Board. The Board found in favor of the Applicant.

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

**Carried 6 - 0**

**Chairman Ian Murray made a motion, seconded by Walter Borisenok, to approve the Special Use Permit with the following conditions: this is a 1 year renewable permit, the mobile home is to be removed within 3 months and Applicant must return to the Building Department for any future projects on this property.** Chairman Ian Murray – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, Laurie Griffen – aye, George Olsen – absent, Joseph Lewandowski – aye, Patrick Hanehan – absent.

**Carried 6 - 0**

**Public Hearing for Special Use Permit**

**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**

Applicant seeks a second residence on the owner's property for their in-laws.

Kevin Harrington, KW Builders, appeared on behalf of the Applicants and said he brought in the survey this evening.

Chairman Ian Murray stated he needs to show wells and septic on the map, along with soil engineering.

Kevin Harrington stated that has been completed, he's just awaiting the results.

Chairman Ian Murray and Town Engineer Ken Martin reviewed this, stated setbacks are met for septic and wells. Just need an updated survey.

Chairman Ian Murray asked if there were any comments or questions of the Board; there were none.

**Proof of Notice having been furnished by newspaper on May 24, 2023, Chairman Ian Murray opened the Public Hearing at 7:35 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, **Chairman Ian Murray closed the Public Hearing at 7:36 p.m.**

Chairman Ian Murray stated since we haven't heard back from the County Planning Board, we will table this until the next meeting. The Board will complete SEQR once the County has weighed in.

**Returning**

**Sketch Plan/Preliminary Subdivision Conference**

**David Skrinik #23-05  
475 Rt. 32 S.  
Schuylerville, NY 12871  
S/B/L 168.-2-74 Rural District  
Location: 379 Co. Rd. 68**

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. He stated this is the old Hugo place on the corner of Rt. 68, they've been renovating the house and plan to live there while the new house is being built on Lot 1. Lot 1 has two existing driveways and he gave the soil engineering to Town Engineer, Ken Martin. He said perc was good but will need a shallow trench and test perc data is complete as well.

Chairman Ian Murray noted the existing house is two-family and questioned if it's turning into a single family.

Jim Vianna responded he is unsure.

Chairman Ian Murray stated he needs to talk to his client and if it turns to a single family, he'd like the driveway to go to the west of the property.

Jim Vianna responded the Applicant wants to cut the lawn down for sight distances to the highway, so that'll improve. He verified sight on Lot 1 and said they'll do a horseshoe drive, it meets the Town's criteria, as it's well over 400'.

Chairman Ian Murray questioned only one ingress/egress?

Jim Vianna replied they'll use west to egress and other ingress which has been there for years and west complies with sight distance.

Chris Koval said it's a tough spot there. One driveway is better than two.

Chairman Ian Murray stated eliminate the east side driveway; it's bad.

Chris Koval added either one is bad for existing house; no sight distance for that lot.

Jim Vianna said he'll try to improve it by removing lump slope but it's still not great there.

Chairman Ian Murray said we can make him move it. Frontage is 235' on Lot 1. You can move that line for existing culvert.

Jim Vianna said its existing.

Laurie Griffen stated this is the opportunity to make it better and safer.

Chairman Ian Murray stated the Board will do random site visits; stopping by on their own.

Jim Vianna said he can meet them there if they'd like.

Laurie Griffen questioned the address and Jim Vianna replied 379 Co. Rd. 68.

Chairman Ian Murray told Board members the parcel is on the west and they'll see activity there. He asked if there were any further questions of the Board; there were none.

Chairman Ian Murray stated we'll send this to the County Planning Board and will advertise for a public hearing for next month.

Jim Vianna thanked the Board.

**Returning**



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

Applicant seeks guidance on opening a restaurant in addition to events as currently permitted in previous case #16-12.

Applicant Craig Dempsey appeared before the Board, reviewed his last appearance before the Board and said he is seeking a special use permit for a restaurant and farm brewery/tasting room. He said their original vision was to have a café and/or restaurant and tasting room for brews. He said they'll partner with Sweet Lou's and utilize that kitchen until they have one on site. He is putting an addition on the barn for the ADA compliant bathrooms. He reviewed the locations of the septic systems; one for the house and another for the barn, adding the septic systems are in good shape, they've been tested and that information is in the Board's submittal packet. It surpassed the 13 gallon per customer requirement, the pump well is in ground and in great shape. Parking can be obtained by the barn and away from septic. The farm-to-table function was not vacated by the court and they'd like to phase in a brewery over time once the restaurant is open, but for now will utilize other brews from breweries for the tasting room. He is aware they will need permits from NYSDOH and Ag & Markets in order to open a brewery. Eventually they'll have a small kitchen, get a NYSDOH license and a catering license and as stated last month, they plan on having guest chefs come on-site as well.

Walter Borisenok stated he's applying for a special use permit for a restaurant and questioned the hours of operation.

Mr. Dempsey responded it's a start-up venture for them and they're aware the real money will be with the brewery, so the restaurant will be open limited days with a limited menu; perhaps 3 – 4 nights weekly.

Walter Borisenok said the Board needs specific details to approve. They'd like a description of the proposed operation.

Chris Koval said they'll put a 1 year renewable as they do with all permits, but they need a clear description.

Mr. Dempsey responded they've stayed within the original permit, did noise testing and he's willing to do reasonable things for this permit.

Walt Borisenok said he can run a restaurant, but the Board needs details; a new site plan showing where the parking will be, hours of operation, etcetera.

Mr. Dempsey responded the site plan has already been done, he's already put over \$200,000.00 into this property, beyond the purchase price. Had he known the truth, he never would have purchased it. It's difficult to just forget about this. His business was destroyed and all 2023 clients cancelled and were punished for no reason other than being given the wrong information from the Town. He then said, to clarify, he would like to obtain a permit for running a restaurant and a brewery tasting room. The Wooley Rd. addition helps with additional parking. Farm-to-table events cover what they'd like to do as a restaurant and that was not vacated by the court; he asked what he needs to do that hasn't been done. He'd been told by the Town he could have the wedding venue, he did it successfully just to have it ripped away and told no longer allowed. He

needs to be certain this won't have the same outcome. He'd been told permits go with the property and questioned if that's correct.

Laurie Griffen explained all the Board needs is a one page narrative with his plans for the restaurant, stating hours of operation, number of days a week it'll be open, etcetera. The Board needs specific information for special use permits. Restaurant is an allowable use in that district. A site plan is needed.

Town Engineer Ken Martin said he has the parking plan that was previously proposed, Stone looked into existing septic and said all's in good shape. He said Mr. Dempsey can mark up the existing site plan to show the location of the 40 parking spaces. He told Mr. Dempsey to treat this like a new application. Give the Board a description and mark up the plan; he doesn't need a new plan, just mark up the one he's already done.

Walt Borisenok said the Board has to evaluate what his special use permit will be. The Applicant's narrative has to be relevant to the permit, such as tasting room and restaurant. The Board can then evaluate what your permit use will be.

Laurie Griffen told Mr. Dempsey they are trying to help him. Restaurants are allowable but it can't open without the bathrooms being completed, so he should work on that. She reiterated the Board would like to see the layout on his map along with a one page narrative on exactly what the proposal is with hours of operation, etcetera.

Town Engineer Ken Martin added a succinct narrative, if it's a tasting room, don't call it a brewery.

Laurie Griffen said the Board wants to be sure they do it clearly and correctly. If Mr. Dempsey wants a farm brewery, he'll have to apply with Ag & Markets for a farm brewery permit.

Chris Koval said a restaurant with tasting room is fine, he's no issue with parking and/or number of patrons.

Town Engineer Ken Martin stated he already has a good plan for septic and parking, now just needs to mark up the current map showing the location of the parking spaces. He added Mr. Dempsey should go to NYSDEC webpage and get sizing for restaurant septic sizing.

Mr. Dempsey said that NYS told him NYSDOH will deal with both the septic and water.

Laurie Griffen added submit a condensed summary/narrative with the marked-up survey. She then stated get everything submitted and the Board will publish for a public hearing next month.

Mr. Dempsey thanked the Board.

### **Returning**

#### **Sketch Plan Conference for Minor Subdivision**

**Walter Taras #23-06  
182 Co. Rd. 69  
Schuylerville, NY 12871  
S/B/L 182.-2-29.11 Rural District  
Location: Co. Rd. 69**

Applicant seeks to subdivide a 7.02+/- acre parcel from his 22.74+/- acre parcel, for a single family home.

Lisa Taras appeared before the Board and said they'd like to subdivide a lot for future sale.

Laurie Griffen said they have the frontage, it's a straight forward minor subdivision.

Town Engineer Ken Martin questioned if they're leaving it in agriculture for now and was told yes. He then said to put the agriculture data statement on the survey and whoever purchases will then need to come before the Board.

Lisa Taras questioned if that will hold up a sale and was told no.

Chris Koval suggested they go ahead and do a deep hole test/perc test on it and it'd be all set.

Ken said yes, they could do the soil engineering (deep hole test, perc test), put the water regulations on the survey and be ready to sell, then the new owner just needs to contact the Building Inspector for a building permit.

Laurie Griffen said if they can get that done and submitted by June 14<sup>th</sup> the Board can publish for a public hearing.

Lisa Taras thanked the Board.

### **Returning**

**Old Business:** None

**New Business:** None

**A motion was made by Christopher Koval, seconded by Robert McConnell to adjourn the meeting at 8:42 p.m.** Chairman Ian Murray – absent (left at 7:50 p.m. due to an appointment), Laurie Griffen – aye, Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, Joseph Lewandowski – aye, Patrick Hanahan – absent, George Olsen – absent.

**Carried 5 - 0**

### **Meeting Adjourned**

The next regular meeting will be held Wednesday, June 28, 2023 at 7:00 p.m.

*All submittals must be to the Clerk no later than 8:45 a.m., June 14, 2023 to be on the May agenda.*

Respectfully submitted,

Linda A. McCabe  
Planning Clerk