

TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
May 22, 2024

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

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

Also attending: Dio Kaufman, Nathan Hover and other interested persons. (Sign in sheet is on record in the Clerk’s office)

A motion was made by Laurie Griffen, seconded by Christopher Koval, to accept the meeting minutes of April 24, 2024 as written. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval - aye, Joseph Lewandowski – aye, Robert McConnell – aye, George Olsen - absent, Patrick Hanehan – absent.

Carried 5 - 0

Approved

Pre-submission Conference for Amending Special Use Permit

Nathan Hover #24- 05
NLH Properties LLC
P.O. Box 1184
Saratoga Springs, NY 12866
Location: 677 Rt. 29
S/B/L 154.-1-14.1

Applicant seeks a new special use permit in order to amend his original permit with minor design modifications.

Applicant Nate Hover appeared before the Board.

Chairman Walter Borisenok stated the applicant had previously been approved for his current Special Use Permit. The Board knows the layout of the land and the applicant is before the Board for a new permit, due to changes he’d like to make. The changes are focused on constructing an 800+/- sq. ft. shop/office, to be located out in back of the property, as opposed to the previously permitted west side of the property.

Applicant Nate Hover stated he would like to switch sides for the building for two reasons; one is he has a herd of miniature highlands and doesn’t want to take pasture space away from the wooded area and it’s not accessible for that. The land where the building was going to go, is actually pasture that was actually for highlands. Secondly, the new proposed location of the building is no closer, zero proximity, to neighbor Larry Farrelly, and the building will be the same size as approved in the previous permit and will face the front of the other shop. He’s had no complaints or issues with any of the neighbors in the last year and a half. He reviewed the site plan with the Board, showing where the proposed location will be in comparison to the previously approved location. He stated everything stays the same, aside from moving the building to the back instead of to the west. His property is 95% farm and 5% his business. He

has 17 horses, 2 donkeys, 2 goats, 3 miniature Highlands (soon to be 4 as one is pregnant). No changes have been made to the farmland and he has no intention of ever changing it.

Chairman Walter Borisenok questioned the septic system and applicant Nate Hover stated he had Building Inspector/Zoning Officer Gil Albert and Tonya Yasenchak, Engineering America, out there last week to do two deep hole tests inspection and all is well. This is for the proposed system for the house and office and the proposed garage. In the past, Nate had talked of possibly putting up a cottage/mobile home in place of the removed trailer and questioned if he's still planning on that.

Nate Hover responded no he's not going to do that; it's off the table. He's just adding a new two-car garage and will fix up the existing house.

Chairman Walter Borisenok stated parking requirements for the new 800 sq. ft. office will require additional parking spaces; one for every 100 sq. ft plus one for each employee. Basically, he'll need 9 parking spots plus one per employee.

Nate Hover said office size and staff has not changed.

Chairman Walter Borisenok stated he'll need a total of 18 spots and may want to have a buffer area for additional future spots.

Nate Hover responded currently spaces are all in the back; the gravel road leads to the gravel parking lot, so he can add more there.

Chairman Walter Borisenok asked if there were any Board questions or comments.

Laurie Griffen stated the property is cleaned up nicely and looks good; nice job.

Nate Hover thanked her and said he appreciated the comment.

Chairman Walter Borisenok stated we will advertise for a public hearing for next month.
Nate Hover thanked the Board.

Old Business: Dio Kaufman noted to the Board that Mr. Giovanone was removing tree stumps under the name of his business director of Concord Pools. She also spoke with people about the lake lockers at the regatta and contrary to what Mr. Giovanone told the Board, she said most were uninterested in them and were upset that he's removing people from their homes. She thanked the Board for listening.

New Business: none

A motion was made by Joseph Lewandoski and Robert McConnell to adjourn the meeting at 7:16 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval - aye, Joseph Lewandoski – aye, Robert McConnell – aye, George Olsen - absent, Patrick Hanehan – absent. **Carried 5 - 0**
Meeting Adjourned

The next regular meeting will be held Wednesday, June 26, 2024 at 7:00 p.m.

*All submittals must be to the Clerk **no later than 8:45 a.m., June 12, 2024 to be on the next agenda.***

Respectfully submitted,

Linda A. McCabe, Planning Clerk

~Minutes are not verbatim~