

TOWN OF SARATOGA
DRAFT PLANNING BOARD MEETING MINUTES*
January 25, 2023

Chairman Ian Murray called the meeting to order at 7:00 p.m.

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

Also attending: Jeff Mancini, Nathan & Lisa Hover, Hub Miller and other interested persons.
(Sign-in sheet is on file in the Clerk's office)

A motion was made by Christopher Koval, seconded by Joseph Lewandowski, to accept the meeting minutes of December 14, 2022 as written. Chairman Ian Murray – aye, Laurie Griffen – aye, George Olsen - aye, Joseph Lewandowski – aye, Christopher Koval - aye, Patrick Hanehan – absent, Robert McConnell – absent, Walter Borisenok - absent.

Carried 5 - 0

Approved

Cedar Bluff Major Subdivision Update

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. Applicant's representative will give an update to the Board.

Jeff Mancini appeared before the Board on behalf of the Applicant, stating there are some minor changes to the subdivision maps as a result of a meeting they had with the Saratoga County Sewer District. One of the Sewer District's major concerns was the amount of grinder pumps on the upper sections of Lots

8 – 12. To mitigate that issue, they pulled the houses away from the steep slope section, back up to higher ground, which reduced the original road by 400 linear feet total. Lot 11 will have a grinder pump. Lots 1 and 2 will also have grinder pumps, as they sit down below the grade of the road.

Lots 10 and 12 and all the rest of the lots, will be serviced by gravity.

Frontage: Property lot lines have remained the same for Lots 1 – 6, 11 and 13 – 20. The lot lines for Lots 7 and 8 have been tweaked just a bit to get the 100' frontage and Lots 9 and 10 have had major lot line changes, as a result of the changes to the road. Lot 11's frontage will be the existing frontage of 140' with access directly from the cul de sac. Lots 10 and 12, have 50' frontage each (combined frontage of 100') and there will be a shared access driveway for Lots 10, 11 and 12.

He stated the 5' wide footpath goes from the cul de sac up through Lots 11 and 12, with a 20' wide easement and will run along the shared driveway; next to it, not to it.

Chairman Ian Murray noted the footpath got realigned where it terminates at the Hill Rd. cul de sac; goes up the middle easement versus being skewed to one side of it.

Jeff Mancini said that will be deeded, the shared driveway will be deeded to those three lots, and there will be room for the sewer district as well.

Chairman Ian Murray noted the positive changes as the smaller cul de sac, the houses being pulled back (which is a good thing), greater buffer area for the neighbors, maintaining the plant buffer as before and as Jeff Mancini indicated earlier, there will be no construction traffic whatsoever on Hill Rd. if approved. He then added that while going through the tables on the map, he noted it still says 25' setback for No Cut and buffer planning. He clarified that, at a prior meeting, the Board established a No Cut buffer and buffer planning of a 50' setback, so that table needs to be corrected to reflect the changes that the Board and Applicant agreed upon. Jeff Mancini responded okay. He then asked if there were any Board questions or comments.

George Olsen said it's better that they pulled those houses up and back, reduced the grinder pumps, less cul de sac; it's better.

Jeff Mancini also added that the cul de sac will be a one-way loop.

Chairman Ian Murray questioned if they still anticipate doing stormwater within the cul de sac and Jeff Mancini responded he couldn't speak to that as he didn't know at this time.

Chairman Ian Murray then addressed the Board, asking them if they thought the design modifications that were driven by the Saratoga County Sewer District, created any potential environmental impacts that will require the Board to open SEQR?

Board members George Olsen, Christopher Koval, Laurie Griffen and Joseph Lewandowski all said no, they believe this lessens the impacts. Chairman Ian Murray agreed.

Chairman Ian Murray stated although the Applicant changed the name of the subdivision on the latest submittal but for the continued review and record keeping the Board will continue calling this Cedar Bluff Subdivision. We have built a history on this for 8+ years. They can name it anything they want if this gets approved, but we will continue on with Cedar Bluff. He asked Jeff Mancini to please correspond that information to the Applicant.

Jeff Mancini responded he will and said he's unsure if they still have other work out there yet to do. He then thanked the Board.

Returning

Special Use Permit Pre-Submission Conference

Nathan Hover #23-01	Representative: Tonya Yasenachak, 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	
Saratoga Springs, NY 12866	
S/B/L 154.-1-14.1 Rural Residential	

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.

Applicant Nathan Hover appeared before the Board, stating he purchased the property in October, 2022. He has three horses of his own and wishes to open a horse boarding business. He owns a property maintenance business in Saratoga Springs and he intends to turn the garage, that looks like a barn in the front of the property, into professional offices. He has four employees working the office, so he needs four parking spaces in the front and all other parking will be in the back, unseen from Rt. 29. The existing wood shop will become a place for parking vehicles and equipment, with occasional wood work going on there, such as building chicken coops and things his clients want or need. That building is located in the way back. He also proposed the construction of a pre-engineered building of 3500 sq. ft. shop space, to house his 10 work trucks, vans, pick-up trucks and plows and he'd also like to open a horse boarding business on the farm. It will be a boarding facility for retiring horses, not a riding facility. There are two existing homes on site. One is a vacant mobile home, which at sometime in the future, he'd like to replace with a new mobile home/manufactured home. The house currently has a tenant living in it and at some point, he plans to move into that himself.

Chairman Ian Murray questioned certain maps that were included with the application. The Applicant responded those are for paddocks and the Chairman told him the Board doesn't need those.

Chairman Ian Murray then stated the survey they have in their packets don't show a couple of buildings that are on the property. He asked the Applicant to please take notes of the following requirements: The Board will need an updated survey showing all buildings on site, the wells and sanitary locations for the homes, if putting in new mobile/manufactured home they must meet NYS Codes and will need well and septic plotted on the map for the mobile/manufactured home as well and all parking spaces, which are to be kept behind the buildings and to show the gravel road that goes around back as well. He then told the Applicant to eliminate one of the three curb cuts; they can keep the horseshoe driveway, but need to eliminate a curb cut. Once you have the new survey with all the updates, complete the application and come back before the Board. Be sure to submit all copies to the Clerk two weeks before the meeting.

Returning

Old Business: None

New Business: Chairman Ian Murray reminded the Board members of the upcoming training conference on February 1, 2023.

A motion was made by Laurie Griffen, seconded by George Olsen to adjourn the meeting at 7:27 p.m. Chairman Ian Murray – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, George Olsen - aye, Christopher Koval - aye, Patrick Hanehan – absent, Robert McConnell – absent, Walter Borisenok - absent.

Carried 5 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, February 22, 2023 at 7:00 p.m.

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

Respectfully submitted,

Linda A. McCabe
Planning Clerk

~Minutes are not verbatim~