

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MINUTES
August 25, 2010**

Chairman Ian Murray called the meeting to order at 7:32 p.m.

Planning Clerk Linda McCabe called the roll: Chairman Ian Murray – present, Robert Park – present, Paul Griffen – present, Laurie Griffen – absent, Patrick Hanehan – present, Robert McConnell – present, Jennifer Koval – present and Alternate Joseph Lewandowski – present.

Due to the absence of Board Member Laurie Griffen, Chairman Ian Murray elevated Alternate Joseph Lewandowski to full voting status.

Also attending: Town Engineer Ken Martin and Edward Pieper. (Sign-in sheet is on file in the Planning Clerk's office)

Approval of Minutes: A motion was made by Robert Park, and seconded by Jennifer Koval to accept the minutes of the July 28, 2010 meeting as written. Chairman Ian Murray –aye, Robert Park – aye, Laurie Griffen – absent, Patrick Hanehan – abstained due to absence at last months meeting, Paul Griffen – aye, Robert McConnell – aye, Jennifer Koval – aye, Joseph Lewandowski - aye.

Carried 6 - 0

Approved

Subdivision Sketch Plan Conference

**Edward Pieper #10-12
228 Co. Rt. 68
Saratoga Springs, NY 12866
S/B/L 168.-3-57 Rural**

Applicant proposes to subdivide his 8.41+/- acres parcel, located at 228 Co. Rt. 68.

The Applicant appeared before the Board stating he'd like to subdivide his 8.41+/- acre parcel into two lots; Lot 1 will be with the current home and Lot 2 is where they would like to build a new home for themselves.

Chairman Ian Murray stated the Applicant will need soil engineering: deep hole, perc test for septic, completed survey and a complete formal application.

Town Engineer Ken Martin stated he would also like to see sight distances mapped out on the survey.

The Applicant replied his next step is to get the survey done and with the road frontage he has they will more than likely do a 5 acre - 3 acre division.

Town Engineer Ken Martin reminded the Applicant that for 5 acres he will need 300' of road frontage along with 200' of road frontage for the smaller parcel and the Applicant replied he has enough to do that.

Chairman Ian Murray suggested the Applicant have his surveyor do sight distances because there's a vertical curve on the road and it dips down on both sides of the property; it's borderline on sight distance both ways there.

Town Engineer Ken Martin added that you lose sight distance going down around where the Applicant's current house is, but stated the Applicant's surveyor will know where the best placement will be for a driveway to give safe sight distance on the proposed lot and suggested he split the parcel in half.

Chairman Ian Murray and Town Engineer Ken Martin stated the Applicant needs to watch his setbacks from the existing buildings and double the separation distance to 200' from the septic with the layout for the new lot because it goes down hill.

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

Chairman Ian Murray told the Applicant his next step is to get a complete survey, soil engineering, perc tests and to complete the balance of his application. We will schedule a Public Hearing for next month as long as the Applicant has everything completed and in to the Clerk by September 8th. If not, once all is completed he is to contact the Clerk and we will go forward from there.

The Applicant thanked the Board.

Returning

Old Business: None

New Business: None

Chairman Ian Murray made a motion, seconded by Robert McConnell, to adjourn the meeting at 7:43 p.m. Chairman Ian Murray – aye, Robert Park – aye, Laurie Griffen – absent, Patrick Hanehan – aye, Paul Griffen – aye, Robert McConnell – aye, Jennifer Koval – aye, Joseph Lewandowski – aye.

Carried 7-0

Meeting Adjourned

The next meeting will be held September 22, 2010 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe
Planning Clerk