

TOWN OF SARATOGA
PLANNING BOARD DRAFT MINUTES
July 24, 2013

Chairman Ian Murray called the meeting to order at 7:30 p.m.

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

Also attending: Town Engineer Ken Martin, Nick and Susan Washco and Al Parella.
(Sign-in sheet is on file in the Clerk's office)

Approval of Minutes: A motion was made by Patrick Hanehan, seconded by Jennifer Koval to accept the meeting minutes of May 24, 2013. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen – absent. **Carried 5 – 0**
Approved

Preliminary Conference for Minor Subdivision

Nicholus & Susan Washco #13-01
356 Clinton St.
Saratoga Springs, NY 12866
S/B/L 169.-1-77.12 Rural
Location: Walsh Rd.

Returning Applicant seeks to subdivide a 12.40+/- acre parcel into two lots; Lot 1 to be an 8+/- acre parcel and Lot 2 to be a 3+/- parcel.

The Applicant appeared before the Board and stated upon reviewing his submitted survey map he noticed the driveway was on the wrong side of the septic field for Lot 1. It has since been corrected by his surveyor and he handed out new maps to the Board.

Chairman Ian Murray stated he was glad to hear it has been moved because he did have issue with it in the location shown on the previously submitted map. He then told the Applicant that he needs to meet with Bill O'Rourke, the Applicant's surveyor, and have him measure the sight distance in both directions on the road for the proposed driveway and have him record and certify it on the survey map for Lot 1.

Patrick Hanehan stated the Agriculture Statement needs to be added to the map also. Chairman Ian Murray agreed. The Applicant said he'll be sure that is done.

Chairman Ian Murray explained to the Board that the surveyor sited in the driveway for Lot 2 in 2006 when the Applicant subdivided at that time, so there is no need for sight distance on that lot.

Town Engineer Ken Martin stated there were some corrections needed with the sewer treatment:

1. NYS DOH requires that the Applicant have at least 12” or more of soil; this shows only 10”.
2. The Applicant must have a 2’ separation in the bottom of the leach bed down to the impervious layer or ground water per NYS DOH..
3. There is no perc test on the survey; although a deep pit test has been conducted. The perc rate should be listed as inches per minute; even though it’s a raised system the Board still needs the perc rates.
4. The language concerning the proposed residence should read: a 3 bedroom residence.
5. And as stated earlier, we need the Ag. Data Statement on the map also.

Town Engineer Ken Martin then asked if Lot 1 is staying in agriculture. The Applicant responded no, they will build a house on it and then sell it. The Applicant then provided a survey map of that parcel to Town Engineer Ken Martin and Chairman Ian Murray to review.

Town Engineer Ken Martin questioned if Army Corp. has looked at that, noting the Board has a copy of the letter from NYS DEC, but this goes under Army Corp jurisdiction so the Applicant needs to get a release from Army Corp. Town Engineer Ken Martin reminded the Applicant that the town has setbacks from wetlands also. Chairman Ian Murray stated it would have no impact on the well since it’s over 500’ away, so he’s okay with that.

The Applicant responded Army Corp. will be involved on the crossing of the wetland, adding he tried to get a letter from them years ago and they wouldn’t provide it, but he will try again. He also said he will call NYS DEC and Army Corp. concerning the location of the driveway before putting it in.

Brandon Myers questioned if there are no NYS DEC wetlands and no delineation needed, why not take it off. It’s 500’ away from the proposed building envelope. Chairman Ian Murray stated on the survey it is less than .03 acres that would be disturbed and there are no setbacks for Army Corp.

The Board discussed the differences of NYS DEC and Army Corp. wetlands. It was decided there is no need for the Applicant to contact Army Corp.

Chairman Ian Murray stated once the Applicant makes the changes the Board has set forth, we will go forward with a Public Hearing. He reminded the Applicant to bring the required information to the Clerk two weeks prior to a Planning Board meeting when he’s ready to go forward. The Applicant thanked the Board.

Sketch Plan Conference

**Alfred Parella #13-07
10 Brown Rd.
Saratoga Springs, NY 12866
S/B/L 206.9-2-61 Rural District II**

Applicant would like to subdivide his 2.26+/- acre parcel into three lots.

The Applicant appeared before the Board and stated he would like to subdivide his parcel into 3 lots. He purchased this property for \$325,000 and is looking to recoup his money. He stated he has an easement on Brock Dr. and 40' – 50' of frontage on Brown Rd. He also has another property on Brown Rd. with 240' of frontage.

Chairman Ian Murray stated it doesn't look like the Applicant has included the parcel with 240' of frontage in the subdivision and he believes the 240' of frontage is unusable due to creek flow and the gully that's there. He also stated the Applicant cannot subdivide using Brock Dr. as frontage since it is a private road. He suggested the Applicant do a lot-line adjustment with the parcel that has the 240' of frontage to create a building lot, adding the Applicant will need to provide the easement language for Brock Dr. to the Board. Chairman Ian Murray also told the Applicant that the proposed subdivision lots don't meet our regulations.

The Applicant stated that he was told he could connect to the sewer which brings the lot size down.

Jennifer Koval stated that verbal acknowledgement to attach to the sewer will not suffice; the Board will need written confirmation of that.

Chairman Ian Murray stated each lot would have to be a minimum of 40,000 square feet if connected to the sewer, plus the proper frontage per lot. He explained that the Boards have been working on amending frontage regulations to include private roads, but it is far from ready at this time. The Applicant asked when that would be done and Chairman Ian Murray responded at least 6 months to a year. He explained that everyone on the Board volunteers their time to work on the amendments and for most this is their busiest time of year.

The Applicant stated he will be sure to get that letter and will provide it with his submittals.

He thanked the Board and stated he'll be returning.

Old Business: None

New Business: Due to Chairman Ian Murray and Co-Chair Laurie Griffen being unable to attend the next regular Board meeting, the Board decided to change the date and the next Planning Board meeting will be held on **Tuesday, August 27, 2013** at 7:30 p.m.

A motion was made by Patrick Hanehan, seconded by Robert McConnell to adjourn the meeting at 8:20 p.m. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, Alternate George Olsen – absent.

Carried 5– 0

Meeting Adjourned

The next regular meeting will be held Tuesday, August 27, 2013 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe
Planning Clerk