

**TOWN OF SARATOGA  
ZONING BOARD OF APPEALS DRAFT MINUTES  
November 15, 2021**

Chairman William Moreau called the meeting to order at 7:00 p.m. and led the flag salute.

Chairman William Moreau welcomed everyone to the meeting and proceeded to review the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Chairman William Moreau – present, Clifford Hanehan – present, Thomas Carringi – absent, Steve Mehan - present, Mark Sullivan – absent, Christopher Benn – present, Mark Solan – present, Alternate Rick Burke - present.

Due to the absence of Thomas Carringi, Rick Burke was elevated to full voting status.

Also present: Zoning Officer Gil Albert, Robert Flansburg and Attorney Jacquelyn Poulos White. (Sign-in sheet is on file in the Clerk’s office.)

Approval of Minutes: Chairman William Moreau said that Clerk Linda McCabe noted there was a discrepancy which needed correction in the September minutes, as such, the Board will vote on the minutes at the next meeting.

**Revisit of Tabled Application**

**Marc & Meghan Russo #21-07  
21 School Rd.  
Wilton, CT 06897  
S/B/L 206.9-2-29.11 Lake Residential  
Location: 1107 Rt. 9P**

**Representative: Robert Flansburg  
6 Meghan Ct.  
Saratoga Springs, NY 12866**

Returning Applicants received a 7.1’ frontage variance in May, 2021, to construct a three-car garage with apartment. They’ve decided to reduce the length of the structure from 60’ to 44’, to preserve the lake view as you arrive at their home. They now seek a 15’ front setback variance to construct a two-car garage with apartment instead of the previously proposed three car and they would like to move the structure 15’ closer to Rt. 9P.

Chairman William Moreau stated the Applicant’s Public Hearing and Balancing Test were held last month, Board discussion had taken place regarding the Applicant’s request of a 15’ front setback variance and the Board had proposed a compromise of a 10’ front setback variance. A motion had been made and seconded, but before the vote took place the Applicant’s representative, Robert Flansburg, asked to postpone or table the application in order to present the Board’s proposed compromise offer of a 10’ front setback to the Applicants instead of the requested 15’ front setback. He said they could make a motion to reinstate the motion for the front setback variance or, if representative Robert Flansburg has any further information to share with the Board, they’d like to hear it.

The Applicant’s representative, Robert Flansburg, appeared before the Board on behalf of the Applicants and stated the Applicants are fine with the proposed compromise of a 10’ front setback variance.

Chairman William Moreau stated as the proposed amendment of a 10' setback relief variance is acceptable by the Applicants, he'll accept a motion to grant the amended 10' setback variance.

**A motion was made by Christopher Benn, seconded by Mark Solan, to grant the amended 10' front setback variance for the 1107 Rt. 9P property.** Chairman William Moreau – aye, Clifford Hanehan - aye, Thomas Carringi - absent, Christopher Benn - aye, Steve Mehan - aye, Mark Sullivan – absent, Mark Solan – aye, Rick Burke - aye.

**Carried 6 - 0**

**Old Business:** None

**New Business:** Clifford Hanehan stated he is concerned with the illegal, nonpermitted garage apartments in the Lake Residential district and believes this needs to be addressed. He's very uncomfortable with the small lots illegally having two homes on them and is concerned this will be more prevalent as time goes on. There was a lengthy discussion of the Board and it was determined to notify the Joint Board that they believe it is time to begin work on this serious issue.

**A motion was made by Clifford Hanehan, seconded by Mark Solan, to adjourn the meeting at 7:30 p.m.** Chairman William Moreau – aye, Clifford Hanehan - aye, Mark Solan – aye, Christopher Benn - aye, Steve Mehan - aye, Mark Sullivan – absent, Rick Burke – aye, Thomas Carringi - absent

**Carried 6 - 0**

**Meeting Adjourned**

Next meeting will be held on January 24, 2022, 7:00 p.m.

\*Any and all submittals must be to the Clerk no later than 8:45 a.m. January 10, 2022 to be on the January agenda.

Respectfully submitted,

Linda McCabe  
ZBA Clerk