

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
November 17, 2021**

Chairman Ian Murray called the meeting to order at 7:34 p.m.

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

Due to the absence of Patrick Hanehan and Christopher Koval, Walter Borisenok was elevated to full voting status.

Also attending: Jim Vianna, Dan Wheeler, Tom Carringi, Garry Robinson, Brad Lyon, Lisa McTygue and Michael Dahlquist. (Sign-in sheet is on file in the Clerk's office)

A motion was made by Joseph Lewandowski, seconded by Robert McConnell, to accept the meeting minutes of October 27, 2021 as written. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, George Olsen - absent, Joseph Lewandowski – aye, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

Approved

Public Hearing for Special Use Permit Conference

Thomas Carringi #21-07

1459 Rt. 9P

Saratoga Springs, NY 12866

S/B/L 193.6-1-46.11 Lake Commercial

Location: 1423 Rt. 9P

Representative: Garry Robinson, PE

114 Monument Dr.

Schuylerville, NY 12871

Returning Applicant seeks to modify his existing special use permit by changing some of the conditions to the existing permit. He proposes to expand Building 1 and Building 3 to give additional storage for more boats.

(As applicant failed to send neighbor notifications out, no public was held.)

Garry Robinson, PE, appeared on behalf of the Applicant. He stated they reduced the size of the proposed addition to Building 1 by half, so it will now be 25', there will be an addition on the back end as well and he's shortened the area behind the building for the additional boat trailer storage. Building 2 will have an addition of 24' in front, which aligns it with the building next to it. Building 3 will have a 25' addition in front, aligning it as well and 25' along the length of the building. It's been reduced by 16 – 17 percent in total. He said the Applicant wants to stack boats in front along the Rt. 9P boundary line. He said they talked with a landscaper and with the advice of their landscaper they'll put in 4 fruit trees in the front along Rt. 9P, with burning bushes in between them. They'll put box hedges along the front of the buildings. They've reduced the width of the additions along the length of the buildings to provide emergency vehicles access to the property. He then showed the drawing of the proposed expansion of the buildings. He provided the Board with copies of the letter he

received from NYS DEC, as requested. He told the Board that NYS DEC told him they don't have to worry about Army Corp. wetlands as they're far enough away from them. He then said if the Board has any questions, he'd be happy to answer.

Chairman Ian Murray questioned that they're still proposing to dress the buildings up a bit? Landscaping is needed there. He then said for them to explain the temporary storage for boat trailers.

Garry Robinson responded yes, just in the front and added that when his Applicant gets a new shipment of boats, and he gets many boats, it's hard to maneuver them in and out of the marina, so he takes them over and stores them in front of the other buildings, sets them out front (along Rt. 9P) and then slowly, over time, he brings them back. They're on trailers so they just sit on the trailers out front. Their headed location is the showroom.

Chairman Ian Murray questioned how he gets the boats; do they arrive on a tractor trailer?

Garry Robinson responded yes.

Chairman Ian Murray questioned on a tractor trailer, stacked on a carrier trailer, or like two on a flatbed?

Applicant Thomas Carrangi responded three on top, two on the bottom.

Chairman Ian Murray questioned how they are unloaded.

Applicant Thomas Carrangi responded they have a crane that lifts them off.

Chairman Ian Murray questioned if the unloading is done at the main location?

Applicant Thomas Carrangi responded yes.

Chairman Ian Murray questioned, in the submitted architectural drawing, did Garry and the Applicant investigate the trusses that they had talked about, or will the solution they're proposing work?

Garry Robinson responded no to the trusses.

Chairman Ian Murray questioned if they've done some calculations and think this will work as proposed with rafters?

Garry Robinson replied yes, on the drawing it shows as a vault next to it. It could be done with rafters and trusses if necessary. They could do a single sill truss.

Chairman Ian Murray questioned if they can do that without changing the height of what is existing.

Garry Robinson responded right.

Chairman Ian Murray then questioned when shortening the width of Buildings 1 and 3, is the applicant proposing road improvements there?

Garry Robinson responded no, they won't be paving it, he thinks it will remain as is.

Chairman Ian Murray stated he asked that for the purpose of providing enough room for emergency vehicles, if the need arose. He said the Applicant has the two lanes in the middle, so the north or south side drives should be an improved road. Not blacktopped, but improved, to give a third alley there for emergency vehicles to get down if necessary.

Garry Robinson questioned the outside alley?

Chairman Ian Murray replied yes, the north side would be the best to do. Improvement is needed. He then asked if they had thought about doing the lot-line adjustment with the lands in the back, as they had discussed, since wanting to extend the buildings in the back.

Garry Robinson responded they talked about it, but the Applicant would rather not do that.

Chairman Ian Murray asked if there were any Board questions or comments.

Walt Borisenok questioned the temporary boat storage and asked if that was a staging area? The Applicant removes the boats from the trailer, stages them there until he has the time and room to move them?

Applicant Tom Carringi replied until he has room in his showroom.

Walt Borisenok questioned the trailers in the back; that area will become custom trailer storage?

Applicant Tom Carringi responded yes.

Walt Borisenok questioned how many trailers does he store back there.

Applicant Tom Carringi responded 50.

Chairman Ian Murray said the landscape plan is lacking by the road, it needs to be enhanced, more trees are needed. He'd like to cut down the view shed there. Bigger trees are needed. Cherry trees, fruit trees are like dwarf trees, canopies are small and low. You need some large oaks, some maples, trees with big canopies.

Garry Robinson said he'd told them long ago that when they had the bigger trees the State Police told them to get the trees out of there for security, to keep vandals out.

Chairman Ian Murray responded put more security cameras in. He understands security concerns, he and other Board members are business owners as well. They also have to be concerned with vandals; you add more cameras. He then added as a responsible business owner you have to give back to the public as well.

Garry Robinson said back to the landscaper; this is the plan he came up with. So this is it.

Chairman Ian Murray responded their plan is lacking. They need to come up with something more.

Robert McConnell questioned the lighting there, adding good lighting will help keep vandals away as well.

Chairman Ian Murray asked if there were any further questions; seeing none he stated we can publish for public hearing for next month. December 1st is deadline for submittals for the December 15th meeting.

Garry Robinson thanked the Board.

Returning

Sketch Plan Conference for Minor Subdivision

**Mark & Sue Ann Miller #21-11
215 Casey Rd.
Schuylerville, NY 12871
S/B/L 195.-1-37.12 Rural**

**Representative: James Vianna, PLS
170 Lohnes Rd.
Stillwater, NY 12107**

Applicants seek a two-lot subdivision of their 13.5+/- acre parcel. Lot 1 to be 10.94+/- acres and Lot 1A to be a 2.57+/- acre parcel for a single family residence for their daughter.

Jim Vianna, PLS, appeared before the Board on behalf of the Applicants. He reviewed the proposed two-lot subdivision. He noted the soils are complete, perc was good, seeing it's a corner lot he questioned how far away would they like the driveway located.

Chairman Ian Murray replied they want the driveway on Casey Rd.

Jim Vianna agreed and then questioned if they could go 150' with the driveway.

Chairman Ian Murray stated he'd like the driveway to go closer to the north line of the property – mid-lot and as such, they'd have to flip the location of the house and garage.

Jim Vianna replied okay.

Town Engineer Ken Martin noted a larger distribution box is needed and Jim Vianna agreed to do so.

Chairman Ian Murray asked if there were any Board concerns or questions; seeing none he stated we can advertise for a public hearing in December.

Jim Vianna, PLS, thanked the Board.

Returning

Public Hearing for Minor Subdivision

**Thomas McTygue #21-08
251 Co. Rt. 68
Saratoga Springs, NY 12866
S/B/L 168.-2-76.1 Rural**

**Representative: Dan Wheeler, Survey Assoc. LLC
432 Broadway, Suite 5
Saratoga Springs, NY 12866**

Applicant seeks a two-lot subdivision of his 6.04+/- acre parcel; Lot 2A to be 2.84+/- acres for residential use and Lot 2B, 3.20+/- acres to remain in agriculture.

Dan Wheeler, Survey Associates LLC, appeared before the Board on behalf of the Applicant. He stated this is the same map but needs the ag note.

Chairman Ian Murray stated the land use attorney has not commented on the ag note language he'd like to see on the map; hopefully he will hear back within a week or so, but the Board needs public input to go forward, so the public hearing can be opened. He said once he hears back, Dan Wheeler can update the maps and once completed he and Town Engineer Ken Martin can sign off. He then asked if there were any Board questions or concerns; there were none.

Proof of Notice having been furnished by newspaper on November 7, 2021, Chairman Ian Murray opened the Public Hearing at 8:04 p.m., asking those wishing to speak to the Board concerning this application, to please stand and state their name and address. Seeing as no one wished to speak, **Chairman Ian Murray closed the Public Hearing at 8:05 p.m.**

Laurie Griffen went through SEQR, line by line, with the Board. Chairman Ian Murray asked if there were any further comments or questions from the Board; there were none.

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to accept the documents as presented, to declare SEQR review complete and to make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to approve the application with the condition of the attorney approved agriculture statement being on the plat. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

Approved

Thomas McTygue questioned if he hires an engineering firm, and if they make it feasible to get a county permit for a driveway if they have the sight distances, can he then make it a building lot.

Chairman Ian Murray responded it's a possibility, but he can in no way guarantee it. The Applicant needs engineering plans to show it. He'd like the Town's attorney to look at the

proposed language for the map and go from there. We can advertise for a public hearing, but it may be held over until the Board receives more information.

Dan Wheeler thanked the Board.

Returning

Jai Butler #20-06
928 Village View Lane
Cary, NC 27519
S/B/L 193.-1-20 Rural District 2
Location: 116 Cedar Bluff Rd.

Representative: Dan Wheeler, Survey Assoc. LLC
432 Broadway, Suite 5
Saratoga Springs, NY 12866

Returning Applicant seeks a two-lot subdivision of the 10+/- acre parcel; Lot 1 to be 4.99+/- acres and Lot 2 to be 4.99+/- acres.

Dan Wheeler, Survey Associates LLC, appeared before the Board on behalf of the Applicant. He stated he spoke with Town Engineer Ken Martin and they're leaving septic where test holes and perc were completed and moving the house a bit.

Chairman Ian Murray questioned if the driveways will be parallel with the boundary line.

Dan Wheeler responded it will be a shared driveway and then branch off.

Chairman Ian Murray said to widen it at the road so it's on both properties and then they won't need a driveway maintenance agreement; have the property line go up the middle of the driveway and it'll be fine. Due to the length of the driveway, they discussed putting in a hammerhead turn-around. After a lengthy discussion, Town Engineer Ken Martin determined a turn-around was unnecessary.

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

Proof of Notice having been furnished by newspaper on November 7, 2021, Chairman Ian Murray opened the Public Hearing at 8:19 p.m., asking those wishing to speak to the Board concerning this application, to please stand and state their name and address. Seeing as no one wished to speak, **Chairman Ian Murray closed the Public Hearing at 8:20 p.m.**

Laurie Griffen went through SEQR, line by line, with the Board.

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

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to accept the documents as presented, to declare SEQR review complete and to make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to approve the application as submitted, with the condition that the driveway is widened at the road

and the shared portion of the driveway straddles the boundary line. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

Approved

**James Burke #21-09
172 Co. Rd. 67
Stillwater, NY 12170
S/B/L 194.-1-9 Rural**

**Representative: James Vianna, PLS
170 Lohnes Rd.
Stillwater, NY 12170**

Returning Applicant seeks to subdivide a 1.94 acres lot to his daughter and son-in-law for a single family residence.

Jim Vianna, PLS, appeared on behalf of the Applicant, handed in the neighbor notification receipts and stated the soils are heavy on this site which warranted an engineered system and Garry Robinson submitted three copies of the septic plans for this project.

Town Engineer Ken Martin stated on the septic map, note on the lower left side, concerning sanitary, it reads as ‘should’ and needs to be changed to read as ‘required’. Chairman Ian Murray added that needs to be changed in the big block on top of the map as well. He then stated he was fine with the subdivision, and it all looks good. He asked if there were any Board questions; there were none.

Proof of Notice having been furnished by newspaper on November 7, 2021, Chairman Ian Murray opened the Public Hearing at 8:26 p.m., asking those wishing to speak to the Board concerning this application, to please stand and state their name and address. Seeing as no one wished to speak, **Chairman Ian Murray closed the Public Hearing at 8:27 p.m.**

Laurie Griffen went through SEQR, line by line, with the Board. Chairman Ian Murray asked if there were any further comments or questions from the Board; there were none.

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to accept the documents as presented, to declare SEQR review complete and to make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to approve the application as proposed with the addition of the updated notes provided by Town Engineer Ken Martin. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

Approved

Jim Vianna thanked the Board.

Returning

Gridley Assoc. LLC #21-10
7 Madison Ave.
Saratoga Springs, NY 12866
S/B/L 168.-2-87 Rural
Location: 434 Burgoyne Rd.

Representative: Dan Wheeler, Survey Assoc. LLC
432 Broadway, Suite 5
Saratoga Springs, NY 12866

Returning Applicants seek a two-lot subdivision; Lot 1 to be a 2.54+/- acres residential lot with 200' of frontage and Lot 2 to be 31.16+/- acres with 397.89' of frontage, remaining in agriculture.

Dan Wheeler, Survey Associates LLC, appeared on behalf of the Applicant. He stated the application is unchanged from last month although he did add the agriculture note for Lot 2, so when they're ready to build, they'll return to the Board.

Chairman Ian Murray questioned the location of the driveway.

Dan Wheeler responded there isn't one on the Ag lot and the other is existing.

Chairman Ian Murray questioned if there is access to the ag lot.

Dan Wheeler responded yes, there's an ag lane off of Co. Rd. 68.

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

Proof of Notice having been furnished by newspaper on November 7, 2021, Chairman Ian Murray opened the Public Hearing at 8:31 p.m., asking those wishing to speak to the Board concerning this application, to please stand and state their name and address. Seeing as no one wished to speak, **Chairman Ian Murray closed the Public Hearing at 8:32 p.m.**

Laurie Griffen went through SEQR, line by line, with the Board. Chairman Ian Murray asked if there were any further comments or questions from the Board; there were none.

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to accept the documents as presented, to declare SEQR review complete and to make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye
Carried 5 - 0

A motion was made by Chairman Ian Murray, seconded by Walter Borisenok, to approve the application as proposed. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.
Carried 5 - 0
Approved

Dan Wheeler thanked the Board.

Returning

Old Business: None

New Business: None

A motion was made by Walter Borisenok, seconded by Robert McConnell to adjourn the meeting at 8:35 p.m. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - absent, Walter Borisenok - aye.

Carried 5 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, December 15, 2021 at 7:30 p.m., due to the Christmas holiday.

*All submittals must be submitted to the Clerk **no later than 8:45 a.m., Dec. 1, 2021 to be on the December agenda.***

Respectfully submitted,

Linda A. McCabe
Planning Clerk

*Minutes are not verbatim

If minutes are not posted on the Town's web page after the legal allowance for completion, it means there was no meeting.