

**TOWN OF SARATOGA  
PLANNING BOARD MEETING MINUTES\*  
October 27, 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 – absent, Patrick Hanehan – absent, Robert McConnell – present, Joseph Lewandowski – present, George Olsen - present, Christopher Koval - present, Alternate Walter Borisenok - present.

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

Also attending: Jim Vianna, Dan Wheeler, Tom Carringi, Garry Robinson and Thomas McTygue. (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 July 28, 2020 as written.** Chairman Ian Murray – aye, Laurie Griffen – absent, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - aye, Christopher Koval - aye, Walter Borisenok - aye.

**Carried 6 - 0**

**Approved**

**Pre-Submission 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.

Applicant Thomas Carringi and Garry Robinson appeared before the Board and reviewed the applicant's proposal. The Applicant stated he is seeking to extend two of his buildings for additional storage. He's removed the boats that were everywhere and said he wants new trailers for boats and customers' boats, an area for cleaning the boats and covering them to ready for storage. He employs 22 people and has been in business for 45 years.

Garry Robinson stated every boat and truck are gone from the back now and it's been cleaned up a bit.

Chairman Ian Murray said he noticed fences were put up between the buildings in the front building line, but still looks like there's stuff there.

Garry Robinson said nothing is there now; it's been clean for about a month. He said they want to take the two buildings on each end of the row and build additions to them, plant some shrubbery along the front – dress it up a bit – paint the front ends of the buildings.

Chairman Ian Murray stated when this came before the Board 20 years ago, there were wet lands; where have they gone – they’ve just gone away? They need to be delineated. He told the Applicant to contact DEC and have them go out there, look at it and sign-off on it. For landscaping, the Board would like to see fencing and beautification along the front of the property, beyond the hedges. There were trees and fences originally there and they all disappeared. The Applicant never made an effort to comply to the original agreed upon permit.

Garry Robinson replied that they addressed some of those issues in the application.

Chris Koval stated there doesn’t seem to be enough room to do everything the Applicant is seeking. The north building doesn’t seem to have enough room for the proposed additions.

Garry Robinson responded there’s enough room there.

Applicant Thomas Carrangi stated he’ll never fill it up like it was again with boats as he has before.

Chairman Ian Murray and Chris Koval are concerned about that. The permit goes with the land.

Garry Robinson said you have enforcement for that.

Chairman Ian Murray responded it’s been 20 years. The Applicant got notice four years ago to comply with the original permit and fix it up, as well as 20 years since receiving the original permit to comply.

Walter Borisenok stated the Applicant has a successful business, but credibility gaps. He’s had 20 years to comply. It’s a commercial district, the conditions warrant review, but how are they to strike a balance – that’s the question.

Garry Robinson then referred to condition #2 of the original permit that stated there’s to be ‘no other building erected now or in the future’ and he’d like that changed to allow whatever is allowed in that district. He said leave the past in the past and go forward with what the Applicant says now. He wants to store boats that are docked at his place. He’d like to be able to clean and detail boats. He orders a lot of boats ahead of time and he’d like to store them and would like a small sales building. As for landscaping, he’s looking to do a small grassy area and has a yard person to maintain it, but if something has to go in, he’ll do it; let’s get it done. He would like signs and will abide by the sign regulations. Operating conditions are in place but he’d like to remove the conditions of moving boats May 20 – Sept. 15 and boat transfers of 10 am – 4 pm weekdays only, from the permit. On page 3 of the original permit the Board didn’t want the boat owners in the building – remove that as well. It said no outdoor storage of boats – remove that as he gets so many boats at one time so he needs to store them outside as well as in. The new boats to go out front as overflow and a small sales building. That’s about all he’d like to keep it going and there’s enough room on site for it all.

Chairman Ian Murray then stated in the original permit, condition #3 - is it your intention to put boats in and out on weekends?

Applicant Thomas Carrangi replied no, not once they're in storage.

Chairman Ian Murray questioned that the boats only come out of storage in the spring and return in the fall?

Applicant Thomas Carrangi replied yes.

Chairman Ian Murray questioned boat detailing and boat maintenance and asked if he needed a state license or certification for that.

Applicant Thomas Carrangi responded no.

Chairman Ian Murray stated the original permit was for a boat storage facility. Now you want to extend the use and use it to work on and clean boats as well. You want indoor storage eliminated? The Board needs a detailed plan for that.

Chris Koval added if the Applicant is doing sales, he needs parking as he said he wants a sales office there.

Applicant Thomas Carrangi no, he'll only take one or two clients there to show them the boats and facility.

Chairman Ian Murray said the Board will need a detailed plan showing parking, cleaning and material storage. We need to see a dedicated area for the boat cleaning/detailing area.

Applicant Thomas Carrangi said he will be using Building 3 for that.

Chairman Ian Murray stated he is not favor of outside storage.

Applicant Thomas Carrangi replied he has to order boats a year in advance and needs to store them outside plus the trailers.

Chairman Ian Murray stated as he's said before, the Board is happy his business is doing great but perhaps it's time he realizes he needs to look for a larger storage area. The Board sets the conditions – the Boat n RV doesn't have boats out in front, you can't see any of it from the road. That is what we're looking for.

George Olsen added that he has three boats. Marinas are great but the Applicant's area is in need of compliance. It looks terrible. The Board wants it screened due to that. Make it look nice from the road. It's in a gateway area to the Town and looks just awful.

Chris Koval said sometimes the Applicant leaves boats along the road – it looks really bad. It's dangerous and looks awful.

Robert McConnell agreed. He told the Applicant to take notes, meet the Board half way here.

George Olsen suggested the Applicant look at the Boat n RV building and make changes.

Chairman Ian Murray stated the Applicant's heading in the right direction, but in Jan./Feb. last year, the whole front, every square inch, was filled with boats.

Walter Borisenok suggested the Applicant delineate areas for trailers, boats, etcetera, fence in an area for the cleaning station and parking.

Robert McConnell suggested they inspect the property more frequently. The Board agreed.

Garry Robinson asked if they will hold a public hearing for this next month.

Chris Koval said they're looking to have the rules changed. DEC has to go and sign off on it and this has to go to the County.

Chairman Ian Murray said he'd rather wait to receive the plans prior to a public hearing.

Chris Koval said they're trying to ram this through too fast.

Chairman Ian Murray stated he has no issue with the buildings, but more details are needed. The Board needs to see the plan and would like to see the property more like the Boat n RV storage property.

George Olsen agreed, adding it's the gateway to our community. It needs a lot of work to improve its appearance.

Chairman Ian Murray stated the Applicant proposes expansions, so the Board should do another site visit. We could open a public hearing next month, but leave it open until the County responds. He also said the Board should do another site visit. After a brief discussion the Board decided on November 8<sup>th</sup> at 3:30 p.m.

After a very lengthy discussion, the Board said the Applicant's had 20 years to become compliant. The Applicant appeared about 3 – 4 years ago with this plan, was told to get in compliance and still hasn't. Now the Applicant is looking to change all conditions of the original permit, is still noncompliant, and proposes expansion of the buildings and the business as well. The Board needs to see a solid, professional business plan, needs to see the changes to the front of the property reflecting pride in the business. Just take a look at the appearance of the Boat n RV down the road and use that as a guide. Chairman Ian Murray reminded him to get DEC to go out there, delineate the wetlands and sign off on it.

Garry Robinson stated he'll try and get a DEC letter, but doesn't know if he'll get it done and in by the November deadline.

**Returning**

**Sketch Plan Conference 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 pretty much the same plan he showed the Board a few months ago and the Board said they could go forward if deeded as agriculture. He said he was provided the language of such from Town Engineer Ken Martin. The subdivision is for the Applicant's daughter and son-in-law.

Chairman Ian Murray responded the statement Ken provided him prior is typically used for lands set aside for agriculture. There are constraints on the lot. Chairman Ian Murray stated he'd rather have the following notes on: *'Lot 2B, created pursuant to Section 276 of Town Law, Subdivision Review, is to be restricted to only agricultural use. Lot 2B may not be further subdivided in the future. Restrictions shall be incorporated in and filed with the deed.'*

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 reminded the Board this was before them in 2002 and was approved, but they never filed with the county.

Chairman Ian Murray stated she was here also within the past year and the Board has been waiting for the soil engineering. We need to see location of deep hole test and perc for the new proposed lot.

Dan Wheeler responded he will get that done.

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

Chairman Ian Murray said we will advertise for a public hearing for next month.

Dan Wheeler thanked the Board.

**Returning**

**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**

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 Applicant James Burke. He stated the Applicant would like to subdivide a 2+/- acre lot for his daughter and son-in-law on the east side of Co. Rt. 67. The created lot is zoning compliant. He then handed Chairman Ian Murray the test pit and soils results. He'll bring soils on site to winter over and he'll bring the septic plans to the next meeting.

Chairman Ian Murray stated he was fine with the subdivision, and it all looks good. He asked if there were any Board questions; there were none. He then stated we will advertise for a public hearing for next month.

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**

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 reviewed the two-lot subdivision with the Board, stating he'd been before them discussing this property and his client doesn't want to limit the larger lot to agriculture, he'd like to build a house.

After a brief discussion with the Board, Chairman Ian Murray stated the Applicant will have to do soil engineering and said that both he and Town Engineer Ken Martin agreed the two legs of Lot 2, onto Burgoyne Rd. and the county road, need sight distance completed.

Dan Wheeler responded he can do that.

Chairman Ian Murray asked if there were any Board questions. Seeing none, he stated we can advertise for a public hearing for next month.

Dan Wheeler thanked the Board.

**Returning**

**Old Business:** None

**New Business:** None

**A motion was made by Robert McConnell, seconded by George Olsen to adjourn the meeting at 8:54 p.m.** Chairman Ian Murray – aye, Laurie Griffen – absent, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen - aye, Christopher Koval - aye, Walter Borisenok - aye.

**Carried 6 - 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, November 17, 2021 at 7:30 p.m., due the Thanksgiving holiday.

*All submittals must be to the Clerk **no later than 8:45 a.m., Nov. 3, 2021 to be on the 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.