

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MEETING MINUTES\*  
November 30, 2022**

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

Due to the absence of Clerk Linda McCabe, Dorothy Lavazzo called the roll: Chairman Ian Murray – present, Robert McConnell – present, Patrick Hanehan – absent, Christopher Koval - present, Walter Borisenok – present, Joseph Lewandowski – present, Laurie Griffen – present, George Olsen – present.

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

Also attending: Michael Dalaquist, Dio Kaufman, Masiul Mauley, Patrick Jarosz, Shannon Phillips, Hannah Hurley, Joseph Clough, Gerald Rose and other interested persons. (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 26, 2022 as written.** Chairman Ian Murray – aye, Christopher Koval - aye, Walter Borisenok – aye, Patrick Hanehan – absent, Robert McConnell – aye, George Olsen – aye, Laurie Griffen – aye, Joseph Lewandowski – aye.

**Carried 7 - 0**

**Approved**

**Public Hearing for Special Use Permit**

**Shannon Phillips #22-12  
253 Evans St.  
Victory Mills, NY 12884  
S/B/L 155.-1-29  
Location: 865 Rt. 29**

Returning Applicant seeks a Special Use Permit in order to open an office and construct a storage building at 865 Rt. 29, for his Northeast Drywall. LLC business, along with dividing the existing building for a real estate office.

Applicant Shannon Phillips appeared before the Board. He stated the property is being surveyed by Dan Willard. On that survey will be the exact measurements, well and septic locations.

Chairman Ian Murray said the survey is a requirement of the Special Use Permit to move forward. This will enable the Board to determine parking location, traffic movement, etcetera.

Chairman Ian Murray asked if there were any further comments; there were none.

Proof of Notice having been furnished by newspaper November 18, 2022, **Chairman Ian Murray opened the Public Hearing at 7:33 p.m.**, asking those wishing to speak to the Board to please stand, state their name and address:

**Joseph Clough, 11 Corinne Court**, questioned the hours of business.

Applicant Shannon Phillips replied it will be a 3 person office with hours of 7 a.m. – 3:30 p.m.

for his staff. The real estate office will have hours from 8 a.m. – 5 p.m., adding he anticipates there will be no evening or night hours.

Mr. Clough questioned if trucks will be accessing the property.

Applicant Shannon Phillips stated that this property will be used mainly for storage as his drywall business is generally with large construction companies on-site.

**Gerald Rose, 879 Rt. 29**, questioned if the business will be expanding.

Applicant Shannon Phillips said not at this time, though not ruling that out for future.

Gerald Rose expressed concern of increased traffic in the area.

Applicant Shannon Phillips responded he anticipates minimal traffic increase.

Chairman Ian Murray suggested the Applicant contact Zoning Officer Gil Albert for a copy of the parking regulation rule book. He then suggested the Applicant proceed with this prior to returning for the December 14<sup>th</sup> meeting.

Chairman Ian Murray asked if anyone further wished to speak; seeing none, **Chairman Ian Murray closed the Public Hearing at 7:37 p.m.**

Laurie Griffen suggested a one-year review be required.

**Returning**

**Sketch Plan Conference for Minor Subdivision**

**John J. Kearns #22-13  
600 Grant St., 44<sup>th</sup> Fl.  
Pittsburgh, PA 15129  
S/B/L 207.-1-21.2 Rural  
Location: 611 Rt. 32**

**Representative: Gilbert Van Guilder Land Surveyors, PLLC  
988 Rt. 146  
Clifton Park, NY 12065**

Applicant seeks to subdivide a 10+/- acre parcel from his 34+/- acre lot for a single family residence.

Patrick Jarosz, GVG Land Surveyors, PLLC, appeared on behalf of the Applicant. He stated the 10.02+/- acre section is to be considered parcel C, the remaining land will be vacant with an agricultural exemption in place.

Chairman Ian Murray advised that parcel C is wetland and that will limit access for road frontage.

Patrick Jarosz responded the Applicant is fine and will proceed with that in mind.

Chairman Ian Murray advised Patrick Jarosz that in order to proceed with this subdivision request, neighbors must be notified via certified mail of a public hearing for the December 14<sup>th</sup> meeting. He needs to contact the Clerk for the list of names and directions on notification. We will advertise for a public hearing for the December meeting.

**Returning**

**Lot-line Adjustment & Site Plan Review for Special Use Permit**

**Michael Giovanone #22-14  
1438 Rt. 9P  
Saratoga Springs, NY 12866  
S/B/L 180.18-1-29, 12 & 193.6-1-2.1 Lake Commercial**

**Representative: Verity Engineering  
PO Box 474  
Troy, NY 12181**

Applicant seeks a lot-line adjustment and site plan review for a Special Use Permit.

Chairman Ian Murray advised the Applicant that last week the Town was contacted by the Attorney General's office regarding this proposition. At this time, the Planning Board cannot make a decision on this Special Use Permit. The Board does not want to pit the Town against the Applicant nor the residents of the mobile home park. The Board feels that waiting a determination from the Attorney General's office is mandatory before proceeding further.

Applicant Michael Giovanone stated that out of the remaining residents of the mobile home park, 6 have stated they will be moving by June 1<sup>st</sup>, 2023 and when the mobile home park is reduced to 2 or 3 remaining residents, it will no longer be considered a mobile home park.

Chairman Ian Murray reminded the Applicant that there was an original agreement to offer the residents 5 years to find other housing. The Attorney General's office is reviewing the documents pertaining to this. He then reiterated that the Board will not proceed until the determination from the Attorney General's office is received.

Applicant Michael Giovanone and his attorney will be in touch with the Town and the Town's attorney. The Applicant left the meeting.

Mobile home owner, Dio Kaufman, residing at lot 15, wished to speak to the Board. Dio Kaufman produced a handout to the board to emphasize the tenant's concerns and provided photos showing, in her opinion, how the park is not properly maintained by Mr. Giovanone; she thanked the Board for their time and consideration.

Chairman Ian Murray recognized Dio Kaufman's observations and said the submitted information will remain on file.

**Old Business:** None.

**New Business:** Christopher Koval suggested the Planning Board meetings, during the winter months, begin at 7 p.m. instead of 7:30 p.m. After a brief discussion, the Board agreed.

**A motion was made by Walter Borisenok, seconded by Laurie Griffen to change the meeting hour to 7 p.m. for the winter months.** Chairman Ian Murray – aye, Christopher Koval - aye, Walter Borisenok – aye, Robert McConnell – aye, George Olsen – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, Patrick Hanehan – absent.  
**Carried 7 - 0**

**A motion was made by Joseph Lewandowski seconded by Laurie Griffen, to adjourn the meeting at 8:10 p.m.** Chairman Ian Murray – aye, Christopher Koval - aye, Walter Borisenok –

aye, Robert McConnell – aye, George Olsen – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, Patrick Hanehan – absent.

**Carried 7 - 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, December 14, 2022 at 7:00 p.m.

*All submittals must be to the Clerk no later than 8:45 a.m., December 7, 2022, to be on the agenda.*

Respectfully submitted,

Dorothy Lavazzo

\*Minutes are not verbatim