

TOWN OF SARATOGA
DRAFT PLANNING BOARD MEETING MINUTES*
March 22, 2023

Chairman Ian Murray called the meeting to order at 7:00 p.m.

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

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

Also attending: Tonya Yasenchak, Nathan Hover, Jennifer Clayton, Larry Farrelly, Joel & Maxine Lautenberg. (Sign-in sheet is on file in the Clerk's office)

A motion was made by Joseph Lewandowski, seconded by Walter Borisenok, to accept the meeting minutes of February 22, 2023 as written. Chairman Ian Murray – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, Christopher Koval – absent (arrived at 7:07 p.m.), George Olsen – aye, Walter Borisenok – aye, Patrick Hanehan – absent, Robert McConnell – absent.

Carried 5 - 0

Approved

Special Use Permit Site Plan Review

Nathan Hover #23-01	Representative: Tonya Yasenchak, Engineering America Co.
NLH Properties Management Services	76 Washington St.
250 Excelsior Ave.	Saratoga Springs, NY 12866
Saratoga Springs, NY 12866	
Location: 677 Rt. 29	
Saratoga Springs, NY 12866	
S/B/L 154.-1-14.1 Rural Residential	

Applicant seeks a Special Use Permit for Mixed Uses for 677 Rt. 29. The property has two existing residences and he'd like a professional office, workshop and horse farm.

Tonya Yasenchak, Engineering America Co., appeared before the Board on behalf of the Applicant. She stated that this property was a horse farm with a house, a mobile home, garage with a half bath on the first floor and a finished second floor, several stables and barn further in the back. Mr. Hover is here, requesting a special use permit for mixed uses. He owns a professional property management business and would like to use the middle garage as offices, which he's been renovating and parking will be down behind the building for the office staff and will not be visible from Rt. 29. He also wishes to build a 3500 sq. ft. building on the back flat area, as a workshop and garage with eight parking spaces within and there will be a gravel parking area outside of the building, for 12 vehicles. There will be no commercial traffic, as employees come to the site in the morning, get work vehicles, go to the jobs and return to the site at the end of the day. The Applicant plans to renovate the home and replace the mobile home with a new mobile home or a manufactured cottage. He currently has three horses, soon to be four and will be working with Therapeutic Horses of Saratoga Inc. (THS), the property next door and will pasture their horses as well.

Chairman Ian Murray questioned the timeline for the build of the new workshop/garage.

Applicant Nate Hover stated next year and it will be a pole barn type building. It will be for housing vehicles, farm equipment, tractors, machinery, as well as a workshop. He said he has 16 employees and once the structure is built, they will go there each day, get their vehicles and out to their job sites. The employees will return at the end of the day, get in their personal vehicles and go home. Currently they work out of Excelsior Ave. in Saratoga Springs just until his proposed building is completed.

Chairman Ian Murray reminded the Applicant that they discussed at the January meeting, that he is to remove a curb cut as the Board does not want three. He also questioned if he is planning to grow the horse farm.

Applicant Nate Hover responded no; his intention is not to board horses. The horses will come to his pasture through the back, from the Therapeutic Horses of Saratoga (THS) next door. He's planning a long-term lease with them. They, THS, will care for the horses and use his pastures. He added he wants to keep all three curb cuts. He'll have deliveries use the drive nearest the mobile home and he'll put a gate up there if the Board would like, but he wants all three drives.

Chairman Ian Murray stated the Board wants sight distances identified from all drives. He then questioned how he will manage manure handling.

Applicant Nate Hover responded THS is taking care of it, which is in their lease and he'll use some as fertilizer for the lawns.

Chairman Ian Murray stated this is preexisting, nonconforming with the two residences. Property with five acres or more must have a minimum of 300' of road frontage. You can have the two residences, but if anything is changed with either building or if you build new, you have to comply with today's building codes. He then stated there's only one well identified on the map and questioned if that is utilized for everything.

Applicant Nate Hover responded yes. He said he evicted the tenant from the mobile home before he purchased the property and has evicted the tenants in the house; he clarified he's kicking them out. Currently there's only one well.

Chairman Ian Murray stated everything has to be planned now and set in place.

Laurie Griffen questioned that the office, water and septic all tie to the house and was told yes.

Walter Borisenok noted the property was previously a horse farm used to rehab horses, the trailer was rented, the house was rented, most infrastructure in place. He has 4 employees for office staff, 16 employees for property maintenance that will gather equipment in the new garage and exit the facility onto Rt. 29. The previous use to his proposed use is not much different.

Chris Koval stated the 3 driveways are not grandfathered and the Board told the Applicant at a previous meeting they don't want that and he's to remove one.

Applicant Nate Hover responded for it to be an active horse farm he needs that access. He said he'll put a delivery only sign up if necessary.

Chairman Ian Murray stated they have to take in to account traffic speed etcetera; the Board has to look at it from a traffic and safety standpoint. Rt. 29 is dangerous; this needs to be looked at.

Chairman Ian Murray and the Board discussed the driveways. George Olsen stated most trucks will go in and out that drive by the trailer. Use that as the main business drive for all employees. They told the Applicant he can keep the driveway by the trailer, but the Applicant does not need the horseshoe drive for the office, as the 4 employees can enter through the other drive and park

back behind the office. It's easy enough for them to back up and turn around and go out that go out that same drive.

Chairman Ian Murray added they need to show distances for all drives, as for the office parking, they need to show banking behind the barn.

Tonya Yasenchak questioned what he meant with 'banking'.

Chairman Ian Murray responded it's extra allowable parking spots behind the barn if needed for future.

Applicant Nate Hover stated the 3500 sq. ft, maintenance barn's parking is 8 inside and 12 outside, but they can reduce that as not needing that many. He said six employees use their own vehicles and the others use company trucks.

Chairman Ian Murray stated the Board has to look at the future as well; the business may grow and the Board has to account for that possibility and be sure there's ample parking for future.

Applicant Nate Hover said the trailer may possibly be used for farm staff.

Chairman Ian Murray told the Board he'd walked the property with the Applicant and talked about the possibility of him building a barn in the back, then build an apartment above it or next to it, and remove the trailer. Aesthetically it's cleaning up the corridor and he won't have to worry about being in compliance. It's still a second use on there, the in-law apartment by state code and such; seems like a better fit that way. If the Applicant does live there in future, it certainly will be cleaned up and affords more privacy for the home. Chairman Ian Murray then stated that he and Town Engineer Ken Martin need pump tests and lab tests completed on the well. If the Applicant gets everything the Board requested submitted by April 12, 2023, no later than 8:45 a.m., we can publish for a public hearing.

Returning

Old Business: None

New Business: Chairman Ian Murray asked Board members if they had any comments or advice concerning last month's training. Board members were pleased with the courses and hoped in the future there'd be opportunity to have certain classes repeated, as some were held the same time as others; they'd like the opportunity to take the classes missed due to the overlap. He thanked them for their input and will take that information back to the County for consideration.

A motion was made by Laurie Griffen, seconded by George Olsen to adjourn the meeting at 7:42 p.m. Chairman Ian Murray – aye, Joseph Lewandowski – aye, George Olsen - aye, Patrick Hanehan – aye, Laurie Griffen – absent, Robert McConnell – absent, Christopher Koval - absent, Walter Borisenok - aye. **Carried 6 - 0**

Meeting Adjourned

The next regular meeting will be held Wednesday, April 26, 2023 at 7:00 p.m.

All submittals must be to the Clerk no later than 8:45 a.m., April 12, 2023 to be on the February agenda.

Respectfully submitted,

Linda A. McCabe
Planning Clerk

~Minutes are not verbatim~