

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
January 26, 2022**

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

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

Also attending: Michael Dahlquist, Rich Furlani, Brian Huber, Joan Huber, Joseph Winters and Shane Drumm. (Sign-in sheet is on file in the Clerk's office)

A motion was made by Laurie Griffen, seconded by Joseph Lewandowski, to accept the meeting minutes of December 15, 2021 as written. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – absent, George Olsen - absent, Joseph Lewandowski – aye, Christopher Koval - aye, Walter Borisenok - absent.

Carried 4 - 0

Approved

Minor Subdivision Public Hearing

**Brian Huber #21-12
827 Rt. 4 South
Schuylerville, NY 12871
S/B/L 182.-2-13.1 Rural
Location: 847 Rt. 4 South**

**Owner: Rixt B. Clifford, Estate of Ann Bierma
847 Rt. 4 South
Schuylerville, NY 12871**

Owner seeks to convey the triangular piece of land of S/B/L 182.-2-13.1 to Brian Huber. The land will remain in agricultural use for maple syrup production. The Applicant will build a one story 6' x 8' sap collection shed and a 20' x 20' sugar house.

Applicant Brian Huber appeared before the Board and briefly reviewed the proposed subdivision, stating there are no changes from last months proposal. It is on the east side of Rt. 4 South and its current agriculture use is for maple syrup production. He plans to continue that use and would like to have a 20' x 20' sugar house and a single story, 6' x 8' sap collection shed there as well. He said the land will be surveyed, there will be no changes to the road, everything remains as is.

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

Proof of Notice having been furnished by newspaper on January 16, 2022, Chairman Ian Murray opened the Public Hearing at 7:33 p.m., asking those wishing to speak to the Board concerning this application, to please stand and state their name and address:

Rich Furlani asked the Applicant if the road would be changed and the Applicant replied it will remain the same.

Chairman Ian Murray asked if there is an easement there.

The Applicant responded not that he was aware of.

Chairman Ian Murray then told the Applicant to title search it and if no easement is found, he asked the Applicant if he will grant an easement to those on that road.

The Applicant responded yes, as he doesn't want to change anything from the way it's been.

Rich Furlani added that he and the Applicant maintain that road and they, as well as the other property owners, pay to cover the cost of the road maintenance.

Chairman Ian Murray stated with that being said, it sounds like there must be an easement in place already, but the Applicant should be sure to search that out.

Chairman Ian Murray asked if anyone else would like to speak; seeing none **Chairman Ian Murray closed the Public Hearing at 7:40 p.m.** Chairman Ian Murray then stated as they don't have the survey yet completed, and the Board knows the estate will be transferred, he handed the Applicant an agriculture statement to be included on the survey and told the Applicant to be sure to give that to his surveyor to put on the map.

Applicant Brian Huber responded he will see that it is done.

Chairman Ian Murray then read the Saratoga County Planning Board's response to this proposed subdivision: ***"RE: SCPB Referral Review #22-A-01-Subdivision Review – Huber A proposed subdivision to subdivide 3.75-acre portion of an existing 82.01-acre parcel that is separated by US RT 4. The 3.75-acre parcel will be purchased by a neighboring parcel to be used in the production of maple syrup.***

Location: US RT 4 South (Ag. District #2, Hudson River)

Received from the Town of Saratoga Planning Board on January 13, 2022.

Reviewed by the Saratoga County Planning Board January 20, 2022.

Decision: No Significant County-wide or Intercommunity Impact.

Sincerely,

Jeffrey R. Williams, Planner

Authorized Agent for Saratoga County"

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 – absent, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval – aye, Walter Borisenok - absent.

Carried 4 - 0

A motion was made by Chairman Ian Murray, seconded by Laurie Griffen, to approve the subdivision application with the condition that the agriculture statement

language handed to the Applicant be on the deed and map. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – absent, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - aye, Walter Borisenok - absent. **Carried 4 - 0**

Approved

Chairman Ian Murray noted that once the survey and deed are completed, the Applicant is to bring them in for sign-off from the Chairman and Engineer and he will then be notified to pick them up and file them with the County.

Applicant Brian Huber thanked the Board.

Information:

Shane Drumm sought information and advice on a special use permit for moving the saw mill from its current location to his 10.7+/- acre property on Rt. 4. He said all the equipment will be inside the barn although a couple sides will be open where the logs come in. The logs will be piled in the front, the entrance on Rt. 4 is already existing.

Chairman Ian Murray questioned the traffic flow for ingress/egress. Shane Drumm said general traffic will be from Rt. 4 only and the logs will come in off of Coveville Rd.

Chairman Ian Murray questioned the hours of operation and was told 7:30 a.m. – 4:30 p.m. Monday – Friday and currently 8:00 a.m. – noon on Saturdays. He'd like to change that and expand the hours on Saturdays to 2:00 p.m.

Chairman Ian Murray asked if that's for retail work on Saturdays – not sawing. Shane Drumm replied some sawing but mostly retail. He said he'll be converting all the engines to electric, which will make it a bit quieter and faster.

Laurie Griffen stated sight distances need to be looked at.

Shane Drumm added he may want to expand the barn and Chairman Ian Murray stated he will need to get with Building Inspector Gil Albert concerning that.

Laurie Griffen stated this will be slated with an annual review, which is standard practice for special use permits.

Shane Drumm will return next month with an application.

Joe Winters was seeking information concerning what he'd like to do with the old Millie Allen property on Rt. 29, near Schuyler Park. He stated he is a full-time teacher and owns a landscaping business with 65 customers. He stated he is not looking to expand that business, but he is looking to purchase a property to house his landscaping equipment and to park his vehicles now. In the future, possibly build a single family home there for rental purposes. He said the property currently has an old horse shed on it and he'd like to put a new shed for the small equipment.

Chairman Ian Murray stated it'll be hard, as he needs to be able to turn those vehicles around on the property, not on Rt. 29; putting a building there will really limit that.

Christopher Koval stated he wants the Board to walk the property.

Laurie Griffen asked him about signage.

He responded he was not opposed to that, but will do whatever the Board says. He doesn't want to affect the park or homes in area. He would like to have a garden there, for personal use only.

The Board had concerns for future potential. Chairman Ian Murray said setbacks can't be met with the garage; for future use the only thing he could do is build a single family home, but he can't have the business with a house there; it just doesn't work. Short term he could use it for parking and a special use permit isn't necessary for that. We'll have Zoning Officer Gil

Albert check it out off and on. He has to get a well on it and sanitary and meet the separation distances and setbacks. It's tricky. Chairman Ian Murray stated the parking is a non-issue, no permit is needed for that. Get the survey done and be sure to stay out of NYSDOT setback area.

Joe Winters thanked the Board.

Old Business: None

New Business: None

A motion was made by Laurie Griffen, seconded by Christopher Koval to adjourn the meeting at 8:26 p.m. Chairman Ian Murray – aye, Laurie Griffen – aye, Patrick Hanehan – absent, Robert McConnell – absent, Joseph Lewandowski – aye, George Olsen - absent, Christopher Koval - aye, Walter Borisenok - absent.

Carried 4 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, February 23, 2022 at 7:30 p.m.

*All submittals must be submitted to the Clerk **no later than 8:45 a.m., February 9, 2022 to be on the January agenda.***

Respectfully submitted,

Linda A. McCabe
Planning Clerk