

**TOWN OF SARATOGA
PLANNING BOARD MEETING DRAFT MINUTES*
September 25, 2024**

Chairman Walter Borisenok called the meeting to order at 7:00 p.m.

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

Also attending: Jim Sullivan, Alex Scheidelman. (Sign in sheet is on record in the Clerk’s office)

A motion was made by Chairman Walter Borisenok, seconded by Christopher Koval, to accept the meeting minutes of August 28 2024 as written. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval - aye, Robert McConnell – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, George Olsen – absent.

Carried 6 - 0

Approved

Public Hearing for Special Use Permit

**James Sullivan #24-10
11 Pearl St.
Schuylerville, NY 12871
S/B/L 169.-2-11.3
Location: 117 Rt. 32 South**

Returning applicant seeks to build a garage with an attached apartment. He appeared before the ZBA for a frontage variance, which was approved for the purpose of building one additional single-family dwelling only on the property.

Applicant James Sullivan appeared before the Board.

Chairman Walter Borisenok questioned the distance between the septic and well and questioned if the well is on the property line.

Applicant James Sullivan responded yes, it’s on the property line. It showed up on another’s deed, Mr. Doyle’s deed, and he has had that corrected on his deed with rights and access to it. He added it’s a bit over 100’ from the leach field.

Chairman Walter Borisenok questioned if it’s useable.

Applicant James Sullivan responded no, it’s not useable. He has a new well.

Chairman Walter Borisenok stated we’ll term and condition it to be discontinued.

Applicant James Sullivan replied he was okay with that and that he’s also considering filling it in.

Chairman Walter Borisenok said this is for one apartment with two baths and the septic system is

sized for that; he added septic is to be built to the number of bathrooms and bedrooms. He then asked if there were any questions or concerns of the Board; there were none.

Proof of Notice having been furnished by newspaper on September 15, 2024, Chairman Walter Borisenok opened the Public Hearing at 7:07 p.m., asking those wishing to speak to the Board to please stand at the podium, state their name and address and direct their comments to the Board. Seeing as no one wished to speak, **Chairman Walter Borisenok closed the Public Hearing at 7:08 p.m.**

Laurie Griffen went through SEQR line by line with the Board. The Board found in favor of the Applicant.

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to accept SEQR as complete and to make a Negative Declaration. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 6 – 0

A motion was made by Chairman Walter Borisenok, seconded by Robert McConnell, to approve the Special Use Permit as presented, contingent upon the septic system being built to code for number of bedrooms and bathrooms. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Joseph Lewandowski – aye, George Olsen – absent.
Approved 6 – 0

Pre-Submission Conference for Special Use Permit

**Alex Scheidelman #24-11
1101 Wedgewood Heights
Schenectady, NY 12306
S/B/L 183.-1-55.2 Rural District
Location: 220 Co. Rd. 69**

**Owner: Pinnacle Roofing
1101 Wedgewood Heights
Schenectady, NY 12306**

Applicant seeks a special use permit to use existing building for storage.

Applicant Alex Scheidelman appeared before the Board and said Pinnacle Roofing would like to use the building for storage only, in order to have items closer to ongoing jobs for employees to pick-up, instead of having to drive down to Schenectady to grab materials needed for jobs up this way.

Chairman Walter Borisenok questioned how many trucks a day will be entering and existing the property.

Applicant Alex Scheidelman responded just one pick-up truck a day.

Chairman Walter Borisenok questioned if he's the owner of the site and was told no.

Chairman Walter Borisenok stated the owner needs to apply for and obtain a commercial vehicle access permit (curb cut permit) via Saratoga County DOT. The Board will also need to see the sight line distance for commercial vehicles where the driveway comes out onto the road, as well

as hours of operation. He then questioned how many flatbeds will be entering/exiting the property.

Applicant Alex Scheidelman responded maybe an occasional flatbed truck once a week dropping off roofing material for storage. Hours of operation will be normal business hours, like 8 a.m. – 5 p.m.

Chairman Walter Borisenok stated storage buildings are an allowable use in the Rural District. He then told the applicant to submit the sight lines for the driveway along with the approval letter from the County DPW for the permit, adding the applicant can go to the County Department of Transportation website and apply on-line for the commercial access permit/curb cut permit. Once the special use permit application, fees, and required information is submitted, the Board will hold a public hearing. He then explained the process and time line of a public hearing and that he can get the neighbor list and information from the Clerk.

Chairman Walter Borisenok asked if there were any concerns or questions of the Board; there were none.

Applicant Alex Scheidelman thanked the Board.

Returning

Old Business: none

New Business: none

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to adjourn the meeting at 7:20 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Joseph Lewandowski – aye, George Olsen – absent.

Carried 6 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, October 23, 2024 at 7:00 p.m. *All submittals must be to the Clerk no later than 8:45 a.m., October 9, 2024 to be on the next agenda.*

Respectfully submitted,

Linda A. McCabe
Planning Clerk