

TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
April 24, 2024

Chairman Walter Borisenok called the meeting to order at 7:04 p.m.

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

Also attending: Paul Markessinis, Michael Giovanone, Brian Sipperly, Dave Carr, Tom Roohan, Greg & Brittany Adams, Joel & Maxine Lautenberg, Linda Macica, Paul & Jan Murphy, Louis Farone, Jerry Meehan, Diane Fitzgerald, Terri Korb, Jean Seiler, John & Jodi McSwieney, Marjorie McShane and other interested persons. (Sign in sheet is on record in the Clerk’s office)

A motion was made by Laurie Griffen, seconded by Joseph Lewandowski, to accept the meeting minutes of March 27, 2024 as written. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval - aye, Joseph Lewandowski – aye, George Olsen - aye, Patrick Hanehan – aye, Robert McConnell – aye.

Carried 7 - 0
Approved

Conference for Special Use Permit

Michael Giovanone #24-01
Boat N RV Condos, LLC
1438 Rt. 9P
Saratoga Springs, NY 12866
Location: 1428 Rt. 9P
S/B/L 180.18-1-2.1, 12 & 29

Representative: Brian Sipperly, Verity Engineering
P.O. Box 474
Troy, NY 12181

Returning applicant seeks a special use permit to expand his Boat -n- RV and motor vehicle storage business.

Brian Sipperly, Verity Engineering, appeared on behalf of the applicant, stated he went back before the ZBA on April 22, 2024 with their redraw, as ZBA objected to their original site plan. They have now gained ZBA approval for the revised plan and the newly requested 13.67’ back setback. He reminded the Board that the originally requested front setback was objected to by the Zoning Board and they’d asked the applicant to return to the Planning Board for their input on the revisions. He’d waited to submit the revised plans to Planning in order to see if the Zoning Board would approve the revised plan.

He added he’s before the Board to update them and to present the updated redesign approved by the Zoning Board. In general, the plans remain basically the same, but they no longer need a front setback variance as they moved units further back. They have reversed the ingress/egress, eliminated the gates, which relieves traffic stacking concerns on Rt. 9P and the lake lockers have been consolidated a bit further back.

Chairman Walter Borisenok said the Board hasn’t seen this plan until now, so they can’t give much feedback at this time. He requested the Board have time to review the new information, once submitted. He said pulling it back the way they have shown is good and allows more green space in front; also allows the same four parking spots for the lake lockers.

Laurie Griffen agreed that pulling it back is better and the ingress/egress is better as well.

Chairman Walter Borisenok thanked Brian Sipperly for the update and suggested he return in the near future with the grading plan, sight plan, etcetera. The plan is going in the direction the Board has suggested and they look forward to his return.

Brian Sipperly thanked the Board and said he will be submitting their updates, will be contacting NYS DEC for their input and he will be in contact with Town Engineer Ken Martin with updated plans as well.

Returning

Sketch Plan Conference for Proposed Major Subdivision

**John Behrendt #24-04
150 Phila St.
Saratoga Springs, NY 12866**

**Representative: Dave Call, LA Group
40 Long Alley
Saratoga Springs, NY 12866**

**Location: Intersection of Co. Rt. 71, Wright Rd. & Brown Rd.
S/B/L 206.-1-4**

Applicant seeks to construct a major subdivision on his 72.6+/- acre parcel. Location of parcel is intersection of Co Rt. 71, Wright Rd. and Brown Rd.

Chairman Walter Borisenok recused himself from this application.

Laurie Griffen, Vice Chairperson, stated this is a sketch plan conference of a potential major subdivision and this is the first time the Board has seen this proposal. She then requested the applicant proceed.

Dave Carr, The LA Group, appeared on behalf of the applicant. He stated the property is a 72.6+/- acre parcel and is located at the intersection of Co. Rd. 71, Wright Rd. and Brown Rd. The property has been owned by Mr. and Mrs. Behrendt for over 20 years. The property meets with Wright Rd. to the west, Co. Rd. 71 to the east and Brown Rd. to the south. Mr. Behrendt hired him to look at the potential development of this property. He realizes a survey of the property is required and as there are wetlands involved, they've been flagged. He's reviewed the Town's codes and regulations and said there aren't a lot of options to develop a residential area, keeping within the comprehensive plan. They're checking the property to see what would be needed to develop it for single family homes or a conservation subdivision. He said an analysis of the land, using the Town's requirements and eliminating the wetlands, indicates the possibility of 38 building lots for a conservation subdivision. If possible, he'd like to coordinate with the Cedar Bluff subdivision, keeping the green space continuing through and possibly connecting with the sewer operation. If unable to do this, the design will change. He realizes there may be curb cuts needed on the existing roads to allow for cul de sac designs. If unable to do this, the lot sizes would have to be increased to conform with the Town's regulations and they would anticipate maybe 30 of the aforementioned homes being erected. He realizes there has been a lot of activity in that area for the past several years and at this time, he's looking for feedback from the Board concerning this prospective development.

Laurie Griffen thanked him and stated he is correct that the Town's code allows for this type of development, but there are density concerns in that area. The Cedar Bluff subdivision was over 10 years in the planning stages before approval was granted and still awaiting NYS DOH and NYS DEC approvals. If this was to move forward, there are many concerns to be met, including

stormwater, archeological, hydrology testing as water will be a major concern, along with traffic density, etcetera.

Christopher Koval agreed that density is a prime concern; a lot of work needs to be done before going forward. He added fracking was a problem in this area in the past.

Patrick Hanehan stated with the water and sewer concerns and density concerns of Cedar Bluff, the Town would be taking a very conservative approach to this and they need to keep in mind that DEC and DOH approvals take a lot of time.

Dave Carr said they're aware this project will be time consuming and understands DEC could be several years out; they aren't rushing in with an application. They're primarily interested in the Board's reaction and concerns.

Laurie Griffen stated timing is a bit off, but clarified this is an allowable use in that district.

Robert McConnell stated he too has concerns of density.

Joseph Lewandowski said there are 34 homes going in across the street and a proposed 38 homes with this project; density is definitely an issue.

George Olsen questioned the number of houses going in if they can't connect to the sewer – will they eliminate perhaps ten houses?

Dave Carr guesstimated 50% would be eliminated if this were to become two acre lots with driveways every 200'. The owner feels this subdivision is a possibility and if they go more conventional, it could be done.

Robert McConnell asked when they plan to begin.

Dave Carr responded with SEQR, hydrology, etcetera, needing to be done, the Board wouldn't see them for at least two years.

Laurie Griffen said the Board looks forward to working with them in the future and those conversations will take place at that time. She asked if the Board could answer any further questions for him and Dave Carr responded no and thanked the Board.

Chairman Walter Borisenok returned to the Board and asked if there was any old business; there was none. He then asked if there was any new business; there was none.

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to adjourn the meeting at 7:26 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval - aye, Joseph Lewandowski – aye, George Olsen - aye, Patrick Hanehan – aye, Robert McConnell – aye.

Carried 7 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, May 22, 2024 at 7:00 p.m.

*All submittals must be to the Clerk **no later than 8:45 a.m., May 8, 2024 to be on the next agenda.***

Respectfully submitted,

Linda A. McCabe, Planning Clerk and Dorothy Lavazzo

~Minutes are not verbatim~