

**TOWN OF SARATOGA  
PLANNING BOARD MEETING MINUTES\*  
May 25, 2022**

Chairman Ian Murray called the meeting to order at 7:33 p.m.

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

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

Also attending: Bryan Meskill, Jim Vianna, Garry Robinson and Tom Carrangi. (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 April 27, 2022 as written.** Chairman Ian Murray – aye, Laurie Griffen – absent, Patrick Hanehan – absent, Robert McConnell – aye, George Olsen - absent, Joseph Lewandowski – aye, Christopher Koval - aye, Walter Borisenok - aye.

**Carried 5 - 0**

**Approved**

**Public Hearing for Minor Subdivision**

**Tricia Pasos #22-02  
873 Rt. 4 South  
Schuylerville, NY 12871  
S/B/L 183.-1-20.14 Rural**

**Representative: James Vianna, PLS  
170 Lohnes Rd.  
Stillwater, NY 12170**

Returning Applicant seeks a two lot minor subdivision, Lot 1A to be 4.99+/- acres with existing residence and Lot 1 to be 17.79+/- acre lot, possibly for a single family residence.

Jim Vianna appeared on behalf of the Applicant. He said this property is approximately 23+/- acres and the Applicant wishes to subdivide her land as she'd like to construct a new home, sometime in the future, on the created lot (Lot 1) and sell the existing house with 4.99+/- acres (Lot 1A). He then reviewed previous appearances before the Board for this application and reminded the Board that the Zoning Board of Appeals granted the needed frontage variance last month, went through the survey, setbacks and the proposed shared driveway to go over the stream and then will split off just beyond the culvert. He also said that as she is not planning on building in the near future, he informed her she will have to produce site plans, etcetera, to the Board when ready to build.

Chairman Ian Murray stated he's talked with Jim Vianna about this several times and there is specific language from the County for shared driveways that needs to be on the survey. He reminded the Board this was before them earlier and they sent it to the ZBA for the variance. He then asked if there were any Board questions or comments; there were none.

**Proof of Notice having been furnished by newspaper on May 15, 2022, Chairman**

**Ian Murray opened the Public Hearing at 7:39 p.m.**, asking those wishing to speak to the Board to please stand, state their name and address. See as no one wished to speak,  
**Chairman Ian Murray closed the Public Hearing at 7:40 p.m.**

The Board went through SEQR, line by line.

**A motion was made by Chairman Ian Murray, seconded by Walter Borisenok, to declare SEQRA review complete and to make a Negative Declaration.** Chairman Ian Murray – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Christopher Koval – aye, Walter Borisenok – aye, Laurie Griffen – absent, Patrick Hanehan – absent, George Olsen – absent.

**Carried 5 – 0**

**A motion was made by Chairman Ian Murray, seconded by Robert McConnell, to approve the minor subdivision as presented.** Chairman Ian Murray – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Christopher Koval – aye, Walter Borisenok – aye, Laurie Griffen – absent, Patrick Hanehan – absent, George Olsen – absent.

**Carried 5 – 0**

#### **Sketch Plan Conference for Minor Subdivision**

**William Galcik #22-08  
8 Melanie Rd.  
Saratoga Springs, NY 12866  
S/B/L 156.-4-28.11 Rural  
Location: East side of DeGarmo Rd.**

**Representative: James Vianna, PLS  
170 Lohnes Rd.  
Stillwater, NY 12170**

Applicant seeks a two-lot minor subdivision of the 63.8+/- acre parcel; Lot 1 to be 3.60+/- acre parcel for possible future residence and Lot 2 to be 60.2+/- acre parcel with no change of residential and agriculture. This is for estate planning.

Jim Vianna appeared on behalf of the Applicant. He stated in 2008 he surveyed all the Galcik property which consisted of 63 – 64+/- acres. The Town of Saratoga took out a conservation easement on the property, minus the properties of Paul, Mike and Bridget. They also put two lots out of the easement, with Board approval, which were set up due to possible zoning changes in the future. This specific lot is deeded out of the easement, meets sight distances and he's put the Ag Note on the survey which states if in future they wish to build, they have to come before the Board with site plan, engineering and septic. He added there is an existing driveway and there is 382' of frontage.

Chairman Ian Murray and Engineer Ken Martin spoke with Jim Vianna about the sight distances and Joseph Lewandowski stated there is a culvert there, which has been there for many years.

Chairman Ian Murray asked if there were further comments or questions of the Board; there were none. He then stated we will advertise for a public hearing for next month.

Jim Vianna thanked the Board.

**Pre-Submission Conference for Special Use Permit**

**Bryan Meskill #22-09  
28 Ballard Rd.  
Gansevoort, NY 12831  
S/B/L 180.-2-10.1 Rural**

Applicant seeks an additional single-family dwelling on his 175 Hathaway Rd. property.

Applicant Bryan Meskill appeared before the Board and stated he bought the property three years ago and is now ready to begin building and would like to build a second home for his mother-in-law, who is moving up here. He said they'll use the existing driveway and then split it off for the second residence.

Chairman Ian Murray questioned if he's removing the old residence and the Applicant replied yes.

Chairman Ian Murray stated it is an allowable use in that district. The Applicant has ample frontage, so if he decides to subdivide in the future, he can. He told the Applicant he has to have separate wells and septic systems and meet separation distances. He added he'll go look at it within the next couple of weeks and we'll advertise for a public hearing for next month.

Applicant Bryan Meskill thanked the Board.

**Information**

**Thomas Carrangi, Point Breeze Marina, 1423 Rt. 9P, Saratoga Springs, NY 12866**, seeks information and Board approval of submitted map.

Garry Robinson appeared before the Board reviewed the submitted updated map. He stated the Board wanted increased space in front, the fence moved and remove the plans for expansion to the front of the buildings. They will be changing the fencing from chain link to a solid type so you cannot see through it. He added by lot-line adjustment, they've added more land to the back.

Chairman Ian Murray stated the lot-line adjustment has not been done yet.

Garry Robinson responded, well - no, only if this is approved.

Chairman Ian Murray stated last month there were questions about buffer needing to be enhanced; has it been? He also stated that at last month's meeting Garry Robinson stated the public hearing was still open. The public hearing was closed December 15, 2021. He said the Applicant will have to have another public hearing. He told Garry Robinson that he needs to recap what they want to modify on the original permit. He wants him to clearly outline it for the Board and they'll go through it next month and then open the public hearing.

Christopher Koval stated those buildings are big. There is to be NO outside storage at all if this is allowed.

Garry Robinson responded within reason.

Christopher Koval replied none at all. He then questioned what happens when this is sold and questioned if this can be done as an annual permit.

Chairman Ian Murray responded that the permit goes with the land forever.

Christopher Koval responded this is a lot. Moving boats in and out – no outside storage allowed and absolutely nothing in front.

Chairman Ian Murray asked if there were any further Board comments or questions; there were none. He stated we'll advertise for a public hearing for next month.

**Old Business:** None.

**New Business:** None.

**A motion was made by Robert McConnell, seconded by Christopher Koval, to adjourn the meeting at 8:05 p.m.** Chairman Ian Murray – aye, Laurie Griffen – absent, Christopher Koval – present, Patrick Hanehan – absent, George Olsen - absent, Joseph Lewandowski – aye, Robert McConnell – aye, Walter Borisenok - aye.

**Carried 5 - 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, June 22, 2022 at 7:30 p.m.

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

Respectfully submitted,

Linda A. McCabe  
Planning Clerk

\*Minutes are not verbatim