

**TOWN OF SARATOGA  
ZONING BOARD OF APPEALS DRAFT MINUTES  
February 23, 2026**

Chairman William Moreau called the meeting to order at 7:00 p.m. and led the flag salute.

Chairman William Moreau welcomed everyone to the meeting and proceeded to review the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Chairman William Moreau – present, Mark Solan – present, Clifford Hanehan – present, Christopher Benn – present, Steve Mehan – present, Rick Burke – absent (arrived at 7:16 p.m.), Thomas Carrangi – absent.

Also present: Zoning Officer Gil Albert, Brian Sipperly and Dan Gaba. (Sign-in sheet is on file in the Clerk's office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Mark Solan, to accept the minutes of November 17, 2025, as written.** Chairman William Moreau – aye, Mark Solan – aye, Clifford Hanehan – aye, Steve Mehan – aye, Christopher Benn – aye, Thomas Carrangi – absent, Rick Burke – absent.

**Carried 5 - 0**

**Continued Public Hearing for Tabled Area Variance**

**Mary Anne Taylor #25-09  
107 Staniak Rd.  
Mechanicville, NY 12118  
S/B/L 193.10-1-39 & 40  
Location: 1286 Rt. 9P**

**Representative: Brian Sipperly, Verity Engineering, DPC  
PO Box 474  
Troy, NY 12181**

Returning Applicant tabled the application at the September, 2025, meeting in order to seek a lot-line adjustment to reduce the size of the requested variances. They were successful with the lot-line adjustment and now seek an 18' side setback variance and a 3.4' back setback variance in order to install a mobile home. *(To clarify, the applicant originally sought a 44' side setback, a 62' two-sides setback and the 3.4' back setback variances.)*

Brian Sipperly appeared on behalf of the applicant, stated he was before the Board in September and tabled the application at that time in order to speak with the applicant concerning a proposed lot-line adjustment with a neighbor. The applicant went forward with the lot-line adjustment, allowing for the modification of the variance requests.

Chairman William Moreau asked if the Board had read the letter that accompanied the updated map; as a couple had not, he read the letter (on file) to the Board members. He then asked if there were any questions; there were none.

**Proof of Notice having been furnished by newspaper on February 13, 2026, Chairman William Moreau opened the Public Hearing at 7:06 p.m.**, asking those wishing to speak to please stand, state their name and address and direct their comments to the Board.  
Seeing no one, **Chairman William Moreau closed the Public Hearing at 7:06 p.m.**

Chairman William Moreau went through the Balancing Test for Area Variance, line by line

with the Board, to balance benefit to the Applicant with detriment to health, safety & welfare of the community:

1. *Whether benefit can be achieved by other means feasible to applicant* – All Board members said no.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Clifford Hanehan said no; Board members agreed.
3. *Whether request is substantial* – Mark Solan and Board members said not really, they agreed he's modified the request to less than originally proposed.
4. *Whether request will have adverse physical or environmental effects* – All Board members said no.
5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Mark Solan said no, he's done his best minimizing the request; the Board members agreed.

Chairman William Moreau stated if the Board approves the request, he would like the applicant to submit to Zoning Officer Gil Albert, an updated zoning application cover page showing the modifications since going through with the lot-line adjustment, for the file; the Board agreed.

**A motion was made by Mark Solan, seconded by Christopher Benn, to grant the revised variances as presented, along with the submittal of an updated application page showing said revisions with the correct numbers, to Zoning Officer Gil Albert for the file.** Chairman William Moreau – aye, Mark Solan – aye, Clifford Hanehan – aye, Steve Mehan – aye, Christopher Benn – aye, Thomas Carrangi – absent, Rick Burke – absent.

**Carried 5 - 0**

### **Public Hearing for Area Variance**

**Daniel Gaba 26-01**

**8 Labelle Ln.**

**Saratoga Springs, NY 12866**

**S/B/L 170.-1-33**

**Location: 209 Haas Rd. (intersection of Mennen & Haas Rd.)**

Applicant was before the Planning Board last month seeking to subdivide his 29+/- acre parcel into two lots. To do so he needs 78' of frontage per proposed lot, as each lot would have 222' of frontage, though 300' of frontage is required per Town regulations for lots of 5 acres or more. The Planning Board sends this application to ZBA with a positive recommendation.

Applicant Dan Gaba appeared before the Board and reviewed his application.

When asked about the old, decrepit yellow house that's nearly covered in overgrowth at the intersection there, he responded that the old, yellow house at the intersection has been demolished and removed.

Chairman William Moreau asked if there were any Board questions.

Mark Solan asked if this is for two separate lots and was told if the variance requests are approved, it will become two separate lots.

Chairman William Moreau asked if there were any further questions; there were none.

**Proof of Notice having been furnished by newspaper on February 13, 2026, Chairman William Moreau opened the Public Hearing at 7:13 p.m.**, asking those wishing to speak to please stand, state their name and address and direct their comments to the Board. Seeing no one, **Chairman William Moreau closed the Public Hearing at 7:13 p.m.**

Chairman William Moreau went through the Balancing Test for Area Variance, line by line with the Board, to balance benefit to the Applicant with detriment to health, safety & welfare of the community:

1. *Whether benefit can be achieved by other means feasible to applicant* – Clifford Hanehan said yes, he could choose not to subdivide. But choosing to subdivide his acreage into two large 11+/- acre lots is far better than putting in a road and more houses. This is a good proposal; Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Clifford Hanehan said no and Board members agreed.
3. *Whether request is substantial* – Mark Solan said he’s improved it by removing that old house and the requests are reasonable for the property; the Board agreed.
4. *Whether request will have adverse physical or environmental effects* – Board members said no.
5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Board members said yes, since he’s dividing the lot.

Chairman William Moreau asked if there were any further questions or comments; there were none.

**A motion was made by Clifford Hanehan, seconded by Mark Solan, to grant the 78’ per lot variances as requested.** Chairman William Moreau – aye, Mark Solan – aye, Clifford Hanehan – aye, Steve Mehan – aye, Christopher Benn – aye, Thomas Carrangi – absent, Rick Burke – absent. (Rick Burke arrived at 7:16 p.m.)

**Granted 5 – 0**

**Old Business:** None

**New Business:** None

**A motion was made by Christopher Benn, seconded by Mark Solan, to adjourn the meeting at 7:19 p.m.** Chairman William Moreau – aye, Mark Solan – aye, Clifford Hanehan – aye, Steve Mehan – aye, Christopher Benn – aye, Rick Burke – absent (arrived at 7:16 p.m.), Thomas Carrangi – absent.

**Carried 6 - 0**

**Meeting Adjourned**

**The next regular meeting will be March 23, 2026, at 7:00 p.m.**

**\*All submittals must be to the Clerk’s office no later than 8:45 a.m. March 9, 2026, to be on the agenda.**

Respectfully submitted,

Linda McCabe  
Linda McCabe  
Zoning Clerk

~Minutes are not verbatim ~