

TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
May 18, 2026

Due to the absence of Chairman William Moreau, Board Member Clifford Hanehan called the meeting to order at 7:00 p.m. and led the flag salute.

Clifford Hanehan welcomed everyone to the meeting and proceeded to review the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Clifford Hanehan – present, Christopher Benn – present, Mark Solan – present, Steve Mehan – present, Rick Burke – present, Mike Krasodowski – present, Thomas Carrangi – absent, Chairman William Moreau – absent.

Also present: Zoning Officer Gil Albert, Dawn Daigle, Jeff Daigle, Cheryll Daigle, Scott Daigle, Sandra Daigle and Greg Daigle. (Sign-in sheet is on file in the Clerk’s office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Rick Burke, to accept the minutes of February 23, 2025, as written.** Clifford Hanehan – aye, Mark Solan – aye, Steve Mehan – aye, Christopher Benn – aye, Rick Burke – aye, Mike Krasodowski – aye, Thomas Carrangi – absent, Chairman William Moreau – absent.

Carried 6 - 0

Public Hearing for Area Variance

Jeff & Dawn Daigle #26-02

3 Daigle Dr.

Stillwater, NY 12170

S/B/L 208.-1-45 Rural District

Location: 3 Daigle Dr.

Applicants seek a 25’ two sides setback, 102’ frontage and 116,000’ lot area variances in order to construct a two-car garage with in-law apartment attached on one side, which will allow the family to provide care for their 85 yr. old mother.

Applicant Dawn Daigle appeared before the Board, went through the 70+ years’ history of the property and reviewed their application, explaining their mother can no longer climb stairs and needs more help at this time in her life. The goal is to bring their mother here, where the entire family can provide care for her. Due to her mother’s inability to climb stairs, they’d like to build a small single-story apartment off the side of the proposed garage for her.

Chairman William Moreau asked if there were any Board questions.

Christopher Benn said let’s call it a compound; the land’s been in the family over 70+ years, and all the siblings live on the surrounding lands.

Applicant Dawn Daigle said that’s correct and it will go to all our children in future. The survey shows their ideal, but they’re willing to work with the Board.

Zoning Officer/Building Inspector Gil Albert said it’s a pre-existing lot and if they weren’t wanting the apartment, they could build the garage without any variances. But due to wanting a

kitchen in the apartment, it changes classification to two-family and doesn't meet our codes, which is why they need variances.

Rick Burke said depending on how we vote means the apartment is forever there.

Zoning Officer/Building Inspector Gil Albert said yes, depending on how you vote. The size is based on 10% coverage and as proposed, they're less than that. In reality it's a mini hamlet in the rural district.

Clifford Hanehan questioned that they want to build a garage and addition of a second-floor apartment?

Applicant Dawn Daigle stated correct for the garage, but no second-floor apartment. As their mother cannot climb stairs they'd like a single-story apartment off the side of the garage, which offers them a bit of privacy and a garage to park her car as well as their car. Applicant Jeff Daigle showed the Board a photograph of how this will look when completed, if approved by the Board.

Mark Solan and Christopher Benn said if they didn't need a full kitchen, they wouldn't need variances.

Applicant Dawn Daigle said they tried to put her in an RV just to get her up here, but she wouldn't have it; she can't climb the steps. They're willing to do anything to help their mother.

Zoning Officer/Building Inspector Gil Albert stated if the Board is concerned this will turn into an Airbnb, he doesn't believe they need to worry about that; this is a family compound. The State and County, as well as our Town, are working on regulations for Airbnb's; he reiterated this is not an issue with this property. Plus, the tax base is better as a two-family.

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

Proof of Notice having been furnished by newspaper on May 8, 2026, Clifford Hanehan opened the Public Hearing at 7:24 p.m., asking those wishing to speak to please stand, state their name and address and direct their comments to the Board.

Cheryll Daigle, Scott Daigle, Sandra Daigle and Greg Daigle all spoke in favor of the project.

Seeing as no one further wished to speak, **Clifford Hanehan closed the Public Hearing at 7:25 p.m.**

Clifford Hanehan 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* – Christopher Benn said no, it's a pre-existing lot and even adding is limited. Mark Solan agreed; Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Rick Burke said no, Clifford Hanehan said this is a positive proposal, not negative and the Board members agreed.
3. *Whether request is substantial* – Rick Burke said yes, but it's not their fault; 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. Clifford Hanehan added that for this proposal, it's a good thing that one doesn't need all five questions answered positively to be approved; the Board needs to use good judgement.

Clifford Hanehan asked if there were any further questions or comments; there were none.

A motion was made by Mark Solan, seconded by Christopher Benn, to approve the application as presented and grant the variances as requested. Clifford Hanehan – aye, Mark Solan – aye, Steve Mehan – aye, Rick Burke – aye, Christopher Benn – aye, Mike Krasodonski – aye, Thomas Carringi – absent, Chairman William Moreau – absent.

Carried 6 – 0

Applicant Dawn Daigle thanked the Board; the Daigle family members also thanked the Board.

Old Business: Board members and Zoning Officer/Building Inspector Gil Albert discussed updates on past issues throughout the Town.

New Business: None

A motion was made by Christopher Benn, seconded by Mark Solan, to adjourn the meeting at 7:40 p.m. Clifford Hanehan – aye, Mark Solan – aye, Steve Mehan – aye, Christopher Benn – aye, Rick Burke – aye, Mike Krasodonski – aye, Thomas Carringi – absent, Chairman William Moreau – absent.

Carried 6 - 0

Meeting Adjourned

The next regular meeting will be June 22, 2026, at 7:00 p.m.

***All submittals must be to the Clerk's office no later than 8:45 a.m. June 8, 2026, to be on the agenda.**

Respectfully submitted,

Linda A. McCabe

Linda McCabe

Zoning Clerk