

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
July 20, 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, Clifford Hanehan – present, Christopher Benn – present, Mark Solan – present, Steve Mehan – present, Rick Burke – present, Mike Krasodonski – present, Thomas Carrangi – absent.

Due to the absence of Thomas Carrangi, Mike Krasodonski was elevated to full voting status.

Also present: Zoning Officer Gil Albert, Shannon Nolan, Mr. & Mrs. Donald Vermilyea. (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 May 18, 2026, as written.** Chairman William Moreau – aye, Clifford Hanehan – aye, Mark Solan – aye, Steve Mehan – aye, Christopher Benn – aye, Rick Burke – aye, Mike Krasodonski – aye, Thomas Carrangi – absent.

Carried 7 - 0

Public Hearing for Tabled Application

**Donald Vermilyea #25-10
110 Rt. 69
Schuylerville, NY 12871
S/B/L 182.-1-41.42 Rural District**

Returning applicant seeks a 31' front setback variance in order to install a monolithic slab and a 30' x 30' metal garage.

Applicant Donald Vermilyea appeared before the Board and stated he has tried to move the carport as the Board had asked him, but he couldn't move it back any further due to the hill and the drop to the creek at the bottom of the hill. He said they'd now like to have it 40' back from the road, which makes the request smaller than his original request. Instead of needing a 31' variance, he now asks for a 20' variance to construct the garage in front of the carport. He said he's tried many different ways to make this work, but due to the topography this was the best he could do.

Zoning Officer Gil Albert agreed, it's the only place he can put it. He's made the request smaller than the original request, which is better.

Chairman asked the Board their thoughts and the Board is good with this, as the request is smaller and the applicant's done what was requested by the Board.

Applicant Donald Vermilyea invited the Board to go to his property and look at it for themselves.

Chairman William Moreau asked if the Board had any questions; there were none.

Proof of Notice having been furnished by newspaper on July 7, 2026, Chairman William Moreau opened the Public Hearing at 7:12 p.m., asking those wishing to speak to please stand, state their name and address and direct their comments to the Board.

Seeing as no one wished to speak, **Chairman William Moreau closed the Public Hearing at 7:13 p.m.**

Zoning Officer Gil Albert asked the applicant if there are pins in the ground from his previous survey and was told yes. Zoning Officer Gil Albert suggested the Board may want to consider making this contingent upon his verifying the location of the pins and correct measurements, prior to issuing a permit.

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* – Chairman William Moreau said no, his topography makes it limited; Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Entire Board said no.
3. *Whether request is substantial* – Clifford Hanehan said it's not bad and the applicant has lessened his request; Board members 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 and Christopher Benn added the request is within reason; Board agreed.

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

A motion was made by Mark Solan, seconded by Rick Burke, to accept the proposed 20' variance, (which gives a 40' setback), to install a monolithic slab and 30' x 30' metal garage, contingent upon Zoning Officer Gil Albert verifying the location of survey pins and measurements prior to issuing the building permit; if unverifiable, applicant will return to the Board. Chairman William Moreau – aye, Clifford Hanehan – aye, Mark Solan – aye, Steve Mehan – aye, Rick Burke – aye, Christopher Benn – aye, Mike Krasodonski – aye, Thomas Carrangi – absent.
Carried 7 – 0

Public Hearing for Variances

**Shannon L. Nolan #26-03
777 S. Federal Hwy. Apt. H-101
Pompano Beach, FL 33062
S/B/L 157.70-1-3 Village Extension District
Location: 42 Burgoyne Rd. (corner of Burgoyne & Chestnut)**

Applicant seeks to build a garage on the Chestnut St. side of her property and needs an 8' side setback variance to do so.

Applicant Shannon Nolan appeared before the Board, stated it's a small lot and the garage will be small, adding there's nothing more she can do to make it fit better.

Chairman William Moreau asked the Board if they understood the proposed location of the proposed garage; they did. They then reviewed the submitted drawings.

Chairman William Moreau asked if there were any Board questions.

Christopher Benn questioned if a firewall will be installed.

Zoning Officer Gil Albert responded yes, firewalls are needed 5' or less to a property line; adding he's okay with this.

Mark Solan questioned if the setbacks are from the drip edge and Zoning Officer Gil Albert replied yes.

Clifford Hanehan stated the applicant took a dump and made it into a beautiful house; the Board agreed.

Proof of Notice having been furnished by newspaper on July 10, 2026, Chairman William Moreau 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.

Seeing as no one wished to speak, **Chairman William Moreau closed the Public Hearing at 7:25 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* – Christopher Benn said no; Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – The Board members all said no.
3. *Whether request is substantial* – Chairman William Moreau and Clifford Hanehan said yes, but they all are in that area; 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, but it's improving the property.

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

A motion was made by Christopher Benn, seconded by Mark Solan, to approve the application as presented and grant the 8' side setback variance as requested. in order to construct a 19' x 19' two-car garage. Chairman William Moreau – aye, Clifford Hanehan – aye, Mark Solan – aye, Steve

Mehan – aye, Rick Burke – aye, Christopher Benn – aye, Mike Krasodonski – aye, Thomas Carringi – absent.

Carried 7 – 0

Applicant Shannon Nolan thanked the Board.

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

New Business: None

A motion was made by Mark Solan, seconded by Rick Burke, to adjourn the meeting at 7:37 p.m.

Chairman William Moreau – aye, Clifford Hanehan – aye, Mark Solan – aye, Steve Mehan – aye, Christopher Benn – aye, Rick Burke – aye, Mike Krasodonski – aye, Thomas Carringi – absent.

Carried 7 - 0

Meeting Adjourned

The next regular meeting will be August 24, 2026, at 7:00 p.m.

***All submittals must be to the Clerk's office no later than 8:45 a.m. August 10 2026, to be on the agenda.**

Respectfully submitted,

Linda A. McCabe

Linda McCabe

Zoning Clerk