TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
October 26, 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, Christopher Benn – present, Mark Solan – absent, Steve Mehan – present, Thomas Carringi – present, Rick Burke – absent, Mike Krasodomski – present.

Also present: Zoning Officer Gil Albert, Garry Robinson, Labbie Raiu. (Sign-in sheet is on file in the Clerk's office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Steve Mehan, to accept the minutes of August 24, 2026, as written.** Chairman William Moreau – aye, Christopher Benn – aye, Steve Mehan – aye, Thomas Carringi – aye, Mike Krasodomski – aye, Mark Solan – absent, Rick Burke – absent.
Carried 5 - 0

Public Hearing for Variances

Nate Hover #26-06
677 Rt. 29
Saratoga Springs, NY 12866
S/B/L #154.-1-14.1 Rural Residential

Applicant seeks a 212.74' frontage variance in order to build a new home. He plans to subdivide a 10+/- acre lot from his 26.98+/- acre parcel where the new home will be constructed, but needs the variance to do so.

Applicant failed to appear.

Labbie Rabiu #26-07 **Representative: Garry Robinson, PE**
Lani Residential Property LLC
905 Mohegan Rd.
Niskayuna, NY 12309
S/B/L #180.18-1-17 Lake Commercial District
Location: 102 Point Breeze Rd.

Applicant seeks an 8' front setback variance and a 7' side setback variance in order to construct a new home on a substandard lot.

Board member Thomas Carringi recused himself from this application.

Garry Robinson appeared before the Board on behalf of the applicant. He handed out depictions of the

house, showing the raised deck and stairs. He said they misunderstood the side setback variance given the last time they were before the Board. They don't want to go back further as it would be too tight, which is why they wanted the 7' variance last time. They're looking for a front variance for the raised patio.

Zoning Officer/Building Inspector Gil Albert responded, to clarify, in our Town Code, minimum setbacks are 10' either side and total two-sides is 30'. The property is 14.8' on one side and 3' on the other; a total of 17.8'. Applicant needs the following variances: 7' on one side, 12.2' for two-side and an 8' front setback.

Chairman William Moreau agreed. He then asked if there were any questions of the Board; there were none.

Proof of Notice having been furnished by newspaper on October 16, 2026, Chairman William Moreau opened the Public Hearing at 7:14 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 aside from the applicant was in attendance, **Chairman William Moreau closed the Public Hearing at 7:15 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, it's pre-existing, non-conforming and this makes it better. Board members agreed.

2. *Undesirable change in neighborhood character or detriment to nearby properties* – Chairman and entire Board said no.

3. *Whether request is substantial* – Christopher Benn said yes but he's making it better, Chaiman William Moreau said yes, but the next-door neighbor is right on the property line and the applicant is showing relief; Board members agreed.

4. *Whether request will have adverse physical or environmental effects* – Entire Board said no.

5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Chairman William Moreau said it's a pre-existing lot with an existing structure and this proposal is an improvement; Board agreed.

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

A motion was made by Steve Mehan, seconded by Michael Krasodomski, to accept the application with corrected modifications per Zoning Officer Gil Albert, and grant the following variances: 7' one side setback, 12.2' for two-side setback and an 8' front setback. Chairman William Moreau – aye, Christopher Benn – aye, Steve Mehan – aye, Thomas Carringi – recused, Mike Krasodomski – aye, Mark Solan – absent, Rick Burke – absent.
Carried 4 – 0, 1 recusal

Board member Thomas Carringi rejoined the Board.

Old Business: None

New Business: None

A motion was made by Chairman William Moreau, seconded by Christopher Benn, to adjourn the meeting at 7:20 p.m. Chairman William Moreau – aye, Christopher Benn – aye, Steve Mehan – aye, Thomas Carringi – aye, Mike Krasodomski – aye, Mark Solan – absent, Rick Burke – absent.
Carried 5 - 0
Meeting Adjourned

The next regular meeting will be November 23, 2026, at 7:00 p.m.
*All submittals must be to the Clerk's office no later than 8:45 a.m. November 9, 2026, to be on the agenda.

Respectfully submitted,

Linda A. McCabe
Linda McCabe
Zoning Clerk