

**TOWN OF SARATOGA  
ZONING BOARD OF APPEALS DRAFT MINUTES  
November 17, 2025**

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, Steve Mehan – present, Alternate Andy Ellis – present, Mark Solan – present, Rick Burke – present Thomas Carrangi – present.

Also present: Zoning Officer Gil Albert and Jared Rohrig. (Sign-in sheet is on file in the Clerk’s office.)

Approval of Minutes: It was noted by Rick Burke that there was an error on the Hilland application of the minutes; the Clerk thanked him and stated she will correct that. **A motion was made by Rick Burke, seconded by Christopher Benn, to accept the minutes of October 27, 2025, with correction, as written.** Chairman William Moreau – aye, Clifford Hanehan – aye, Steve Mehan – aye, Mark Solan – aye, Christopher Benn – aye, Thomas Carrangi – aye, Rick Burke – aye.

**Carried 7 - 0**

*(Alternate Andy Ellis recused himself from the following application.)*

**Area Variance**

**Joanne Rohrig / Jared Rohrig 25-13  
6771 E. Lindley Ln. SW / 113 River Rd.  
Ocean Isle Beach, NC, 28469 / Schuylerville, NY, 12871  
S/B/L 196.-2-2.1 Conservative District**

Returning Applicant seeks a 63’ front setback variance and a 16.1’ side setback variance to add a roof over the existing porch and to build a 1544 sq. ft. addition to the existing home.

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

Applicant Jared Rohrig appeared before the Board and reviewed the variances he seeks. He said the property became dilapidated over time and he has been renovating it for years and now seeks variances for the work he’s done.

Chairman William Moreau asked if there were any Board questions.

Mark Solan stated if the front setback is based upon the original structure, then that setback is pre-existing. If he’s built onto the original, doesn’t it take him out of ‘grandfathering’? He then questioned which direction has he built, to the front or back?

Zoning Officer/Building Inspector Gil Albert responded both; all around. He then stated the old camp is pre-existing, the 12’ setback is pre-existing, but he’s built these additions with no permits.

Steve Mehan questioned what is the percentage he's built; double the size of the original?

Zoning Officer/Building Inspector Gil Albert responded at least double if not triple the size.

Chairman William Moreau stated what was the original size?

Clifford Hanehan responded the original was 18' x 28', correct?

Applicant Jared Rohrig replied 19' x 28', yes.

Chairman William Moreau stated with the addition of 1,544 sq. ft. it now makes it 2,000 sq. ft.

Clifford Hanehan stated the applicant has already done the work and now is requesting variances to make it legal?

Applicant Jared Rohrig responded yes.

Chairman William Moreau stated for clarification, the original was 18' x 28' which is 504 sq. ft.

Mark Solan said he'd like a better idea of what was and what is.

Applicant Jared Rohrig stated he has an 'as built' survey and showed the Board members where the original cabin was and the new non-permitted additions that he's built.

Mark Solan said he's not asking for variances where he's done all this construction?

Christopher Benn said no, he built a non-permitted permanent roof over the porch; replacing the awning.

Clifford Hanehan asked for clarification on the 'as is survey' and Applicant Jared Rohrig reviewed the original camp and the current footprint with the 1,544 sq. ft. addition with the Board.

Chairman William Moreau questioned the applicant that all that has been built before he came in for any variances?

Applicant Jared Rohrig replied 'yup'.

Clifford Hanehan stated construction has been done. He questioned if the applicant was aware what was required of him for approval and permits prior to construction?

Applicant Jared Rohrig responded yeah, he had applied.

Clifford Hanehan again questioned if the applicant was aware, before he began construction, what was required of him.

Applicant Jared Rohrig responded yeah, then no, he wasn't aware he'd need a variance.

Clifford Hanehan questioned if he'd asked?

Applicant Jared Rohrig responded no. He applied for a permit in May. He said he spoke with Ian Murray back in January, maybe, and he told him he needed to get his plans together. He said he did that and he applied in May.

Chairman William Moreau questioned Zoning Officer/Building Inspector Gil Albert if the applicant applied in May for a building permit.

Zoning Officer/Building Inspector Gil Albert responded no, he did not. The applicant started building without any permits. He said he had a meeting with Ian Murray and it was decided to give the applicant until the end of March to submit plans. It was the end of May when the applicant finally submitted his plans. By the time he had a chance to look over the plans, he realized the applicant needed variances due to the situation and it's taken this long to get the applicant in here. The applicant had continued working all throughout that time on the building with no permit.

Applicant Jared Rohrig said with no disrespect and apologies for the way he's conducted himself, but he has someone in his family who's been sick and has a lot of memories spending time up here. He's tried to get this done the best he can. He's been building all his life, he's gotten permits and such, but has never seen it take this long. He said he's seen this take this long to other good people that he likes, too, and can't believe it. He added he paid all his fines with the court and he's done all he's been asked to do. If he didn't go and build it, and if he had to restore the camp and gotten a variance right from the beginning - he's only asking for the same of the setback rules.

Clifford Hanehan asked him if he sees the large difference of doing it correctly versus the way the he has done it.

Applicant Jared Rohrig responded sure, of course, but that shouldn't go against where we are.

Clifford Hanehan said where we are is where we are.

Applicant Jared Rohrig said right, he paid and is square with court.

Clifford Hanehan asked if the Board had looked at that.

Steve Mehan stated he's looked at this and it's substantial. He said he remembers back when the applicant put the gazebo down by the water, then came in for a permit. The applicant built it without a permit, without coming for variances. He said he was on the Board then and he remembers that Zoning Officer/Building Inspector Gil Albert told the applicant that before he does anything, he needs to come in and seek guidance

Applicant Jared Rohrig interrupted, saying yup.

Steve Mehan continued, and for the applicant to say he was unsure of ever needing a permit or

Applicant Jared Rohrig again interrupted saying, he never said that. He said when he first spoke to and met Gil, he didn't know he needed a permit for the gazebo.

Steve Mehan continued, permits and variance application, is wrong.

Applicant Jared Rohrig responded he didn't know.

Board members stated Zoning Officer/Building Inspector Gil Albert told you back then.

Applicant responded if he did it properly back then, would the Board have allowed it?

Chairman William Moreau and several Board members responded the Board has to go off of facts. Applicant's question is irrelevant since he built without permits; the Board cannot answer that question.

**Proof of Notice having been furnished by newspaper on November 7, 2025, Chairman**

**William Moreau opened the Public Hearing at 7:16 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 7:17 p.m.**

Clifford Hanehan asked Applicant Jared Rohrig if he answered the Balancing Test questions, as there was an addendum in his application packet.

Applicant Jared Rohrig replied no, his attorney did.

Chairman William Moreau asked the Board if they all read through the addendum and questioned if they wanted him to read through it with them, prior to completing the Balancing Test. Board members responded they read it and no, no need to go through it.

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* – Steve Mehan said yes, he could have submitted plans to the Board and the Board would've had the opportunity to see entire plans; all Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Clifford Hanehan said no, Steve Mehan and Board members agreed.
3. *Whether request is substantial* – Clifford Hanehan said yes, 500 sq. ft. to 2000 sq. ft. is substantial. Christopher Benn added if this was for lot coverage, yes, but he didn't encroach any setbacks. He's asking for 63' out of the 75' setback.

Zoning Officer/Building Inspector Gil Albert said he gutted the camp. He's in the flood plain and hasn't complied with FEMA. Had he come in when it was still a camp, he could've taken care of the flood plain issues. Now as he's built without due process or inspections, he can and must comply with FEMA flood plain issues, and comply with Town regulations. It would've been easier had he done it prior to building. FEMA has to sign off on this first. Yes, it's substantial.

4. *Whether request will have adverse physical or environmental effects* – Board said no.
5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Board members said yes, he built without permits; had he come in, Gil would've helped him, as would this Board.

Applicant Jared Rohrig said the setbacks are the same, what would've changed if he came in?

Christopher Benn responded the Board would have mitigated any issues, you may have been given variances, but it may have been smaller. You have to comply with the flood plain and it would have been less costly had you done this before you built.

Chairman William Moreau asked if there were any comments on the applicant's attorney's balancing test addendum?

Mark Solan said they've read it and it's the Board's prerogative, not his attorney's.

Steve Solan stated his attorney's verbiage is wrong throughout the document; it's all past tense since the applicant already built with no permits.

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

**A motion was made by Clifford Hanehan, seconded by Thomas Carringi, to grant the variances as setbacks haven't changed, it's no closer than the existing camp was and non-permitted additions were situated on the largest part of the lot.** Chairman William Moreau – nay, Clifford Hanehan – aye, Steve Mehan – nay, Mark Solan – aye, Christopher Benn – nay, Rick Burke – nay, Thomas Carringi – aye.

**Denied 4 – 3; one recusal**

**Old Business:** None

**New Business:** None

**A motion was made by Thomas Carringi, seconded by Rick Burke, to adjourn the meeting at 7:30 p.m.** Chairman William Moreau – aye, Clifford Hanehan – aye, Steve Mehan – aye, Christopher Benn – aye, Rick Burke – aye, Mark Solan – aye, Thomas Carringi – aye.

**Carried 7 - 0**

**Meeting Adjourned**

**The next regular meeting will be January 26, 2026, at 7:00 p.m.**

**\*All submittals must be to the Clerk's office no later than 8:45 a.m. January 12, 2026, to be on the agenda.**

Respectfully submitted,

Linda McCabe

Linda McCabe

Zoning Clerk