

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
July 28, 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, Steve Mehan – present, Christopher Benn – present, Mark Solan – present, Alternate Andy Ellis – present, Rick Burke – absent (arrived at 7:14 p.m.), Thomas Carringi – absent.

Due to the absence of a couple Board members, Alternate Andy Ellis was elevated to full member status.

Also present: Zoning Officer Gil Albert and John Richter. (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 June 16, 2025 as written.** Chairman William Moreau – aye, Clifford Hanehan – aye, Christopher Benn – aye, Steve Mehan – aye, Andy Ellis – aye, Mark Solan – aye, Thomas Carringi – absent, Rick Burke – absent.

Carried 6 - 0

Area Variance

**John Richter #25-07
152 Franklin Beach Rd.
Saratoga Springs, NY 12866
S/B/L 180.17-1-17**

Applicant seeks an 18.2' front setback variance, a 7.2' back setback variance and a 5' side setback variance in order to demolish existing home and construct a new home on the same footprint, along with an attached two-car garage.

Applicant John Richter appeared before the Board and reviewed his application, stating the information read from the agenda says it all. He added he went to minimum size of garage, making it as short as possible to keep away from the right, due to the location of the well.

Clifford Hanehan questioned they have a well, no public water and was told correct. Zoning Officer/Building Inspector Gil Albert stated they have public sewer but no public water.

Chairman William Moreau asked if there were any other questions of the Board; there were none. He then asked the opinion of Zoning Officer/Building Inspector Gil Albert. He responded the applicant is doing the best he can to make it better and meeting all FEMA requirements.

Proof of Notice having been furnished by newspaper on July 18, 2025, Chairman

William Moreau opened the Public Hearing at 7:08 p.m., asking those wishing to speak to please stand at the podium, state their name and address and direct their comments to the Board.

Seeing no one, **Chairman William Moreau closed the Public Hearing at 7:08 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 he has options, but are they feasible? Not really, so no; Chairman William Moreau and the Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* –The Board agreed this is making it better and keeping withing the surrounding neighborhood.
3. *Whether request is substantial* – Board members said no and it's keeping with past requests in the area.
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 not really, he's trying to work within our parameters.

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

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

Carried 6 - 0

Granted

Old Business: None

New Business: None

A motion was made by Christopher Benn, seconded by Mark Solan, to adjourn the meeting at 7:14 p.m. Chairman William Moreau – aye, Clifford Hanehan – aye, Steve Mehan – aye, Christopher Benn – aye, Andy Ellis – aye, Mark Solan – aye, Rick Burke – aye, Thomas Carringi – absent.

Carried 7 - 0

Meeting Adjourned

The next regular meeting will be August 25, 2025, at 7:00 p.m.

***All submittals must be to the Clerk's office no later than 8:45 a.m. August 7, 2025, to be on the agenda.**

Respectfully submitted,

Linda McCabe

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Zoning Clerk