

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
September 22, 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, Thomas Carrangi – present, Christopher Benn – present, Steve Mehan – present, Andy Ellis – present, Rick Burke – absent, Mark Solan – absent.

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

Also present: Zoning Officer Gil Albert, Adam Vandervoort, Ralph Pascussi, Brian Sipperly and Paul Murphy. (Sign-in sheet is on file in the Clerk's office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Andy Ellis, to accept the minutes of July 28, 2025 as written.** Chairman William Moreau – aye, Clifford Hanehan – aye, Steve Mehan – aye, Andy Ellis – aye, Christopher Benn – aye, Thomas Carrangi – aye, Mark Solan – absent, Rick Burke – absent.

Carried 6 - 0

Area Variance

**Adam Vandervoort #25-08
11 Wright Rd.
Stillwater, NY 12170
S/B/L 206.-1-33.3 Rural Dist. 2**

Applicant seeks a 69' front variance in order to proceed with his desire to subdivide his 8.7+/- acre parcel into two lots.

Applicant Adam Vandervoort appeared before the Board and reviewed his application.

Zoning Officer/Building Inspector Gil Albert stated the numbers may be incorrect on the application, depending on how the applicant divides his property. If he is going to create a five acres lot, he will need 300' of frontage which means he'd then need a 169' variance. Or he can reduce that to be under five acres and he'll be good with the 69' variance. Either way he chooses to go, he'll have to update his survey for the Planning Board.

Applicant Adam Vandervoort responded he'll keep the one lot to 4.9+/- acres and the second lot to 3.8+/- acres to go forward for the 69' variance and he will update his survey reflecting those lot-lines.

Someone questioned if another public hearing will take place due to amending the application. Chairman William Moreau responded no, since the request of the variance remains the same as

in the application. Concerning the subdivision, that for the Planning Board to decide. He asked if there were any further questions, there were none.

Proof of Notice having been furnished by newspaper on September 12, 2025, Chairman William Moreau opened the Public Hearing at 7:08 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 7:10 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* – All Board members said no.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Steve Mehan and the Board said no.
3. *Whether request is substantial* – Christopher Benn, Clifford Hanehan and the Board members said no and it's keeping with past requests in the area.
4. *Whether request will have adverse physical or environmental effects* – Clifford Hanehan said no more than others in the past and the Board members agreed.
5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Board members said yes.

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

A motion was made by Christopher Benn, seconded by Thomas Carringi, to accept the application as amended and grant the 69' frontage variances as requested. Chairman William Moreau – aye, Clifford Hanehan – aye, Steve Mehan – aye, Andy Ellis – aye, Christopher Benn – aye, Thomas Carringi – aye, Mark Solan – absent, Rick Burke – absent.

Carried 6 - 0

Granted

**Mary Anne Taylor #25-09
107 Staniak Rd.
Mechanicville, NY 12118
S/B/L 193.10-1-39 & 40
Location: 1286 Rt. 9P**

**Representative: Brian Sipperly, Verity Engineer
PO Box 474
Troy, NY 12181**

Applicant seeks a 28.4' back setback variance, a 62' two-sides setback variance and a 44' side setback variance in order to install a mobile home.

Brian Sipperly appeared on behalf of the applicant, stating the park is currently two parcels but a merger is in progress and when complete it will be a 1.15+/- acres park. This mobile home park has been existing prior to zoning, so it is a pre-existing, non-conforming, grandfathered mobile home park.

Clifford Hanehan stated two lots were created and owned by the applicant and her husband, now both are in her name, correct?

Brian Sipperly responded yes and to clean it up she's merging the properties. This home is not pre-existing, but the park is. The property slopes east to west (right to left toward the lake), there are no wetlands or streams and the existing curb-cuts remain the same. She'd like to install the mobile home and needs side setback variance, rear setback variance and two-sides setback variance to do so. This is for the owner. This is a seasonal park and has its own water system which is overseen by NYS DOH. There are no year-round residents.

Clifford Hanehan questioned how many homes are on site.

Brian Sipperly replied there are 14 and they've carved out a site in the park for this one. He is before the Board at the request of Zoning Officer/Building Inspector Gil Albert to see if he can obtain the variances.

Clifford Hanehan said he believes this in addition to the pre-existing, non-conforming park and it'll increase density there.

Steve Mehan said if they remove one then they'll have room.

Zoning Officer/Building Inspector Gil Albert stated as long as the unit meets requirements, current codes, which this does, it's fine. There are no size limitations in our code. He meets our codes, but he needs variances. It's all within chapter 300 of our regulations.

Board discussion continued and Clifford Hanehan said he's concerned about the legality of the Board going forward with this. Zoning Officer/Building Inspector Gil Albert said he's not, as he knows Chapter 300 and the requirements thereof. He then offered a copy of Chapter 300 to Clifford Hanehan to review. Clifford Hanehan said he didn't want it as he didn't have time to absorb it; Zoning Officer/Building Inspector Gil Albert offered to have it emailed to the entire Board.

Proof of Notice having been furnished by newspaper on September 12, 2025, Chairman William Moreau opened the Public Hearing at 7:42 p.m., asking those wishing to speak to please stand, state their name and address and direct their comments to the Board.

Ralph Pascucci, Rt. 29, said he owns the property behind this and he proposes to do a lot-line adjustment with Mrs. Taylor, the owner, as her driveway is on his property. He'll give them enough to keep their driveway where it is, if they give a 15' easement to him so he can put a driveway on the back part of his property; that's what he'll propose to the owner. He then stated on the topic of this 'pre-existing, non-conforming', they're leaving out the word 'use'. The use hasn't changed, so you are not varying the 'use', you're allowing continued use, and he thinks that may be where the hitch is. He said he'd like to present this to the owner as it will help mitigate the Board's concern; it'll remove the two-side setback variance request, making this better.

Brian Sipperly said he'll need to speak with his client to see if a deal can be made. It's not in the application as presented, but he'll see about this, adding it's a good idea. He then asked, if he tables this and they decide to go forward with Mr. Pascucci's proposal, will it be worth tabling?

The Board agreed this will make it better.

Seeing no one further wished to speak, **Chairman William Moreau closed the Public Hearing at 7:47 p.m.**

Chairman William Moreau began going through the Balancing Test for Area Variance, line by line with the Board, but midway, Brian Sipperly asked to table the application in order to speak with the owner and present neighbor Ralph Pascucci's offer to her, as it will make it more palatable to the Board.

Clifford Hanehan said if tabled, it gives time for the Board to seek attorney opinion, gives time for Brian Sipperly to talk with the owner and Ralph Pascucci and change the application for the better. It will also allow time for the review of Chapter 300 by our attorney.

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

Tabled by applicant's representative.

Old Business: None

New Business: None

A motion was made by Christopher Benn, seconded by Clifford Hanehan, to adjourn the meeting at 7:59 p.m. Chairman William Moreau – aye, Clifford Hanehan – aye, Steve Mehan – aye, Andy Ellis – aye, Christopher Benn – aye, Thomas Carrangi – aye, Mark Solan – absent, Rick Burke – absent.

Carried 6 - 0

Meeting Adjourned

The next regular meeting will be October 27, 2025, at 7:00 p.m.

***All submittals must be to the Clerk's office no later than 8:45 a.m. October 13, 2025, to be on the agenda.**

Respectfully submitted,

Linda McCabe

Linda McCabe
Zoning Clerk