

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MINUTES**

**December 18, 2013**

Chairman Ian Murray called the meeting to order at 7:30 p.m.

Planning Clerk Linda McCabe called the roll: Chairman Ian Murray – present, Laurie Griffen – absent, (arrived late) Patrick Hanehan – present, Robert McConnell – present, Jennifer Koval – absent, Joseph Lewandowski – present, Brandon Myers – present, Alternate George Olsen – present.

Due to the absence of a Jennifer Koval and Laurie Griffen, Alternate George Olsen was elevated to full voting status.

Also attending: Town Engineer Ken Martin, Jim Vianna, Jeff Dooley, Roger Sharp and Clarence Fosdick. (Sign-in sheet is on file in the Clerk's office)

**Approval of Minutes: A motion was made by Patrick Hanehan, seconded by Robert McConnell to accept the meeting minutes of November 20, 2013.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – absent, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Brandon Myers – aye, George Olsen – aye. **Carried 6 - 0**  
**Approved**

**Lot-Line Adjustment Conference**

**Timothy & Anne Little #13-13  
1019 Co. Rt. 70  
Stillwater, NY 12170  
S/B/L 194.-1-19.2 Rural  
Location: 1019 & 1029 Co. Rt. 70**

**Representative: Jim Vianna, PLS  
170 Lohnes Rd.  
Stillwater, NY 12170**

Applicants seek to adjust their property lines.

Jim Vianna appeared before the Board on behalf of the Applicants and reviewed the manner in which the Applicants would like to adjust their property lines.

Chairman Ian Murray stated it was fine, no Board action is required but the agriculture note is needed on the map.

Jim Vianna responded he realized he had overlooked that on the maps he turned in with their application a couple of weeks ago and since then has included it on the map. He presented the map to Chairman Ian Murray and Town Engineer Ken Martin. They reviewed the map and since all was in order they both signed off on the map.

Jim Vianna thanked the Board and wished everyone a Merry Christmas.

**Sketch Plan for Minor Subdivision**

**Estate of Ann S. Maher #13-14  
30 Condon Rd.  
Stillwater, NY 12170  
S/B/L 180.-1-13.2 Rural**

**Representative: Jeff Dooley  
30 Condon Rd.  
Stillwater, NY 12170**

Applicant seeks to subdivide the 5.825+/- acre parcel into two lots. Lot 1 is to be a 2.480+/- acre parcel with the existing house and outbuildings and Lot 2 will be a 3.345+/- acre parcel on which a single family home is to be built.

The Applicant appeared before the Board and stated he is here on behalf of the Estate of Ann S. Maher, his Aunt. He reviewed the proposed two-lot subdivision; Lot 1 will be 2.480+/- acres with the existing house which his brother is purchasing, and he will purchase Lot 2, which will be 3.345+/- acres on which he will build a single family. Both parcels exceed frontage requirements.

Chairman Ian Murray stated the only thing needed is soil engineering and the location of the proposed driveway for Lot 2. He explained that the Applicant needs a deep hole and perc test done; he can hire someone and ask Building Inspector Gil Albert if he can witness it for him. Chairman Ian Murray also stated that the Applicant meets separation distances for septic so there is no issue with that.

Chairman Ian Murray asked if there were any questions from the Board; they questioned where the location for the driveway of Lot 2 will be. A brief discussion on the best place for the driveway took place and the Applicant stated it will probably be on Caldwell Rd.

Chairman Ian Murray said once the Applicant has completed the soil engineering and driveway placement, we will schedule a Public Hearing.

The Applicant thanked the Board.

**Returning**

**Pre-Submission Conference for Special Use Permit**

**Roger Sharp #13-12  
386 Burgoyne Rd.  
Saratoga Springs, NY 12866  
S/B/L 168.-2-35 Rural**

Applicant is seeking guidance from the Board on how to obtain a Special Use Permit for his High Peaks Sound home industry business.

The Applicant appeared before the Board and reviewed his sketch plan for his home industry business. He stated it is a seasonal business that is in full force during the months of April through October, adding that they do work the 1<sup>st</sup> Night event in Saratoga Springs each winter but that's it. He said they have 3 trucks and he's unhooked the back-up alarms on them to keep the noise down. He said they've been using ramps to load and unload the equipment, which can be quite loud so they are having a loading dock put in to help mitigate the noise. He said they pack the trucks during the day and do not

unload at night. He reviewed the slope of the land and described the way in which he'd like to move the trucks in and out of the property. He talked about fencing, screening, trees and location of telephone poles.

A lengthy discussion took place between the Board and the Applicant concerning the best placement for the driveway and different ways in which to lessen the industrial appearance of the business. The Board suggested many scenarios to help the Applicant. Board Member George Olsen, an architect, suggested using the back of the building for loading instead of the front. He sketched out a plan and explained that using the back would definitely mitigate the noise issue and explained that it would be less costly for the Applicant. The Applicant could still have loading dock height; he could raise the floor up in the building to mitigate drainage issues and he could use an 8' x 8' scissor lift. He reiterated that doing it this way there would be no concern of drainage or the water table to the Applicant. It would keep the noise inside the building and there would be no retaining wall or fill needed and it will save him from any cutting. The Board agreed this was the best plan.

The Applicant took issue with each and every suggestion offered by the Board. Chairman Ian Murray and the Board explained they have to look at what is best for the town, neighbors as well as helping the Applicant.

Chairman Ian Murray stated the Applicant needs to shoot some grades and resubmit another plan.

### **Returning**

**Old Business:** Chairman Ian Murray stated that the Brown Road PUD has been abandoned; the developer is requesting that the Town Board rescind the extension which will expire the PUD and then the developer will go forward with a traditional subdivision.

**New Business:** Chairman Ian Murray stated the Saratoga County Planning Conference is January 29, 2014; please fill out your registration forms and get them back to Clerk, Linda McCabe as soon as possible.

**A motion was made by Laurie Griffen, seconded by Robert McConnell to adjourn the meeting at 8:38 p.m.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – absent, Patrick Hanahan – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Brandon Myers – aye, George Olsen - aye. **Carried 7 - 0**

### **Meeting Adjourned**

The next regular meeting will be held Wednesday, January 22, 2014 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe  
Planning Clerk