

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MINUTES
January 27, 2010**

Chairman Ian Murray called the meeting to order at 7:36 p.m.

Planning Clerk Linda McCabe called the roll: Chairman Ian Murray – present, Robert Park – present, Paul Griffen – absent, Laurie Griffen – present, Patrick Hanehan – present, Robert McConnell – absent, Jennifer Koval – present and Alternate Joseph Lewandowski – present.

Due to the absence of two Board Members, Chairman Ian Murray elevated Alternate Joseph Lewandowski to full voting status.

Also attending: Town Engineer Ken Martin, and other interested persons.

Sign-in sheet is on file in the Planning Clerk's office.

Approval of Minutes: A motion was made by Patrick Hanehan, and seconded by Jennifer Koval to accept the minutes of the December 16, 2009 meeting as written. Chairman Ian Murray – aye, Robert Park – aye, Laurie Griffen – aye, Patrick Hanehan – aye, Paul Griffen – absent, Robert McConnell – absent, Jennifer Koval – aye, Joseph Lewandowski – aye.

Carried 6 - 0

Approved

Sketch Plan Pre-submission Conference

**ANW Holdings #10-01
563 N. Broadway
Saratoga Springs, NY 12866
S/B/L 193.-1-7.11
Location: 30 Condon Rd.**

**Owner: Pat Dooley
30 Condon Rd.
Stillwater, NY 12170**

Applicant is looking at different ways to subdivide this 26+/- acre parcel and would like Board guidance.

Applicant John Witt of ANW Holdings appeared before the Board stating he has an agreement with Pat Dooley to purchase this 26+/- acre property. He also has a client who would like to purchase 10 acres of this parcel to build a retirement home. The Applicant is looking for ways to subdivide the entire property and make it feasible for himself and for his client. He'd like to put in a 400' – 500' cul-de-sac and put three lots coming off of that cul-de-sac, and one lot directly off Condon Rd. Chairman Ian Murray stated he had spoken with the Applicant and told him he cannot do a private road; he'd have to do a town road in order to get four lots in there. The Applicant responded they do not want to clear 55' for a town road. Chairman Ian Murray stated they could do a shared driveway with two of the lots and a frontage variance, and the third lot directly off Condon Rd. but nothing more.

Patrick Hanehan questioned if there is enough sight distance to accommodate the shared driveway on that corner and Chairman Ian Murray stated he believes there is due to the height distance of the ridge there.

The Applicant stated he would rather do three lots and make the shared driveway into a quaint country lane instead of a town road. Chairman Ian Murray suggested he just run the shared drive up the property line and split it 50-50. The Applicant asked if there are any other options and was told a two-lot subdivision would be great and no variance would be required.

Town Engineer Ken Martin stated the Applicant will need a variance for road frontage for the two lots, especially since any five acre lot requires 300' of frontage. He then questioned the

Applicant on the sizes of the lots. The Applicant responded he'd like Lot 1 to be three acres, Lot 2 to be four to five acres and Lot 3 to be fifteen acres or so. Laurie Griffen questioned if the shared driveway can only be used for two lots and Chairman Ian Murray responded with this configuration it can only be two.

Town Engineer Ken Martin questioned a gully on the land and thought there may be Army Corp. wetlands in there, so the Applicant may want to look at that. The Applicant responded he has walked the property and doesn't believe there is any standing water there. He then asked if the Board thought it feasible that ZBA would grant a variance and the Board felt it possible. The Applicant then said he'd rather go that route instead of putting in a town road. He then asked what he would need, as far as engineering, for subdividing those three lots and was told deep hole, perc and survey along with a complete application.

The Applicant thanked the Board.

Information

Mr. John Seddon, his son David, and son-in-law Keith Bohling appeared before the Board for information regarding subdividing Mr. Seddon's 14.73+/- acre parcel, located on Southard Rd. After much discussion Chairman Ian Murray stated the Board needs to read through the information Mr. Seddon provided and confer with Town Attorney William Reynolds to get a thorough interpretation on that information and will then get back to Mr. Seddon. Mr. Seddon and Keith Bohling thanked the Board for their time and guidance.

Another interested buyer of the Condon Rd. Dooley property had questions for the Board concerning the possibility of constructing a storage unit business and/or an 8 unit apartment building on that property. The Board explained that with current regulations this would not be allowed; he thanked the Board for their help.

Old Business: Chairman Ian Murray told the Board that the requested county interpretation of the Russo proposal has been received and he proceeded to read it to the Board; this is on file with the application in the Planning Clerk's office. Chairman Ian Murray will contact Mr. Russo.

New Business: Chairman Ian Murray stated he has received a complete redraw from Mr. Giovanone and the Board will be getting that information in the near future; a public hearing will be held for this application in February.

Chairman Ian Murray also discussed with the Board a letter received from Robert Wyman of Wyman Concession and Catering, LLC (Aka: Snappy Dog's), concerning opening a food vending trailer at 1164 Rt. 29. After Board discussion, **Chairman Ian Murray made a motion, seconded by Robert Park, to send this to Town Attorney William Reynolds asking him to respond to Mr. Wyman.** Chairman Ian Murray – aye, Robert Park – aye, Laurie Griffen – aye, Patrick Hanehan – aye, Paul Griffen – absent, Robert McConnell – absent, Jennifer Koval – aye, Joseph Lewandowski – aye. **Carried 6-0**

Patrick Hanehan made a motion, seconded by Robert Park, to adjourn the meeting at 8:30 p.m. Chairman Ian Murray – aye, Robert Park – aye, Laurie Griffen – aye, Patrick Hanehan – aye, Paul Griffen – absent, Robert McConnell – absent, Jennifer Koval – aye, Joseph Lewandowski – aye. **Carried 6-0**

Meeting Adjourned

The next meeting will be held February 24, 2010 at 7:30 PM.

Respectfully submitted,

Linda McCabe

