

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MINUTES**

**June 25, 2014**

Chairman Ian Murray called the meeting to order at 7:34 p.m.

Planning Clerk Linda McCabe called the roll: Chairman Ian Murray – present, Laurie Griffen – absent, Patrick Hanehan – absent, Robert McConnell – absent (arrived at 7:40), Jennifer Koval – present, Joseph Lewandowski – absent, Brandon Myers – present, Alternate George Olsen – present.

Due to the absence of a few Board Members, Chairman Ian Murray elevated Alternate Member George Olsen to full voting status.

Also attending: Jeffrey Dooley, Kim Crocetta, Amanda Crammes, Charlie Goodridge, Bob Israel, Paul Aloy and Randy Burchell. (Sign-in sheet is on file in the Clerk's office)

Chairman Ian Murray stated since the Board was waiting for a member to arrive, they would begin the meeting with the Information portion of the agenda.  
(upon Board Member Robert McConnell's arrival, the Board approved the minutes.)

**Approval of Minutes: A motion was made by Jennifer Koval, seconded by Brandon Myers to accept the meeting minutes of May 28, 2014.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye. **Carried 5 - 0**

Chairman Ian Murray stated that Attorney Paul Aloy of the law firm Girzin and Ferlazzo was before them on behalf of Schuylerville Central School District concerning the lot-line adjustment between the school district and the Bullard property.

Mr. Aloy stated he was before the Board to let them know that the School Board is backing the lot-line adjustment with the Bullard property. He wanted to assure the Board that a public referendum is not necessary as a law was passed in 1805 giving the right to central schools to convey lands; he then read the law to the Board and said the School Board has the rightful authority to sell land.

Chairman Ian Murray responded that the town's Planning Board needed to execute their due diligence to the tax payers to be certain no public referendum was needed since it is tax payer land and there was no representative from the school when Mr. Eastman last appeared. He then told Mr. Aloy to bring the maps in for signatures; they will be notified to come in and pick them up once that is completed and they will then need to file with the county.

Chairman Ian Murray stated the Board would next hear from Attorney Kim Crocetta, who was there on behalf of Mr. Barton, seeking advice on how to correct the illegal subdivision of the Clute/Barton property on Rt. 29.

Kim Crocetta stated she has been retained by Mr. Barton and will be meeting with both Mr. Barton and Mr. Clute and is hopeful a resolution will be met. She also noted a surveyor has been contacted. She then wanted to hand out surveys of the property for Board review.

Chairman Ian Murray told her the Board has been working on getting Mr. Barton to correct this illegal subdivision for the past few years. He then said it was not necessary to hand out the survey at this time; the Board is not interested in looking at it again until a formal application is submitted.

Chairman Ian Murray stated next is Mr. Bob Israel who is seeking advice and guidance on his conceptual plan for the Schuyler Pond property.

Mr. Israel reviewed his proposed project for 727 Rt. 29 showing a current plot plan as well as an overview of his proposal for the property. He said he would like to utilize this property for banquet events such as weddings, conferences, company retreats and local charitable organizations. He will have a restaurant, valet parking and can have shuttling from the Inn at Saratoga, which he also owns; this facility will be an annex to the more formal restaurant at the Inn. He stated physically not much will change except for a lean-to attached to the barn for the kitchen and a bit of additional parking that will look lawn-like. Outside entertainment will be over by 10 p.m. and will comply with the local noise ordinance. This will be of low impact and he'd like to live in the house and possibly make it into a Bed & Breakfast. He is asking tonight for a realistic assessment of this special use permit project; if the Board does not like it he will withdraw the project. He then reviewed his bullet points with the Board:

- ◆ The house could be a 3 - 4 room B & B; if weddings are held there the participants may want to stay there or have a place to get dressed for the wedding.
- ◆ This could be a restaurant with facility for retreats, conferences and weddings showcasing local farm-to-market produce of the area.
- ◆ Events will average 125 - 150, no more than 200. Events will most likely take place on weekends, but could be any day of the week.
- ◆ Outside events end at 10 p.m., indoor events end at 1 a.m. and as stated before, will comply with local noise ordinance.
- ◆ Parking can be minimized with shuttling to the Inn at Saratoga.
- ◆ Events would slow in August and during the winter, aside from Christmas and holiday events.

Chairman Ian Murray stated this is a change of use for the property, as such a Special Use Permit is needed. The Board will have to rescind the commercial use permit of Amanda Crames once the property is sold. Currently mixed uses are not allowed but the town is working on changing that law, though he couldn't tell him exactly when it will be changed.

Mr. Israel asked if the Board is open to the proposed change of uses.

The Board questioned if his intent is to have this run as a daily restaurant and Mr. Israel stated it's just for events.

Chairman Ian Murray questioned each member of the Board; all members support Mr. Israel's concept.

Mr. Israel thanked the Board.

### **Public Hearing for Minor Subdivision**

**Estate of Ann S. Maher #13-14**

**30 Condon Rd.**

**Stillwater, NY 12170**

**S/B/L 180.-1-13.2 Rural**

**Location: Corner of Condon Rd. and Caldwell Rd.**

**Representative: Jeffrey T. Dooley**

**30 Condon Rd.**

**Stillwater, NY 12170**

Returning Applicant proposes to subdivide the 5.825+/- acre parcel into two lots. Lot 1 will 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; both lots exceed required frontage.

Returning Applicant appeared before the Board.

Chairman Ian Murray asked if there were any Board questions concerning the application; there were none.

**Proof of Notice having been furnished by newspaper on June 15, 2014, Chairman Ian Murray opened the Public Hearing at 8:08 p.m.,** asking those wishing to speak to please stand and state their name and address.

**Mr. Tom Sawyer, 197 Co. Rd. 67,** asked if there was to be more than one house going in. The Applicant responded no, just one home.

Chairman Ian Murray asked if there were any other questions; seeing none **Chairman Ian Murray closed the Public Hearing at 8:10 p.m.**

**Brandon Myers read the short form EAF, line by line, which was completed by the Board. Chairman Ian Murray made a motion, seconded by Brandon Myers to accept the documents as presented, to declare the SEQR review complete and to make a Negative Declaration.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

**Carried 5 - 0**

Chairman Ian Murray asked if anyone had any questions; there were none.

**Chairman Ian Murray made a motion, seconded by Robert McConnell to approve the subdivision as presented.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph

Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

**Carried 5 - 0**

**Approved**

**Old Business:** Justin Liptak's Dog Kennel Special Use Permit:

Chairman Ian Murray stated tonight all Board Members have received copies of the letters of complaint that were given to Ed Cross, Town of Saratoga Dog Control Officer, as well as a letter from Ed Cross himself, and he asked each member to take them home, review them and be prepared to discuss the special use permit for Justin Liptak's dog kennel at the July meeting.

**New Business:** none

**A motion was made by Robert McConnell, seconded by Jennifer Koval to adjourn the meeting at 8:35 p.m.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye. **Carried 5 - 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, July 23, 2014 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe  
Planning Clerk