

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MINUTES**

**September 25, 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 – present, Patrick Hanehan – present, Robert McConnell – present, Jennifer Koval – absent, Joseph Lewandowski – present, Brandon Myers – present, Alternate George Olsen – present.

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

Also attending: Town Engineer Ken Martin, Michael Giovanone, Katherine Smith and Eric Catalano. (Sign-in sheet is on file in the Clerk's office)

**Approval of Minutes: A motion was made by Laurie Griffen, seconded by Robert McConnell to accept the meeting minutes of August 27, 2013.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – absent, Patrick Hanehan – abstained due to absence at last month's meeting, Robert McConnell – aye, Joseph Lewandowski – aye, Brandon Myers – aye, George Olsen – aye. **Carried 6-0 Approved**

**Special Use Permit Pre-Submission Conference**

**Michael Giovanone #13-11  
5 Champion Lane  
Saratoga Springs, NY 12866  
S/B/L 180.18-1-19 & 20 Lake Residential  
Location: Point Breeze Rd.**

Applicant seeks a special use permit in order to construct a fourplex, located on Point Breeze Rd. He has been before the Zoning Board of Appeals and received the variances he needs to go forward with this project.

The Applicant appeared before the Board stating he was last before them in 2010 when he was developing his Boat-N-RV Storage. He has since purchased two lots on Point Breeze Rd., merged them and the new deed is written and recorded. He said he began this project thinking he would construct a duplex or triplex. Upon further planning, he has decided to go with a fourplex since it will take up a smaller footprint. The fourplex plan required an area/width variance and a frontage variance. He went before the Zoning Board and was granted those variances. The size of the fourplex will be 38' x 65', a much smaller footprint than either a duplex or triplex. This structure will appear to be a duplex if you were to drive past it, and will add character to the neighborhood. It will be set back farther than any other home on that road and there will be on-site parking in the back and on the side, a front lawn, landscaping, side patios and bay windows in the front for the views.

He stated there is a specific need for 'over 50' housing at the lake and that is what this would be.

Chairman Ian Murray stated he has talked and met with the Applicant a few times and had told him that he could do a duplex with nothing required other than a building permit or he could go to zoning for variances to do a multi-family home, which is what he's done. The ZBA has approved those variances and he's ready to move forward.

Laurie Griffen stated she likes the plan and thinks this is a good use of the property; Chairman Ian Murray agreed as did the Board. Chairman Ian Murray told the Applicant to show the building envelope, parking, water notes and ag data statement on the map and we will advertise for a public hearing next month.

The Applicant thanked the Board.

### **Returning**

### **Information**

Katherine Smith and Eric Catalano of Saratoga Rowing Association appeared before the Board for guidance on how to best utilize the property they purchased on Rt. 9P.

### **Old Business: Special Use Permit Renewals:**

Dennis Brida – Mango 29 Deli  
2160 Rowley Rd.  
Ballston Spa, NY 12020  
S/B/L 156.-1-10  
Location: 1023 Rt. 29, Schuylerville, NY 12871

Chairman Ian Murray stated that Zoning Officer Gil Albert has received no complaints and all is in compliance with this permit. **A motion was made by Patrick Hanehan, seconded by Laurie Griffen, to renew this permit for one year since this will be opening under new management.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – absent, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Brandon Myers – aye, George Olsen – aye.

**Carried 7 – 0**

Justin Liptak – Dog Kennel  
139 Co. Rt. 338  
Schuylerville, NY 12871  
S/B/L 157.-1-27

Chairman Ian Murray stated that Zoning Officer Gil Albert has received no complaints and all is in compliance with this permit. **A motion was made by Robert McConnell, seconded by Patrick Hanehan, to make this permit permanent.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – absent, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Brandon Myers – aye, George Olsen – aye.

**Carried 7 – 0**

**New Business:** None

**A motion was made by Laurie Griffen, seconded by Robert McConnell to adjourn the meeting at 8:04 p.m.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – absent, Patrick Hanehan – 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, October 23, 2013 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe  
Planning Clerk