

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MINUTES**

**July 22, 2015**

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

Due to the absence of Board Members Laurie Griffen, Jennifer Koval, Patrick Hanehan and Joseph Lewandowski, Chairman Ian Murray elevated Alternate Board Member George Olsen to full voting status.

Also attending: Town Engineer Ken Martin, Gerry Magoolaghan, Peter Loyola and other interested persons. (Sign-in sheet is on file in the Clerk's office)

**A motion was made by Ian Murray, seconded by Robert McConnell, to accept the meeting minutes of June 23, 2015 as written.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – absent, Patrick Hanehan – absent, Joseph Lewandowski – absent, Robert McConnell – aye, Brandon Myers – aye, George Olsen – aye. **Carried 4 - 0**  
**Approved**

**Subdivision Amendment Conference**

**John W. Arpey #05-18  
340 Broadway Suite 2  
Saratoga Springs, NY 12866  
S/B/L 155.14-1-1 - 13, 155.14-1-99,  
155.18-1-1 - 16 Rural Residential District  
Location: Rt. 29 & Wooley Rd.**

**Representative: Peter Loyola, RLA  
CLA Site  
157 Lake Ave.  
Saratoga Springs, NY 12866**

Returning Applicant proposes to amend the November 28, 2007, previously approved 28 lot Schuyler Hills Conservation Subdivision, located on Rt. 29 and Wooley Rd.

Peter Loyola appeared before the Board and reviewed the updated amendments to the Schuyler Hills subdivision. The four amendments are as follows:

1. to increase open space from 37.447 acres to 45.174 acres
2. to reduce road length from 4764' to 4615'
3. to reduce the number of jurisdictional wetland crossings from 4 to 2
4. to reduce wetland disturbances from 0.330 acres to 0.019 acres.

Peter Loyola also stated that with moving the one house down and closer to the original location near Rt. 29, as the Board proposed last month, it made room for the remaining

houses next to the agriculture lands to be 75' to 100' from those lands and he believes it has improved the subdivision. He stated he received correspondence from Kevin Bliss of NYS DEC, which was also copied to the Army Corp of Engineers. They have now been re-certified and have been issued the water certification. He noted the water certificate has no expiration date, which he's never seen before, and that they also have their wetland crossings approval. Mike Shaw of NYS DOH has had the plans for a while now but he hasn't had a chance to get his final review on letterhead to them. He did send an email stating that the plans are in a format that can/will be approved by his office. Peter Loyola stated once he receives that letter he will be sure the Town has a copy for the file. He then handed in the letter and a copy of the permit from Kevin Bliss of NYS DEC, as well as a copy of the email from Mike Shaw of NYS DOH, for the file.

Peter Loyola then stated that Town Engineer Ken Martin's comments at last month's meeting have all been addressed as well as Don Ormsby's issues with the road for the cul-de-sac. He said he'd be happy to answer any further questions of the Board.

Chairman Ian Murray stated the Board is all set; this has been a work in progress for the past two years and it's now a good working product. The last details have all been worked out over the past two meetings and the required 75' setback for the conservation subdivision with agriculture land protection has been met.

Peter Loyola replied it's been a pleasure working with this Board. He said one doesn't normally get the level of cooperation as this Board has provided, especially with the workshops where a Board gets together and works with the applicant. The workshops really helped them and he believes they have a better product due to that cooperation.

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

Chairman Ian Murray stated these amendments were sent to the Saratoga County Planning Board for their review. He then read the letter from the Saratoga County Planning Board indicating no significant county-wide or inter-community impacts but they commented this is subject to submission and approval of the NOI (Notice of Intent) by NYS DEC prior to construction.

Chairman Ian Murray stated this is an amendment so no public hearing is required. Chairman Ian Murray then stated that he asked Town Attorney William Reynolds to provide a resolution for the Board's approval of the amendments to the Schuyler Hills subdivision. He then read the following resolution:

**RESOLUTION TO APPROVE MODIFICATIONS TO SCHUYLER HILLS  
CONSERVATION SUBDIVISION**

**WHEREAS**, an application has been made to modify a previously approved subdivision, located at Route 29 and Wooley Road, called the "Schuyler Hills Conservation Subdivision", and

**WHEREAS**, the modifications being requested are minor adjustments to the plat, to wit: increasing open space from 37.447 acres to 45.174 acres; reducing road length from 4,764 feet to 4,615 feet; reducing the number of jurisdictional wetland crossings from 4 to 2; and reducing wetland disturbances from 0.330 acres to 0.109 acres, and

**WHEREAS**, the Board has considered the application at two meetings and received and reviewed various written submissions by the applicant, and

**WHEREAS**, there have been no conveyances of lots or property from the previously approved subdivision, and

**WHEREAS**, the Saratoga County Planning Board has reviewed the application and finds no county-wide nor inter-municipal impact, it is now therefore,

**RESOLVED**, that the application as presented is approved, subject to the following conditions: receipt by the Board of written approvals from NYS Department of Health, NYS DEC, Army Corp of Engineers and review by Town Engineer Ken Martin.

**Chairman Ian Murray made a motion, seconded by Robert McConnell to approve the above said Resolution for the amendments to the Schuyler Hills Conservation Subdivision.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – absent, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

**Carried 4 - 0**

**Approved**

Peter Loyola thanked the Board and stated he will supply the mylars to Chairman Ian Murray and Town Engineer Ken Martin for signatures. He said once they're signed he will submit paper copies of the map as well as the final letters for the file.

**Old Business:** None

**New Business:** None

**A motion was made by Chairman Ian Murray, seconded by Robert McConnell to adjourn the meeting at 7:53 p.m.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – absent, Patrick Hanehan – absent, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

**Carried 4 - 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, August 26, 2015 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe  
Planning Clerk