

**TOWN OF SARATOGA  
ZONING BOARD OF APPEALS DRAFT MINUTES  
March 25, 2024**

Chairman William Moreau called the meeting to order at 7:09 p.m. and led the flag salute.

Chairman William Moreau welcomed everyone to the meeting and proceeded to review the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Chairman William Moreau – present, Clifford Hanehan – present, Thomas Carringi – present, Christopher Benn – present, Steve Mehan – present, Mark Solan – absent, Rick Burke - present.

Also present: Zoning Officer Gil Albert, Mitchel Blackfield, Jessica & Andrew Schrader, Mark Kaliss, Brian Sipperly. (Sign-in sheet is on file in the Clerk’s office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Thomas Carringi, to accept the minutes of November 27, 2023 as written.** Chairman William Moreau – aye, Clifford Hanehan - aye, Mark Solan – absent, Christopher Benn - aye, Steve Mehan - aye, Rick Burke – aye, Thomas Carringi – aye.  
**Carried 6 - 0**

**Public Hearings**

**Mark Kaliss #24-01  
2138 Doubleday Ave.  
Ballston Spa, NY 12020  
S/B/L 182.-1-5 Rural District  
Location: 111 Casey Rd.**

Applicant seeks an 8% building coverage variance, an 81.5’ two sides setback and 21.5’ side setback variances in order to provide a single wide home for the owner. The leach field encroaches 21.5’ on the two sides of the parcel’s building envelope and the manufactured home encroaches 1.5’ on both sides of the building envelope.

Mitchell Blackfield appeared on behalf of the applicant.

Zoning Officer Gil Albert said after reviewing the application he realized measurement numbers for the two sides setback and side setback are incorrect and the building percentage can be removed, as that’s not needed. The two sides setback is 62’ not 81.5’ and the side setback should be 20’, which makes the request for variances less than shown on the application. He added this is a non-conforming, pre-existing lot and the applicant is doing the best he can. Zoning Officer Gil Albert also added he has no issues with this request as the Board has had similar requests for non-conforming, pre-existing lots.

Chairman William Moreau asked if there were questions from the Board.

Clifford Hanehan questioned when the lot was created.

Zoning Officer/Building Inspector Gil Albert responded before the 1970's. He checked with surveyor James Vianna on that and it was done prior to zoning.

Clifford Hanehan and Christopher Benn said it is a pre-existing, non-conforming lot.

Chairman William Moreau asked if there were further questions or comments of the Board; there were none. He then stated, in future, there will be no further structures on either side of this home, ever, is that correct?

Zoning Officer/Building Inspector Gil Albert responded that is correct.

Mitchell Blackfield stated aside from adding a deck to the front and back of the home.

Zoning Officer/Building Inspector Gil Albert responded as long as the decks are within the required setbacks.

**Proof of Notice having been furnished by newspaper on March 15, 2024, Chairman William Moreau opened the Public Hearing at 7:16 p.m.**, asking those wishing to speak, to please stand and clearly state their name, address and direct their comments to the Board. The following spoke:

**Jessica Schrader, 109 Casey Rd.**, stated she is against this and doesn't like only 19.5' between her and her neighbor. She then stated she wants to put up a privacy fence. She was told by Zoning Officer/Building Inspector Gil Albert that she can, but she needs to be sure to contact him for a sign permit and stay within those sign regulations. She thanked him

**Seeing as no one further wished to speak, Chairman William Moreau closed the Public Hearing at 7:19 p.m.** He then asked if there were any further questions or comments of the Board; there were none.

Chairman William Moreau asked the opinion of the Zoning Officer.

Zoning Officer Gil Albert responded he has no issues and added this is not unusual for that area.

**A motion was made by Christopher Benn, seconded by Rick Burke, to grant the variances with the corrected measurements for a 62' two sides setback variance and a 20' side setback variance.** Chairman William Moreau – aye, Clifford Hanehan - aye, Mark Solan – absent, Christopher Benn - aye, Steve Mehan - aye, Rick Burke – aye, Thomas Carringi – aye.  
**Carried 6 - 0**

**Michael Giovanone, Boat N RV Condos, LLC. #24-02**  
**1428 Rt. 9P**  
**Saratoga Springs, NY 12866**  
**S/B/L 180.18-1-12, 180.18-1-29, 193.6-1-2.1**  
**Location: 1428, 1436 & 1438 Rt. 9P**

Applicant seeks a 14' front setback variance to expand his Boat N RV Condos business.

Brian Sipperly appeared on behalf of the applicant. He stated the applicant regrets being unable to attend the meeting tonight, but needed to be present with family due to a medical issue. He reviewed the proposed project, explained they've been to Planning and Planning has sent them to ZBA for a variance if they wanted to go forward with the current proposed site plan.

After a very lengthy discussion between the Board and Brian Sipperly, Brian Sipperly requested the application be Tabled at this time in order to present the applicant with the Board's concerns and suggested changes to the site plan. They'll go back to Planning for further input and the possibility of a redesign. He thanked the Board for their input.

**Old Business:**

**New Business:**

**A motion was made by Mark Solan seconded by Rick Burke, to adjourn the meeting at 8:15 p.m.** Chairman William Moreau – aye, Clifford Hanehan - aye, Mark Solan – absent, Christopher Benn - aye, Steve Mehan - aye, Rick Burke – aye, Thomas Carrangi – aye.  
**Carried 6 - 0**

Next meeting will be held on April 22, 2024 at 7:00 p.m.

\*Any and all submittals must be to the Clerk no later than 8:45 a.m. April 8, 2024 to be on the April agenda.

Respectfully submitted,

Linda McCabe, ZBA Clerk  
Dorothy Lavazzo

~Meeting dates are subject to change~