

**TOWN OF DAY PLANNING BOARD  
REGULAR MEETING MINUTES - Draft**

**7:00PM**

**Sept 7, 2023**

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**Roll Call**

**Members Present:**

Chairman Ted Mirczak  
Ellen Taylor  
Mary Ann Johnson  
Craig Trombley

**Members Absent:**

none

**Counsel:** Jeffrey Meyer

**Other Attendees:**

Nicolas Yannaci  
Kristin Darrah

Chairman Mirczak opened the meeting at 7:00PM

**Pledge**

Chairman Ted Mirczak asked the Planning Board to approve February 6, 2023, meeting minutes.

**Motion**, made by Craig Trombley, seconded by Ellen Taylor to accept and approve the meeting minutes from the Feb 6, 2023 regular meeting of the Planning Board.

**Ayes:** Chairman Ted Mirczak, Ellen Taylor, MaryAnn Johnson, Craig Trombley

**Carried: 4-0**

Chairman Ted Mirczak asked the Planning Board to approve May 1, 2023 meeting minutes.

**Motion**, made by MaryAnn Johnson, seconded by Ellen Taylor to accept and approve the meeting minutes from the May 1, 2023 regular meeting of the Planning Board.

**Ayes:** Chairman Ted Mirczak, Ellen Taylor, MaryAnn Johnson, Craig Trombley

**Carried: 4-0**

**Old Business:** None

**New Business #1:**

Discuss approval of Nicholas Yannaci adjusting his boundary line. The main parcel is 2701 North Shore Road, Mr Yannaci is selling property behind four neighboring lots (address #2681, #2671, #2665, #2583 to add property to those lots. Mr Yannaci reviewed the updated survey to show his proposed changes and made a formal appearance before the Planning Board for a boundary line adjustment. Tax parcel # 33-1-1.121 adjusted to increase parcels #33.5.1-11, #33.5-1-10, #33.0-1-1 and #33.9-1-21.

Chairman Mirczak talked with Atty. Meyer prior to the meeting and discussed allowing one application to deal with all four properties. Nicholas Yannaci was designated as representative for all the properties.

Chairman Mirczak proceeded in reviewing the application, page 3 site #2671 was listed twice in the directions, approval was given to adjust the second 2671 to 2665.

Chairman Mirczak said the Planning Board needs to determine if Mr Yannaci Boundary Line Adjustment application is now complete. All board members reviewed the application.

**Motion**, made by MaryAnn Johnson, seconded by Craig Trombley, to declare the application as complete.

**Ayes:** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Ted Mirczak

**Carried: 4-0**

Chairman Mirczak said that the Planning Board will review the SEQRA that was completed and submitted by Mr Yannaci. He asked for a motion to declare that the Planning Board is the lead agency on SEQRA for this application.

**Motion**, made by Ellen Taylor, seconded by MaryAnn Johnson, to declare the Planning Board acting as lead agency on SEQRA.

**Ayes:** Craig Trombley, MaryAnn Johnson, Gary Newton, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

Chairman Mirczak read through and reviewed all of the line items. Approval was given to add the four connecting property addressed to project location. #2701 was listed, 2681, 2671, 2665, and 2583 were added.

Chairman Mirczak then reviewed and completed Part 2 Impact Assessment. All answers were completed.

**Motion**, made by Craig Trombley, seconded by Ellen Taylor made, to approve the SEQR and declare a negative declaration.

**VOTE: All in favor** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

Chairman Mirczak said that the Planning Board can determine if we need to hold a public hearing on this boundary line application.

**Motion**, made by MaryAnn Johnson, seconded by Ellen Taylor, to declare that the Planning Board will not hold a public hearing.

**Ayes:** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

**Motion**, made by Ellen Taylor, seconded by MaryAnn Johnson to declare the Application as complete and approved with condition of updated deed language on all deeds.

**Ayes:** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

Mr Yannaci will need to send updated deed language for the five properties to be approved by our town attorney. Once Atty Meyer approves the deed change Mr Yannaci should then provide the Planning Board with mylar drawing from his surveyor. Chairman Mirczak will then sign the mylar. Mr Yannaci will then have 60 days to file the deed and mylar with Saratoga County.

**New Business #2:**

Discuss approval of Dobroski and Kruger lot line adjustment. The parcels located at #86 and 90 York Road. Proposed action is conveyance of 1.3 acres to be joined and merged with 44.-1-7.

Ms Darrah (Darrah Land Surveying) reviewed the updated survey to show her proposed changes and made a formal appearance before the Planning Board for a boundary line adjustment. Tax parcel # 44.1-7.12 #44.1-7.11.

Kristen Darrah was designated as representative for all the properties.

Chairman Mirczak proceeded in reviewing the application.

Chairman Mirczak said the Planning Board needs to determine if Dobrosky/Kruger Boundary Line Adjustment application is now complete. All board members reviewed the application.

**Motion**, made by MaryAnn Johnson, seconded by Craig Trombley, to declare the application as complete.

**Ayes:** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Ted Mirczak

**Carried: 4-0**

Chairman Mirczak said that the Planning Board will review the SEQRA that was completed and submitted by Darrah Land Surveying. He asked for a motion to declare that the Planning Board is the lead agency on SEQRA for this application.

**Motion**, made by Craig Trombley, seconded by Ellen Taylor, to declare the Planning Board acting as lead agency on SEQRA.

**Ayes:** Craig Trombley, MaryAnn Johnson, Gary Newton, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

Chairman Mirczak read through and reviewed all of the line items.

Chairman Mirczak then reviewed and completed Part 2 Impact Assessment. All answers were completed.

**Motion**, made by Ellen Taylor, seconded by Craig Trombley made, to approve the SEQR and declare a negative declaration.

**VOTE: All in favor** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

Chairman Mirczak said that the Planning Board can determine if we need to hold a public hearing on this boundary line application.

**Motion**, made by Criag Trombley and seconded by MaryAnn Johnson, to declare that the Planning Board will not hold a public hearing.

**Ayes:** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

**Motion**, made by MaryAnn Johnson, seconded by Ellen Taylor to declare the Application as complete and approved with condition of updated deed language on all deeds.

**Ayes:** Craig Trombley, MaryAnn Johnson, Ellen Taylor, Chairman Ted Mirczak

**Carried: 4-0**

Ms Darrah will need to send updated deed language for the properties to be approved by our town attorney. Once Atty Meyer approves the deed change Ms Darrah should then provide the Planning Board with mylar drawing. Chairman Mirczak will then sign the mylar. Ms Darrah will then have 60 days to file the deed and mylar with Saratoga County.

**Continuing Business:** None

**Correspondence:** None

**Secretary's Report:** None

**Motion**, made by MaryAnn Johnson, seconded by Ellen Taylor, to **adjourn** this regular meeting of the Town of Day Planning Board was made at 8:00PM.

**Ayes:** Chairman Ted Mirczak, Ellen Taylor, Mary Ann Johnson, Craig Trombley

**Carried 4-0**

Respectfully Submitted,  
Vickie Walencik PZB Clerk