

**TOWN OF SARATOGA**  
**PLANNING BOARD DRAFT MINUTES**  
**April 24, 2013**

Chairman Ian Murray called the meeting to order at 7:32 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 – absent.

Also attending: Town Engineer Ken Martin, Mr. & Mrs Bonczkowski, Jim Vianna and Mr. Scriptor. (Sign-in sheet is on file in the Clerk's office)

Patrick Hanehan arrived at 7:33 p.m.

**Approval of Minutes: A motion was made by Chairman Ian Murray, seconded by Robert McConnell to accept the meeting minutes of March 27, 2013.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – absent, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen – absent.

**Carried 4 – 0**

**Approved**

**Lot-Line Adjustment Conference**

**Paul & Gail Bonczkowski #13-04  
156 Franklin Beach Rd.  
Saratoga Springs, NY 12866  
S/B/L 180.17-1-15, 16 Lake Residential**

Applicant seeks the Board's guidance on adjusting their boundary lines for inheritance purposes.

The Applicants appeared before the Board and reviewed the current boundaries of their parcels and the way in which they would like to realign those boundary lines. Each parcel has an existing house and there will be no building taking place.

Chairman Ian Murray and the Board agreed these adjustments improve the properties. Chairman Ian Murray stated there is no Board action required. He explained that the Applicants need to have a new survey completed and updated deeds that tie in with the new survey. Once that is completed the Applicants need to bring in the copies of the certified survey, along with a copy of the deed to the Clerk who will notify the Chairman and Town Engineer to come in to review and sign off on them. The Applicant will then be contacted to pick them up and take them to the county for filing. The Applicants thanked the Board.

**Sketch Plan Conference for Minor Subdivision**

**Dave Scriptor #13-05**  
**19 Canterbury Rd.**  
**Clifton Park, NY 12065**  
**S/B/L 193.6-1-50 Lake Residential**  
**Location: 1376 Rt. 9P**

Applicant seeks to subdivide his 2.5 acre, 150' frontage parcel into 2 lots. He'd like to have the existing home with 90' of frontage (lot 1) and the remainder 60' of frontage for the new parcel (lot 2) in order to build a single family home.

The Applicant stated that his plan is exactly what the Chairman read.

Chairman Ian Murray stated the lot meets the area requirements for that district but not the frontage requirements, which once subdivided, would create an illegal, non-conforming lot. Due to that, the Board has to send the Applicant to the Zoning Board of Appeals for determination. If the ZBA grants the variance, the Applicant will need to return to the Clerk and complete an application with his updated information in order to come before the Planning Board to move forward with the subdivision.

Town Engineer stated he will also need a side setback variance. Chairman Ian Murray agreed and added that since this is only a preliminary conference there is no need for a vote tonight.

**Returning**

**Marty Hellwig & Dennis Hellwig #13-06**  
**Jillmar, LLC**  
**274 Rt. 32**  
**Schuylerville, NY 12871**  
**S/B/L 182.-1-86 Rural**  
**Location: East & West sides of Rt. 32**

Applicants would like to subdivide a 64+/- acre parcel into two parcels; Lot 1 will be an 18+/- acre parcel with 390' of frontage and Lot 3 will be a 46+/- acre parcel with 500' of frontage.

Jim Vianna, surveyor, appeared before the Board on behalf of the Applicants. He stated that Jillmar, LLC had subdivided a 10 acre parcel, Lot 2, back in 2009 and they now want to subdivide the rest of the lands into two parcels. He explained that the two brothers make up the corporation of Jillmar, LLC and they want to use Rt. 32 as the natural line of subdivision. In the 1920's New York State came through doing highway work and split the property by putting in Rt. 32. He then stated that the brothers would like to do this without a survey; which he agrees with since he surveyed that land in 2009. The property can be transferred using the same description that's in place now; the portion above Rt. 32 (west) and below Rt. 32 (east).

Chairman Ian Murray stated he is in agreement with him.

Jim Vianna also stated he has spoken with Saratoga County Real Property and was told they've seen deed plots showing the deed, distances etc. put on a map similar to the

map he's presented to the Board. He said if that is agreeable to the Board, he'll add additional information on his map and then that map can be reviewed by the Board and signed off on and it can be recorded to satisfy real property.

He then reviewed the map with the Board; the lands to the east side of Rt. 32 will be Lot 1 and Lot 3 will be the lands on the west side of the road.

Jim Vianna asked if they would allow him to do a deed plot for this property. He stated he'll put on the map that the lands are to stay in agriculture and if, in the future, there is to be a change of use of those lands, the owners will have to return to the Planning Board with perc test, septic design, etc. He added that eventually the one brother may build a house on Lot 3.

Chairman Ian Murray asked the Board and Town Engineer Ken Martin if they are comfortable with this and the Board as well as the Town Engineer stated they're fine with his plan. Chairman Ian Murray said we'll advertise for a Public Hearing in May. Jim Vianna thanked the Board.

### **Returning**

**Old Business:** None

**New Business:** None

**Patrick Hanehan made a motion, seconded by Robert McConnell to adjourn the meeting at 8:03 p.m.** Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – absent, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, Alternate George Olsen – absent. **Carried 4 – 0**

### **Meeting Adjourned**

The next regular meeting will be held Wednesday, May 22, 2013 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe  
Planning Clerk