

**TOWN OF SARATOGA**  
**PLANNING BOARD DRAFT MINUTES**  
**May 22, 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 – present, Joseph Lewandowski – absent, Brandon Myers – absent, Alternate George Olsen – present.

Also attending: Town Engineer Ken Martin and Jim Vianna and other interested persons. (Sign-in sheet is on file in the Clerk's office)

Due to the absence of Board Members Brandon Myers and Joseph Lewandowski, Chairman Ian Murray elevated George Olsen to full voting status.

**Approval of Minutes: A motion was made by Patrick Hanehan, seconded by Robert McConnell to accept the meeting minutes of April 24, 2013.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – absent, George Olsen – aye.

**Carried 6 – 0**

**Approved**

**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**

Returning 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 reviewed the application and stated there are no changes from last month. It is a 64+/- acre parcel to be subdivided into two parcels; Lot 1 will be 18+/- acres and Lot 3 will be 46+/- acres. Lot 1 is on the east side of Rt. 32 and Lot 3 is on the west side of Rt. 32. The right-to-farm note is on the map as is the statement that if there is a change of use in the future they will have to come before the Planning Board.

Chairman Ian Murray stated they reviewed everything last month and he has no further questions on this application. He then asked the Board if they had any questions concerning this minor subdivision. There were none.

**Proof of Notice having been furnished by newspaper, the Saratogian, on May 12, 2013, Chairman Ian Murray opened the Public Hearing at 7:35 p.m., asking those wishing to speak to please stand and state their name and address.**

No one addressed the Board; **Chairman Ian Murray closed the Public Hearing at 7:36 p.m.**

**Chairman Ian Murray read the letter from the Saratoga County Planning Board indicating no significant county wide or intercommunity impact.**

Laurie Griffen read the short form EAF, line by line, which was completed by the Board.

**Chairman Ian Murray made a motion, seconded by Patrick Hanehan to accept the documents as presented, to declare the SEQR review complete and to make a Negative Declaration.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Brandon Myers – absent, Joseph Lewandowski – absent, George Olsen - aye. **Carried 6 - 0**  
**Approved**

**Chairman Ian Murray made a motion, seconded by Robert McConnell to approve the minor subdivision as proposed.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Brandon Myers – absent, Joseph Lewandowski – absent, George Olsen - aye. **Carried 6- 0**  
**Approved**

### Information

**John Smith**, owner of Absolute Auto Credit, is interested in purchasing the salvage yard on Minnie Bennett Rd. He currently has a service center in Ft. Edward and on Rt. 9 and would like to open a repair shop as well as keep the salvage yard going. He wants to be able to do auto-body repair on his own inventory, using parts from the salvage yard and then the repaired autos would move off site to his sales center on Rt. 9 to be sold. He's not looking to open a large retail center, his intention is to utilize this place and be his own manufacturer. He'd bring in a number of cars, rebuild them and sell them. The business he opened on Rt. 9 now employs 35 people. He'd like to do something similar here; he needs a building to dismantle and reassemble the cars. The location on Minnie Bennett Rd. has 5 acres so he believes it has the room to do this.

Chairman Ian Murray stated he'd need to have a dismantler's license, a dealer license and repair license; the salvage yard is grandfathered in. He told Mr. Smith that he would need to get a special use permit for this but he feels it is doable. He then asked the Board's opinion.

Laurie Griffen stated she feels the uses go hand in hand and thinks it could work.

Robert McConnell questioned how many employees he would need. Mr. Smith responded between 6 and 10 employees would be needed.

Mr. Smith stated that he has a website and everyone is invited to check that out and his other places.

Chairman Ian Murray stated the outside storage of cars will be looked at and if expansion is done correctly it could work. The Board agreed. Chairman Ian Murray told him he can contact the Clerk for an application.

Mr. Smith thanked the Board.

**Steve Flemming**, Realty USA, stated he is selling a property located at 1342 Rt. 9P that has 3 camps on it. The lot is 1 acre and he needs to be able to tell possible buyers what can be done on that parcel.

Chairman Ian Murray stated if they remove the existing buildings they can build a single 4 unit townhouse on that land although that parcel would need a frontage variance to do so.

Town Engineer Ken Martin stated there are NYS DEC wetlands there, about two thirds of it, and that can be a problem. He explained that there is a required 100' setback from DEC wetlands. He may need to attain a NYS DEC variance as well as one from the town's Zoning Board and he should get NYS DEC to delineate the wetlands for him.

The Board reiterated that he is limited to a single 4 dwelling unit there.  
Mr. Flemming thanked the Board.

**Old Business:** None

**New Business:** None

**Patrick Hanehan made a motion, seconded by Laurie Griffen to adjourn the meeting at 8:08 p.m.** Chairman Ian Murray – aye, Laurie Griffen – aye, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – absent, George Olsen – aye. **Carried 6 – 0**  
**Meeting Adjourned**

The next regular meeting will be held Wednesday, June 26, 2013 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe  
Planning Clerk