

TOWN OF SARATOGA
PLANNING BOARD MEETING DRAFT MINUTES*
January 22, 2025

Chairman Walter Borisenok called the meeting to order at 7:00 p.m.

Chairman Walter Borisenok introduced the new Alternate member, Chuck Pafundi, to the Board and those present; he then read the Rules of the Board.

Clerk Linda McCabe called the roll: Chairman Walter Borisenok – present, Christopher Koval - present, Laurie Griffen – absent (arrived at 7:06 p.m.), Joseph Lewandowski – present, George Olsen – present, Robert McConnell – absent, Patrick Hanehan – absent, Alternate Chuck Pafundi - present.

Chairman Walter Borisenok stated due to the absence of two Board members, Alternate Chuck Pafundi was moved to full voting status.

Also attending: Lisa Taras, Michael Giovanone, Brian Sipperly, Dio Kaufman, Yvonne Maldonado, Pat Jarosz, Andy Sheeran, Darlene McGraw, Brennan Howell, Brittany Rowison, Andrew Clak, Lo Stokes, Lali Vazquez, Zoning Officer/Building Inspector Gil Albert and other interested persons. (Sign in sheet is on record in the Clerk's office)

Minute approval: Motion made by Chairman Walter Borisenok, seconded by Christopher Koval, to accept the December 18, 2024 meeting minutes. Chairman Walter Borisenok – aye, Christopher Koval – aye, Laurie Griffen – absent, Joseph Lewandowski – aye, George Olsen – aye, Robert McConnell – absent, Patrick Hanehan – absent, Chuck Pafundi – aye.
(Board member Laurie Griffin arrived at 7:06 p.m.)

Carried 5 – 0

Public Hearing for Minor Subdivision

Walter & Lisa Taras #23-06
182 Co. Rd. 69
Schuylerville, NY 12871
S/B/L 182.-2-29.11 Rural District

Returning applicant seeks to subdivide a 6.7+/- acre parcel from his 29.76+/- parcel for a single family residence.

Applicant Lisa Taras appeared before the Board.

Chairman Walter Borisenok stated the Board had requested the septic and well be identified on the map to be sure they meet the required distances between the neighbor and applicant properties. He said that has been done, it's over the required 100', so all is well. He asked if there were any questions of the Board; there were none.

Proof of Notice having been furnished by newspaper on January 12, 2025, Chairman Walter Borisenok opened the Public Hearing at 7:03 p.m., asking those wishing to speak to the Board to please stand at the podium, state their name and address and direct their comments to the Board. The following spoke to the Board:

Andy Sheeran, 178 Co. Rd. 69, Schuylerville, stated he's not against this but he has concerns

with the driveway and asked the Board to close the drive so that no mined sand can be removed using it, as the driveway is located right next to his greenhouses. He'd also like future construction on that parcel to take place in a timely manner.

Chairman Walter Borisenok asked if anyone further would like to speak; seeing as no one further wished to speak, **Chairman Walter Borisenok closed the Public Hearing at 7:09 p.m.**

Laurie Griffen went through SEQR line by line with the Board. The Board found in favor of the Applicant.

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to accept SEQR as complete and to make a Negative Declaration. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Joseph Lewandowski – aye, Patrick Hanehan – absent, Robert McConnell – absent, George Olsen – aye, Chuck Pafundi - aye.

Carried 6 – 0

Chairman Walter Borisenok read the following letter from Saratoga County Planning Board:

“Re: SCPB Referral Review #24-A-54 – Subdivision Review – Lands of Taras

A proposed 2-lot subdivision of a 29.76 acres parcel to create a 7.02 acres lot for a single-family use and a 22.74 acres lot with existing improvements.

Location: Coveville Rd./CR-69 (Ag. District #1) Tax Map #:182.-2-29.11

Received from the Town of Saratoga Planning Board on October 17, 2024.

Reviewed by the Saratoga County Planning Board on November 21, 2024.

Decision: No Significant County-wide or Intercommunity Impact

Comment: Through aerial pictology, the Board recognized mining activities occurring on the remaining 22.74 acres lot and questioned whether or not it was permitted by the Town and/or State. Please contact the Saratoga County Planning Board if you have any questions regarding this matter.

Sincerely,

Jeffrey Williams, Planner, Authorized Agent Saratoga County”.

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to approve the subdivision as presented. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Joseph Lewandowski – aye, Patrick Hanehan – absent, Robert McConnell – absent, George Olsen – aye, Chuck Pafundi - aye.

Carried 6 – 0

Public Hearing for Special Use Permit

**Michael Giovanone #24-01
Boat N RV Condos, LLC
1438 Rt. 9P
Saratoga Springs, NY 12866
Location: 1428 Rt. 9P
S/B/L 180.18-1-2.1, 12 & 29 Lake Commercial District**

**Representative: Brian Sipperly, Verity Engineering
P.O. Box 474
Troy, NY 12181**

Returning applicant seeks a special use permit to expand his Boat -n- RV and motor vehicle

storage business.

Brian Sipperly appeared before the Board on behalf of the applicant.

Chairman Walter Borisenok stated he received a letter from the Saratoga County Planning Board after their review of this application on 1/2/2025. He read the following:

“Re: SCPB Referral Review #24-184 – Special Use Permit – Boat N RV Condos, LLC

A proposed 48,356 s.f. (2) building expansion of existing storage facility for boat, RV, and motor vehicle storage on a proposed merged parcels of 12.1 acres. (45,807 s.f.)

Location: NYS Rt. 9P Tax Map #193.6-1-2.1, 180.18-1-12; -29.

Received from the Town of Saratoga Planning Board on November 18, 2024. Additional updated materials were received from the Town of Saratoga Planning Board on December 19, 2024.

Reviewed by the Saratoga County Planning Board on December 19, 2024.

Decision: Request Additional Information/Incomplete Application

Comment: The SCPB reviewed the above referenced project and is requesting that the additional information needs to be provided in order to complete the Board’s review of the project.

The materials provided with the submission and Town Planning Board minutes indicate that the SWPP Plan and infiltration stormwater management system was being reviewed by the Town Engineer. Due to the potential impacts to NYS Route 9P, verification should be provided by the TDE indicating approval of the stormwater management system.

In addition, the project details and applicant indicated that review was ongoing with the NYS DOT. Verification should be provided that the proposed conceptual layout is acceptable and will not cause any significant county wide or inter community impacts on NYS Route 9P.

Please contact the Saratoga County Planning Board if you have any questions regarding this matter.

Sincerely,

Jason Kemper

Director of Planning and Economic Development, Authorized Agent for Saratoga County”.

Chairman Walter Borisenok added that on 1/6/2025, the SWPP Plan and engineering report was sent to the Saratoga County Planning Board per their request and on 1/20/2025 the MS-4 acceptance request was completed. Today, Brian Sipperly sent him the NYS DOT letter, which states they are good with the project as long as the applicant reverses ingress/egress.

Brian Sipperly said they’re awaiting County response, but they are here for the public hearing and he then reviewed the change for the county, reversing the flow as requested, from clockwise to counter clockwise, to be compliant with the highway manual. Aside from that, all is the same.

Chairman Walter Borisenok asked if there were any questions from the Board; there were none.

Proof of Notice having been furnished by newspaper on January 12, 2025, Chairman Walter Borisenok opened the Public Hearing at 7:19 p.m., asking those wishing to speak to the Board to please stand at the podium, state their name and address and direct their comments to the Board. The following spoke to the Board in opposition of the application; due to the profane and disrespectful language spoken, those comments are not included herein. In summary, those who spoke were concerned about fair housing for low income and homeless persons, business expansion, landlord issues and agreements made outside the realm of the Planning Board.

Hannah Hurley of Saratoga Springs, NY.

Yvonne Maldonado of Gardner, NY

Darlene McGraw, 133 N. 3rd Ave, Mechanicville, NY.

Paul Hancock, 14 Hudson Ave., Glens Falls, NY.

Brittney Rowilson, Schaghticoke, NY.

Chris of Albany, NY.

Brent Howell of Watervliet, NY.

Lauren of Saratoga Springs, NY.

Anne of Wynantskill, NY.

Mehr Shama, Albany, NY.

Dio Kaufman, 1438 Rt. 9P, Saratoga Springs, NY.

The Board heard all who spoke and acknowledged the comments made. Chairman Walter Borisenok asked if anyone further wished to speak; no one spoke.

Chairman Walter Borisenok closed the public hearing at 7:55 p.m. He clarified to all in attendance that the Planning Board evaluates applications for special use permits, subdivisions, lot-line adjustments and site plans, according to state statutes. This Board has no authority to get involved in tenant disputes. The Planning Board does not and cannot address the Attorney General letter/contract between the applicant and the Attorney General, that is between the NYS Attorney General and the applicant.

Dio Kaufman accused him of lying.

Chairman Walter Borisenok responded she misrepresents what this Board can legally do. The Planning Board can do only certain things. In this case, the Board evaluates if the property can be used as a special permitted use. This Board is mandated by NYS to go through the check lists and that is what the Board does. He then stated that she needs to go to the Attorney General's office with her issues. He thanked them for their comments and concerns.

Chairman Walter Borisenok stated no action will take place on this application tonight, as the Board is awaiting a response from the Saratoga County Planning Board on their review of this application. Until they hear back, they can go through SEQR.

Laurie Griffen went through SEQR line by line with the Board.

The Board found in favor of the Applicant.

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to accept SEQR as complete and to make a Negative Declaration. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Joseph Lewandowski – aye, Patrick Hanehan – absent, Robert McConnell – absent, George Olsen – aye, Chuck Pafundi - aye.

Carried 6 – 0

Sketch Plan Conference for Minor Subdivision

**Arthur DeGregory #25-01
308 Co. Rd. 68
Saratoga Springs, NY 12866
S/B/L 168.-2-59.11
Location: 378 Co. Rd. 68**

**Representative: Patrick Jarosz
GVG Land Surveyor PLLC
988 Rt. 146
Clifton Park, NY 12065**

Applicant seeks to subdivide a single lot from his 218+/- acre parcel for estate planning purposes.

Patrick Jarosz appeared before the Board on behalf of the applicant and said there is an existing house on Lot 3 and they'd like to subdivide that out.

Town Engineer Ken Martin questioned if there was a house on the large remaining lot and was told no. He then stated the Board will need an agriculture statement on the larger lot of the property.

Chairman Walter Borisenok asked if there were any Board comments; there were none. He then said this is a straight forward minor subdivision. Complete the formal application, the Board will review that next month and we'll schedule a public hearing for March, 2025.

Returning

Old Business: none

New Business: none

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to adjourn the meeting at 8:15 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Joseph Lewandowski – aye, Patrick Hanehan – absent, Robert McConnell – absent, George Olsen – aye, Chuck Pafundi - aye.

Carried 6 - 0

Meeting Adjourned

The next regular meeting will be held Wednesday, February 26, 2025 at 7:00 p.m. *All submittals must be to the Clerk no later than 8:45 a.m., February 12, 2025 to be on the next agenda.*

Respectfully submitted,

Linda McCabe
Planning Clerk