

**TOWN OF SARATOGA
PLANNING BOARD MEETING MINUTES*
February 26, 2025**

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

Clerk Linda McCabe called the roll: Chairman Walter Borisenok – present, Christopher Koval - present, Laurie Griffen – present Joseph Lewandowski – present, George Olsen – present, Patrick Hanehan – present, Alternate Chuck Pafundi – present, Robert McConnell – absent.

Chairman Walter Borisenok stated due to the absence of Robert McConnell, Alternate Chuck Pafundi was elevated to full voting status.

Also attending: Zoning Officer/Building Inspector Gil Albert, Dio Kaufman, Kevin Weed, Michael Giovanone, Brian Sipperly, and other interested persons. (Sign in sheet is on record in the Clerk’s office)

Minute approval: **Motion made by Laurie Griffen, seconded by Joseph Lowandowski, to accept the January 22, 2025 meeting minutes.** Chairman Walter Borisenok – aye, Christopher Koval – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, George Olsen – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Robert McConnell – absent.
Carried 7 – 0

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: Kevin Weed
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.

Kevin Weed, Gil Van Guilder Land Surveyor, PLLC, appeared before the Board on behalf of the applicant. He stated they are separating the existing house and would like to divide the lot for estate purposes. Iron rods will be set, Lot 1R will be 218+/- acres remaining in agriculture, with an Ag Note to return to the Town Planning Board if any changes are to be made.

Chairman Walter Borisenok asked if there were any Board comments; there were none. He then said this meets all setbacks; it’s a straight forward minor subdivision. We’ll send this off to the County and schedule a public hearing for the March 26, 2025 meeting.

Returning

Special Use Permit Determination

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 the Saratoga County Planning Board met on 2/20/2025 and we received their review response on 2/24/2025. He then 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 proposed merged parcels of 12.1 acres.

Location: NYS Rt. 9P
Tax Map #193.6-1-21., 180.18-1-12; -29

Received from the Town of Saratoga Planning Board on December 19, 2024

Reviewed by the Saratoga County Planning Board on February 20, 2025.

Decision: No Significant County-wide or Intercommunity Impact with Comment.

Comment: The SCPB reviewed the previous response letter on the project dated December 30th, 2024 requesting additional information and subsequently updated the Board members on the additional materials that were provided. These updates included: correspondence from K A Martin Engineers, PLLV, dated January 6, 2025, verifying the acceptance of the project’s Stormwater Pollution Prevention Plan and the January 22, 2025 correspondence from NYS DOT with a conceptual approval of the divided commercial driveways on NYS Rt. 9P. These two responses to the SCPB request for additional information satisfy the concerns expressed by the Saratoga County Planning Board.

The SCPB reinforced the need to reverse the directional flow to the site’s access and interior traffic flow as to the requirement stated in the NYS DOT January 22nd correspondence and further recommended applying additional directional arrows along with site’s interior driveway to emphasize the direction of the one-way flow of the interior traffic on-site.

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

Sincerely,
Jeffrey Williams, Planner, Authorized Agent for Saratoga County”

Brian Sipperly stated they’ll reverse the arrows plus additional arrows on site per Saratoga County Planning Board’s request and will submit updated maps with the directional arrows to

Saratoga County Planning Board and to the Town.

Laurie Griffen questioned if they have merged the properties and was told no, they'll be going forward with a lot-line adjustment.

Chairman Walter Borisenok asked if there were any Board questions or comments; there were none.

In summary, seeing as the Board completed the special use permit and site plan review, **Chairman Walter Borisenok made a motion, seconded by Laurie Griffen, to grant the special use permit, with the following terms and conditions:**

- 1. Applicant must complete the Lot-Line Adjustment & supply maps for final sign-off of the Planning Chairman and Town Engineer and file such map with updated deed reflecting the lot-line adjustment language to the Town and to the County.**
- 2. Acceptance by Saratoga County Planning Board and NYS DOT recommendations for traffic flow off Rt. 9P.**

Special Use Permit NOTE: This permit does NOT supersede or affect any statutory or regulatory contractual obligations of this property owner related to subject property.

Chairman Walter Borisenok – aye, Christopher Koval – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, George Olsen – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Robert McConnell – absent.

Carried 7 – 0

Old Business: none

New Business: none

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to adjourn the meeting at 7:13 p.m. Chairman Walter Borisenok – aye, Christopher Koval – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, George Olsen – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Robert McConnell – absent.

Carried 7 – 0

Meeting Adjourned

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

Respectfully submitted,

Linda McCabe
Planning Clerk

~Minutes are not verbatim~