

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MEETING MINUTES\*  
October 25, 2023**

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

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

Also attending: Shane Brown. (Sign in sheet is on record in the Clerk’s office)

**A motion was made by Patrick Hanehan, seconded by Christopher Koval, to accept the meeting minutes of September 27, 2023 as written.** Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

**Carried 6 - 0**

**Approved**

**Public Hearing for Special Use Permit**

**Shane Brown #23-07**

**Owner: Frank Owens**

**620 Colebrook Rd.**

**Gansevoort, NY 12831**

**S/B/L 157.-1-49.2**

**Location: 1164 Rt. 29 Rural Residential**

Returning Applicant seeks a special use permit to open a marijuana retail dispensary.

Applicant Shane Brown appeared before the Board.

Chairman Walter Borisenok stated the public hearing tonight is for a cannabis retail dispensary at 1164 Rt. 29. He explained that we are not to use the word ‘marijuana’ as the State of NY considers that word having ‘racial undertones’ and any such business is banned from using that word on signs, products and advertisements.

Chairman Walter Borisenok stated he would open the public hearing if there were no questions or comments of the Board; there were none.

**Proof of Notice having been furnished by newspaper on October 15, 2023, Chairman Walter Borisenok opened the Public Hearing at 7:05 p.m., asking those wishing to speak to the Board to please stand at the podium, state their name and address. Seeing as no one wished to speak, Chairman Walter Borisenok closed the Public Hearing at 7:06 p.m.**

Chairman Walter Borisenok said the only thing they need is the protection of the septic with either ballasts or guardrails and that will be part of the condition of the special use permit.

Applicant Shane Brown questioned who he needs to be in touch with about the paving the parking lot and the placements of the ballasts.

He was told to Contact Zoning Officer/Building Inspector Gil Albert and bring in an extra copy of his parking plan showing ballasts, as the County would like to see it.

Chairman Walter Borisenok 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 Patrick Hanehan, to accept SEQR as complete and to make a Negative Declaration.** Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

**Carried 6 - 0**

**Chairman Walter Borisenok made a motion, seconded by Robert McConnell, to grant the Special Use Permit for retail cannabis dispensary, conditional upon the submission of his updated parking plan with the ballasts, to Zoning Officer/Building Inspector Gil Albert. *Chairman Walter Borisenok clarified the special use permit goes with the property. This property has been a retail site longer than 40+ years, is a pre-existing lot and NYS DOT has previously approved the curb cut of ingress/egress for this property.*** Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

**Carried 6 - 0**

**Granted**

**Information:**

Christine Myers, Rt. 29, seeks information to have a second retail business on her property. This person failed to appear.

**Old Business:** None

**New Business:** None

**A motion was made by Patrick Hanehan, seconded by Robert McConnell, to adjourn the meeting at 7:14 p.m.** Chairman Walter Borisenok – aye, Robert McConnell – aye, Christopher Koval – aye, George Olsen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Laurie Griffen – absent.

**Carried 6 - 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, November 29, 2023 at 7:00 p.m.

*All submittals must be to the Clerk no later than 8:45 a.m., November 8, 2023 to be on the agenda.*

Respectfully submitted,

Linda A. McCabe  
Planning Clerk