

TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
March 25, 2026

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

Due to the absence of Clerk Linda McCabe, Dorothy Lavazzo called the roll: Chairman Walter Borisenok – present, Laurie Griffen – present, Christopher Koval – present, Chuck Pafundi – present, Patrick Hanehan – present, Joseph Lewandowski – present, Alternate Rick Schwerd – present, Robert McConnell – absent. *(Due to the retirement of George Olsen, previous alternate member, Chuck Pafundi, has been elevated as a full member of the Board and Rick Schwerd has now been appointed Alternate Member to the Board.)*

Due to the absence of Robert McConnell, Alternate member Rick Schwerd was elevated to full member/voting status.

Also attending: Town Engineer Ken Martin and Daniel Gaga. (Sign in sheet is on record in the Clerk's office)

Minute approval: **Motion made by Laurie Griffen, seconded by Christopher Koval, to accept the January 28, 2026 meeting minutes as written.** Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Rick Schwerd – aye, Robert McConnell – absent.
Carried 7 – 0

Public Hearing for Minor Subdivision

Daniel Gaba #26-01

8 Labelle Ln.

Saratoga Springs, NY 12866

S/B/L 170.-1-33 Rural District

Location: 209 Haas Rd., intersection of Mennen & Haas Rd.

Owner: Janet Merluzzi

40 Cemetery Hill Rd.

Benton, PA 17814

Returning Applicant seeks to subdivide the 23.94+/- acre parcel into two building lots, each lot to be 11.97+/- acres. As the property has 475' of frontage, a variance will be needed.

Returning applicant, Dan Gaba, appeared before the Board and stated the property is 23.94+/- acres and he'd like to subdivide the property into two equal sized lots. The two lots will conform to all Town requirements except for the minimum frontage; each parcel will need 300' to meet Town code, but he only has 222' per lot. He was sent to the ZBA seeking variances 78' of frontage per proposed lot in order to go forward with the minor subdivision.

Chairman Walter Borisenok stated this meets all Town requirements. The applicant went before the Zoning Board of Appeals on February 23, 2026 and was granted the proposed variances. He asked if there were any Board questions; there were none.

Proof of Notice having been furnished by newspaper on March 15, 2026, Chairman Walter Borisenok opened the Public Hearing at 7:02 p.m., asking those wishing to speak concerning this application to please stand at the podium, state their name, address and direct their

comments to the Board. Seeing no one, **Chairman Walter Borisenok closed the Public Hearing at 7:02 p.m.**

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

Chairman Walter Borisenok asked if there were any comments or concerns of the Board; there were none.

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

Carried 7 – 0

A motion was made by Chairman Walter Borisenok, seconded by Christopher Koval, to approve the subdivision as presented for 209 Haas Rd. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Rick Schwerd – aye, Robert McConnell – absent.

Carried 7 – 0

Granted

Old Business: none

New Business: none

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to adjourn the meeting at 7:07 p.m. Chairman Walter

Borisenok – aye, Laurie Griffen – aye, Christopher Koval – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Rick Schwerd – aye, Robert McConnell – absent.

Carried 7 – 0

Meeting Adjourned

The next regular meeting will be held Wednesday, April 22, 2026 at 7:00 p.m. *All submittals must be to the Clerk **no later than 8:45 a.m., April 8, 2026, to be on the next agenda.***

Respectfully submitted,

Dorothy Lavazzo

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