

**TOWN OF SARATOGA**  
**PLANNING BOARD DRAFT MEETING MINUTES\***  
**April 22, 2026**

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 – absent (arrived at 7:09 p.m.), Chuck Pafundi – present, Patrick Hanehan– present, Robert McConnell – present, Alternate Rick Schwerd – present, Laurie Griffen – absent, Joseph Lewandowski – absent.

Due to the absence of Laurie Griffen and Christopher Koval, Alternate member Rick Schwerd was elevated to full member/voting status.

Also attending: Town Engineer Ken Martin and Brandon Smith. (Sign in sheet is on record in the Clerk’s office)

Minute approval: **Motion made by Patrick Hanehan, seconded by Rick Schwerd, to accept the March 25, 2026 meeting minutes as written.** Chairman Walter Borisenok – aye, Chuck Pafundi – aye, Patrick Hanehan – aye, Rick Schwerd – aye, Robert McConnell – aye, Christopher Koval – absent, Laurie Griffen – absent, Joseph Lewandowski – absent.  
**Carried 5 – 0**

**Sketch Plan Conference for Subdivision**

**Brandon Smith #26-02**  
**70 Stott Rd.**  
**Argyle, NY 12809**  
**S/B/L 206.6-2-19, 206.6-2-18 & 206.6-2-17 Lake Residential**  
**Location: Hiller Lane and Rt. 9P**

**Owner: Scott Grodsky**  
**167 E. Shore Rd.**  
**Halesite, NY 11743**

Applicant seeks a three-lot subdivision of the .92+/- acre parcel on Hiller Lane. He also seeks guidance on possibly merging two lots and then dividing into two waterfront buildable lots.

Applicant Brandon Smith appeared before the Board, stated he works for Scott Grodsky, who is looking to possibly purchase numerous Vail properties in the Lake Residential district. He said he’s looking at a portion of the properties to subdivide and once subdivided, they can meet Town code for buildable lots. He wants to subdivide Lots 17 & 18; he’s in discussion with owner Kelly Kilverton to combine the two lots and create two new waterfront lots.

Chairman Walter Borisenok stated requirements are 15,000 sq. ft., 50’ lot width, 50’ frontage, etcetera. You can meet those requirements by creating two lots but you need to submit a completed application for minor subdivision with professional drawings. Once submitted, we can go forward.

Applicant Brandon Smith responded can’t that be done with a lot-line adjustment?

Chairman Walter Borisenok replied no. He then said with the other property, Lot 19, has no road frontage.

Applicant Brandon Smith said Lot 19 can't be buildable?

Chairman Walter Borisenok stated if he has access and easements, then yes, he can build. But he can't subdivide on that private road, which is really a private driveway off of a private road. In the past, and on a case-by-case basis, the Board can consider a shared driveway. He doesn't believe this meets zoning requirements and road specs and doesn't believe he can get a variance for it the way it's presented. He said the Board can give guidance, but the applicant has to bring in professional drawings based upon Town regulations. The applicant needs to look at the property as a whole, instead of chopping it up here and there, which can create more problems.

Applicant Brandon Smith questioned if they buy the road?

Chairman Walter Borisenok replied no, variances would be needed for the private road and this Board doesn't issue variances. You can build on Lot 19, but requirements are different for subdivisions.

Ken Martin, Town Engineer, stated, going back to the applicant's lot-line for the two lots, he can do a lot-line adjustment to merge the two properties, but he'll have to do a subdivision once combined, to create the two waterfront lots.

Chairman Walter Borisenok agreed and asked if the applicant had any further questions; he did not.

Applicant Brandon Smith thanked the Board.

**Old Business:** none

**New Business:** none

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

**Carried 6 – 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, May 27, 2026 at 7:00 p.m. *All submittals must be to the Clerk no later than 8:45 a.m., May 13, 2026, to be on the next agenda.*

Respectfully submitted,

Linda A. McCabe  
Planning Clerk