

**TOWN OF SARATOGA  
PLANNING BOARD DRAFT MEETING MINUTES\*  
May 27, 2026**

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

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

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

Also attending: Town Engineer Ken Martin, Michael Bollinger and Melissa Blackbird.  
(Sign in sheet is on record in the Clerk’s office)

Minute approval: **Motion made by Joseph Lewandowski, seconded by Laurie Griffen, to accept the April 22, 2026 meeting minutes as written.** Chairman Walter Borisenok – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, Robert McConnell – aye, Chuck Pafundi – aye, Alternate Rick Schwerd – aye, Patrick Hanehan– absent, Christopher Koval – absent.  
**Carried 6 – 0**

**Sketch Plan Conference for Subdivision**

**Michael Bollinger  
227 Jones Rd.  
Saratoga Springs, NY 12866  
S/B/L 194.-1-25.2 Rural District  
Location: Co. Rt. 70**

**Owner: Peter and Megan Vail  
1095 Rt. 70  
Stillwater, NY 12170**

Applicant seeks to subdivide a 12+/- acre parcel into two residential lots.

Applicant Michael Bollinger appeared on behalf of owners Megan & Peter Vail. He reviewed the application and stated their original intent was to build the home for their parents and then subdivide it onto its own parcel. They’re ready to go forward with that now that the house is built.

Chairman Walter Borisenok said this is in the Rural District, checks all the boxes of our regulations, and asked if they got their permit from the county.

Applicant Michael Bollinger replied yes, they did receive their county permit for the road. He added that he submitted a copy to Zoning Officer/Building Inspector Gil Albert.

Town Engineer Ken Martin and Chairman Walter Borisenok said the septic location needs to be on the survey; looks very close to the property line and we need to be certain it meets setbacks.

Applicant Michael Bollinger stated he submitted a copy to Zoning Officer/Building Inspector Gil Albert.

Chairman Walter Borisenok reiterated it needs to be on the survey map. He said we will check to see if it's on the Building Inspector's as built map, but we require it be on the survey. We will also check with the Building Inspector for a copy of the County permit as well, since we need one on file. He then asked if there were any further questions or comments of the Board; there were none. He stated we will publish for a public hearing for next month's meeting as long as stamped survey copies are in by submittal date.

Applicant Michael Bollinger 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.** Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Chuck Pafundi – aye Joseph Lewandowski – aye, Rick Schwerd – aye, Patrick Hanehan– absent, Christopher Koval – absent.

**Carried 6 – 0**

**Meeting Adjourned**

The next regular meeting will be held Wednesday, June 24, 2026 at 7:00 p.m. *All submittals must be to the Clerk **no later than 8:45 a.m., June 10, 2026, to be on the next agenda.***

Respectfully submitted,

Linda A. McCabe  
Planning Clerk

~Minutes are not verbatim~