

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES
August 26, 2026**

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

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

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

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

Minute approval: **Chairman Walter Borisenok, made motion, seconded by Patrick Hanehan, to accept the May 27, 2026 meeting minutes as written.** Chairman Walter Borisenok – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Christopher Koval – aye, Chuck Pafundi – aye, Rick Schwerd – aye, Robert McConnell – absent, Laurie Griffen – absent.
Carried 6 – 0

Public Hearing for Minor 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

Returning Applicant seeks to subdivide Peter and Megan Vail's, 12+/- acre parcel into two residential lots.

Returning applicant Michael Bollinger appeared on behalf of owners Megan & Peter Vail. He reviewed the application and stated he submitted the maps showing the locations of the wells and septic systems, as requested by the Board the last time he was before them.

Chairman Walter Borisenok showed the Board the larger map to be sure they all saw the locations and that they meet separation distances. He also stated that Zoning Officer/Building Inspector Gil Albert has a copy of the County highway permit on file.

Chairman Walter Borisenok asked if there were any questions of the Board; there were none.

Chairman Walter Borisenok then read the Rules of the Board.

Proof of Notice having been furnished by newspaper on August 16, 2026, Chairman Walter Borisenok opened the Public Hearing at 7:05 p.m., asking those wishing to speak, to please stand, 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 asked if the Board members or Town Engineer had any questions or comments; there were none.

Chairman Walter Borisenok read the short form EAF, line by line, which was completed by the Board.

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

Carried 6 – 0

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

Carried 6 – 0

Applicant Michael Bollinger thanked the Board.

Old Business: none

New Business: none

Chairman Walter Borisenok made a motion, seconded by Patrick Hanehan, to adjourn the meeting at 7:09 p.m. Chairman Walter Borisenok – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Christopher Koval – aye, Chuck Pafundi – aye, Rick Schwerd – aye, Robert McConnell – absent, Laurie Griffen – absent.

Carried 6 – 0

Meeting Adjourned

The next regular meeting will be held Wednesday, September 23, 2026 at 7:00 p.m. *All submittals must be to the Clerk **no later than 8:45 a.m., September 9, 2026, to be on the next agenda.***

Respectfully submitted,

Linda A. McCabe
Planning Clerk