TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
October, 2025

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

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

Also attending: Roy Lance. (Sign in sheet is on record in the Clerk's office)

Minute approval: **Motion made by Christopher Koval, seconded by Robert McConnell, to accept the September 24, 2025 meeting minutes as written**. Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, George Olsen – aye, Chairman Walter Borisenok – absent, Joseph Lewandowski – absent, Chuck Pafundi – absent.
Carried 5 – 0

Special Use Permit Pre-Submission Conference

Roy Lance, 29 NY Properties, LLC. #25-09
363 Co. Rt. 68
Saratoga Springs, NY 12866
S/B/L 155.-1-44 Rural Residential
Location: 828 Rt. 29

Applicant seeks a special use permit to open a plumbing business in the old Hearthstone Veterinary clinic.

Applicant Roy Lance appeared before the Board and stated he currently has his office on Broadway, Saratoga Springs, and hopes to move his office to 828 Rt. 29, the old veterinary clinic. He decided not to go forward building any additional buildings on site, but he will address the landscaping to beautify the property and he will do improvements on the existing building. He said there are tenants in the old motel/apartment on site as well.

Laurie Griffen stated this is in the rural residential district of the Town and due to this being a different business, along with the rentals on site, this requires a multi-use special use permit. As the property is less than the required two acres, he will most likely have to go to the ZBA for a variance, although we'll first check to see if the property has any existing. If one has been given, there will be no need to go to the ZBA. She then asked how many employees he has and was told five employees, three trucks.

Laurie Griffen asked if there were any comments or concerns of the Board. Board members said there's been a business and the motel/apartment there since before zoning and this business will have far less traffic than the veterinary clinic, which will be better. The Board favors the proposed updates to the property as well.

Laurie Griffen then stated we'll check for variances and we can advertise for a public hearing for the November meeting.

Applicant Roy Lance thanked the Board.
Returning

Old Business: none

New Business: none

A motion was made by Christopher Koval, seconded by Patrick Hanehan, to adjourn the meeting at 7:14 p.m. Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, George Olsen – aye, Chairman Walter Borisenok – absent, Joseph Lewandowski – absent, Chuck Pafundi – absent.
Carried 5 – 0
Meeting Adjourned

The next regular meeting will be held Wednesday, November 19, 2025 at 7:00 p.m. *All submittals must be to the Clerk **no later** than 8:45 a.m., November 5, 2025, to be on the next agenda.*

Respectfully submitted,

Linda McCabe
Planning Clerk