TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES
October 28, 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, Patrick Hanehan – present, Joseph Lewandowski – present, Chuck Pafundi – present, Christopher Koval – present, Robert McConnell – present, Alternate Rick Schwerd – absent.

Also attending: Town Engineer Ken Martin, John Griner, John Bossalini, Naathan Hover and Jeremy Pollard. (Sign in sheet is on record in the Clerk's office)

Minute approval: **A motion was made by Patrick Hanehan, seconded by Robert McConnell, to accept the August 26, 2026 meeting minutes as written**. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Christopher Koval – aye, Chuck Pafundi – aye, Robert McConnell – aye, Rick Schwerd – absent.
Carried 7 – 0

Sketch Plan Conference for Minor Subdivision

John W. Griner #26-04
1003 Shannon Blvd.
Niskayuna, NY 12309
S/B/L #193.10-1-62 Lake Residential
Location: 1318 Rt. 9P

Owner: Estate of Joseph C. Newman
Joseph T. Newman
724 Patrick St.
West Hampton Beach, NY 11978
Administrator: Patricia Newman-Vallachi

Applicant seeks to subdivide this parcel into three residential lots.

Applicant John Griner appeared before the Board and reviewed his application for the proposed three lot subdivision. He went through the history of the parcel, explaining at some point in the past it was three lots, but currently it is one lot. He'd like to subdivide and build three year-round homes.

Chairman Walter Borisenok stated in that district Town Code requires 15,000 sq. ft. per lot and 50' of road frontage per lot. This proposal shows noncompliance with our codes. There is an existing house on the property which is right on the boundary line of one of the proposed lot.

Applicant John Griner stated that house will be demolished.

Laurie Griffen stated he can do a two-lot subdivision easily.

Chairman Walter Borisenok agreed, adding the applicant will need multiple variances for three. Three lots cannot meet our regulations as side setbacks cannot be met. Applicant has more than enough frontage and setbacks can be met with two lots. He explained that once one changes a lot, 'historically' is gone; it no longer is considered pre-existing and pushes the property into having to meet current Town and State Codes. He then said the applicant can go to the ZBA but he believes it will be tough. This Board will not send him there, but they can't prevent him

going. Two lot subdivision is a no brainer, three is pushing it.

Christopher Koval stated he agreed and wouldn't approve three lots, but two lots are doable. The entire Board agreed.

Applicant John Griner stated there are other properties like that around the area.

Chairman Walter Borisenok responded there are. Some are pre-existing, but today you have to follow current code. You're creating a subdivision and we cannot allow you to create nonconforming lots.

The Board discussed comparable properties with the applicant that were existing and stated this is different as he wants to subdivide the lot, which brings him into today's codes.

Laurie Griffen stated he'll have to plead with Zoning but this Board's sentiment is they'll approve two lots.

Applicant John Griner said he'll go to zoning and then come back.
Returning

Nathan Hover #26-05
677 Rt. 29 (Lake Ave.)
Saratoga Springs, NY 12866
S/B/L #154.-1-14.1 Rural Residential
Location: 677 Rt. 29

Applicant seeks to subdivide a 10+/- acre lot from his 26.98+/- acre parcel in order to build a single-family home and knows he needs a variance to do so.

Nate Hover appeared before the Board and reviewed the proposed two lot subdivision, the property's history and his business. He and his wife now want to build their home on the property as well. He then had his engineer, Jeremy Pollard speak, who explained they want to build in the back of the property on the proposed subdivided 10.37+/- acre lot. That leaves 16.61+/- acres for the business.

Chairman Walter Borisenok stated this checks all the boxes, aside from frontage if you put in this driveway. There are three driveways already there; a shared driveway with easements would be preferred.

Jeremy Pollard responded he wanted to build in the back and use the road/driveway that's in the back, have that road/driveway deeded to himself and out of the business ownership. The business owns the farm and language in the deed states his house cannot be on business property, so the bank is requesting it be subdivided.

Chuck Pafundi stated he agreed with Chairman Walter Borisenok concerning a shared driveway and suggested a reciprocal easement agreement.

Town Engineer Ken Martin stated he'll still need frontage for both lots. After a brief discussion with Chairman Walter Borisenok, they agreed that they need clarification from the Town's

attorney for the road frontage. Chairman Walter Borisenok stated the applicant will hear back within a week if a variance will be required.

Applicant Nate Hover thanked the Board.
Returning

John Bossalini, a neighbor of 1318 Rt. 9P, had some concerns of Mr. Griner's application. The Board answered his questions, adding he is welcome to attend the public hearing, when the application is ready, to express any further concerns he may have. John Bossalini thanked the Board and said he's looking forward to it being developed.

Old Business: none

New Business: none

Patrick Hanehan made a motion, seconded by Christopher Koval, to adjourn the meeting at 7:40 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Joseph Lewandowski – aye, Patrick Hanehan – aye, Christopher Koval – aye, Chuck Pafundi – aye, Robert McConnell – aye, Rick Schwerd – absent.
Carried 7 – 0
Meeting Adjourned

The next regular meeting will be held Wednesday, November 18, 2026 at 7:00 p.m. *All submittals must be to the Clerk **no later** than 8:45 a.m., November 4, 2026, to be on the next agenda.*

Respectfully submitted,

Linda A. McCabe
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Planning Clerk