TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
November 19, 2025

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, Robert McConnell – present, Christopher Koval - present, Patrick Hanehan– present, Joseph Lewandowski – present, Alternate Chuck Pafundi – present, George Olsen – absent.

Due to the absence of George Olsen, Chuck Pafundi was elevated to full member status.

Also attending: Tonya Yasenchak, Jim Vianna, Nathan Hover and Roy Lance. (Sign in sheet is on record in the Clerk's office)

Minute approval: **Motion made by Patrick Hanehan, seconded by Christopher Koval, to accept the October 22, 2025 meeting minutes as written**. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 7 – 0

Public Hearings for Special Use Permits

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

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

Applicant appeared before the Board.

Chairman Walter Borisenok stated the property was granted a variance in 2003 so there was no need to send this to the Zoning Board. He asked if there were any Board comments or questions; there were none. He then read the Rules of the Board prior to opening the public hearing.

Proof of Notice having been furnished by newspaper on November 9, 2025, Chairman Walter Borisenok opened the Public Hearing at 7:03 p.m., asking those wishing to speak concerning this application to please stand at the podium, state their name, address and direct their comments to the Board. Seeing as no one wished to speak, **Chairman Walter Borisenok closed the Public Hearing at 7:04 p.m.**

Laurie Griffen went through SEQR line by line with the Board. The Board found in favor of the applicant.

Chairman Walter Borisenok asked if there were any comments or concerns of the Board; there were none.

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to declare SEQR complete and make a Negative Declaration. Chairman Walter Borisenok – aye, Laurie

Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 7 – 0

A motion was made by Chairman Walter Borisenok, seconded by Patrick Hanehan, to grant the special use permit as presented, to open his plumbing business at 828 Rt. 29. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 7 – 0
Granted

NLH Properties LLC #25-08 **Representative: Tonya Yasenchak, PE**
P.O. Box 1184 **76 Washington St.**
Saratoga Springs, NY 12866 **Saratoga Springs, NY 12866**
S/B/L 154.-1-14.1
Location: 677 Rt. 29 Rural Residential

Returning Applicant seeks a special multi-use permit in order to construct a second single-family dwelling on his property, located at 677 Rt. 29.

Tonya Yasenchak appeared before the Board on behalf of the applicant. She stated they've modified the setbacks per Board's suggestion last month and are now all set.

Chairman Walter Boarisenok stated they have the acreage, frontage and meet all required setbacks. He then asked if there were any questions or concerns of the Board; there were none.

Proof of Notice having been furnished by newspaper on November 9, 2025, Chairman Walter Borisenok opened the Public Hearing at 7:09 p.m., asking those wishing to speak concerning this application to please stand at the podium, state their name, address and direct their comments to the Board. Seeing as no one wished to speak, **Chairman Walter Borisenok closed the Public Hearing at 7:10 p.m.**

Laurie Griffen went through SEQR line by line with the Board. The Board found in favor of the applicant.

Chairman Walter Borisenok asked if there were any comments or concerns of the Board; there were none.

A motion was made by Chairman Walter Borisenok, seconded by Patrick Hanehan to declare SEQR complete and make a Negative Declaration. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 7 – 0

A motion was made by Chairman Walter Borisenok, seconded by Patrick Hanehan, to approve the special use permit for the construction of a second single-family dwelling as presented, for his property at 677 Rt. 29. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 7 – 0
Granted

Sketch Plan Conference for Minor Subdivision

Elizabeth Sullivan #25-10
139 Walsh Rd.
Saratoga Springs, NY 12866
S/B/L 168.-2-47 & 48 Rural District

Representative: James Vianna, PLS
170 Lohnes Rd.
Stillwater, NY 12170

Applicants seek to subdivide a 3+/- acre parcel, centered around an existing residence and to perfect the boundary line with the neighbor to the south.

Jim Vianna appeared on behalf of the applicant. He said they'd like to create a 3+/- acre lot and move the lot-line out of the field and up near the house.

Chairman Walter Borisenok stated yes to adjusting the lot-line up out of the field. He said they meet all setbacks, everything is existing and this meets all Town requirements. He asked if there were any questions or concerns of the Board; there were none. He then stated we'll advertise to hold a public hearing at next month's meeting.
Returning

Pre-Submission Conference for Special Use Permit

Devin Klender, Capital Region Co. Inc. #25-11
952 Rt. 4
Schuylerville, NY 12871
S/B/L 183.-1-61.11 Rural District
Location: 952 Rt. 4

Owner: Phlox Warehouse, LLC

Applicant seeks to continue his sales, marketing & distribution of cannabis products (wholesale supplies to retail) business at 952 Rt. 4.

Applicant failed to appear.

Old Business: none

New Business: none

A motion was made by Walter Borisenok, seconded by Patrick Hanehan, to adjourn the meeting at 7:18 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Christopher Koval – aye, Patrick Hanehan – aye, Joseph Lewandowski – aye, George Olsen – absent.
Carried 7 – 0
Meeting Adjourned

The next regular meeting will be held Wednesday, December 17, 2025 at 7:00 p.m. *All submittals must be to the Clerk **no later** than 8:45 a.m., December 3, 2025, to be on the next agenda.*

Respectfully submitted,

Linda McCabe
Planning Clerk