

**TOWN OF SARATOGA**  
**PLANNING BOARD DRAFT MEETING MINUTES\***  
**April 23, 2025**

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

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

Due to the absence of a couple Board members, Alternate Chuck Pafundi was elevated to full voting status.

Also attending: Zoning Officer/Building Inspector Gil Albert, Kurt Bedore and Mary Jo Brown.  
(Sign in sheet is on record in the Clerk's office)

Minute approval: **Motion made by Patrick Hanehan, seconded by George Olsen, to accept the March 26, 2025 meeting minutes as written.** Chairman Walter Borisenok – aye, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Laurie Griffen – absent, Christopher Koval – absent.  
**Carried 6 – 0**

**Special Use Permit Pre-Submission Conference**

**David and Mary Jo Brown #25-06**  
**162 CR 67**  
**Stillwater, NY 12170**  
**S/B/L 194.-1-44 Rural**  
**Location: 67 Mabb Rd.**

Applicants seek a special use permit to open a cannabis dispensary for their business, Adirondack Hemp Company, Inc.

Applicant Mary Jo Brown and engineer, Kurt Bedore, KB Engineering, appeared before the Board.

Chairman Walter Borisenok questioned if this is a hemp business.

Applicant Mary Jo Brown replied that five years ago they started a cdb business and currently they have a state cultivator's license and are working on obtaining their micro growing license. As their ag-business changed from hemp to cdb, they now seek a special use permit from the Town in order to continue on with the state licensing process. They have an existing building that they will retro fit for this business. They'll be using 1200 sq. ft. of the existing 3400 sq. ft. building for their dispensary, office, breakroom/kitchen and bathroom; the cultivator facility is a separate building.

Chairman Walter Borisenok questioned where they are, in the process with the state.

Applicant Mary Jo Brown responded they're at the point where they need a building for a

dispensary and per the state's timeline, all must be in place by August first; this is the last piece of the puzzle. They've applied for the micro license with dispensary because it's too difficult to get a dispensary license later. They may or may not open the dispensary, but this is something they need to do by August first so all is in place if they do decide to open one. They've not yet discussed hours of operation or anything because they're uncertain if they want to open one. If they don't get this license, they'll not be able to sell what they grow. Per NYS they would be required to sell to a processor and they don't want to do that. She added they have no signs as they don't advertise.

Chairman Walter Borisenok questioned if they grow outside or is it an indoor grow facility.

Applicant Mary Jo Brown responded it's an indoor growing facility. They tried outside, but didn't have much success; growing indoors gives them more control.

Engineer Kurt Bedore, KB Engineering, said he toured the property and this is a successful enterprise. It's clean, meets all state protocols, the septic system serves the cultivator facility which has eight employees. The new dispensary will have three additional employees and the system appears adequate to handle both. He said they have an ADA parking space outside the building with stone dust, for now, and may be paved in future. To the right of the building they'll be putting in 7 – 8 parking spaces. Total disturbance will be less than a tenth of an acre and storm water measures will be in place.

Town Engineer Ken Martin questioned if the Town has the design of the existing system and Zoning Officer/Building Inspector Gil Albert replied yes. He then said he has no concerns.

Chairman Walter Borisenok asked if there were any Board questions or comments; the Board felt all was in order to go forward. He then said as all is in place, no new buildings are going up, application is complete, although we need the site plan on file; this seems conducive. He reiterated the applicant needs to bring in the site plan and we will publish for a public hearing for next month's meeting.

The applicant thanked the Board.

### **Returning**

Old Business: none

New Business: none

**A motion was made by Patrick Hanehan, seconded by Robert McConnell, to adjourn the meeting at 7:20 p.m.** Chairman Walter Borisenok – aye, Robert McConnell – aye, Joseph Lewandowski – aye, George Olsen – aye, Patrick Hanehan – aye, Chuck Pafundi – aye, Christopher Koval – absent, Laurie Griffen – absent.

**Carried 6 – 0**

### **Meeting Adjourned**

The next regular meeting will be held Wednesday, May 28, 2025 at 7:00 p.m. *All submittals must be to the Clerk no later than 8:45 a.m., May 14, 2025 to be on the next agenda.*

Respectfully submitted,

Linda McCabe

Planning Clerk

~Minutes are not verbatim~