

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
August 27, 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, Alternate Chuck Pafundi – present, Joseph Lewandowski – present, Patrick Hanehan– absent, Christopher Koval - absent, George Olsen – absent.

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

Also attending: Mike Bollinger and Adam Vandervoort. (Sign in sheet is on record in the Clerk's office)

Minute approval: **Motion made by Laurie Griffen, seconded by Chairman Walter Borisenok, to accept the July 23, 2025 meeting minutes as written.** Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Chuck Pafundi – aye, Patrick Hanehan– absent, George Olsen – absent, Christopher Koval - absent.

Carried 5 – 0

Public Hearing for Special Use Permit

**Megan & Peter Vail #25-06
1095 Co. Rd. 70
Stillwater, NY 12170
S/B/L 194.-1-25.2 Rural District
Location: 1095 Co. Rd. 70**

**Representative: Michael Bollinger
227 Jones Rd.
Saratoga Springs, NY 12866**

Returning Applicants seek a special use permit to construct a second single family dwelling on their 12.80+/- acre property.

Michael Bollinger appeared on behalf of the applicants. He reviewed the application and stated he received the driveway permit from the County.

Chairman Walter Borisenok stated this meets all our requirements and you now have the permit for the driveway. He then read the following findings of the Saratoga County Planning Board:

Re: SCPB Referral Review #25-158MOU – Special Use Permit – Bollinger

A proposal to place a second single-family dwelling onto a 12.8+/- acre parcel is allowed in the Town's Rural Zoning District by Special Permit.

Location: 1095 CR 70, Ag. Dist. #1, Tax Map #: 194.-1-25.2

Received from the Town of Saratoga Planning Board on August 12, 2025.

Decision: No Significant County-wide or Intercommunity Impact

Comments: In accordance with the Memorandum of Understanding (MOU) between the Town of Saratoga Planning Board and the Saratoga County Planning Board, the above-noted Special Use Permit application has been reviewed by staff and with the necessary concurrence of two

Board members, has been deemed to present no significant county-wide impacts. The Board inquired whether or not NYSDEC has confirmed the represented wetland delineation on the site plan and if there are provisions set in place to protect the State wetlands and its 100' setback when grading and constructing the new home. Lastly, A Saratoga County DPW driveway permit will be required in order to gain access to CR-70 for the proposed residential dwelling. Please contact the Saratoga County Planning Department if you have any questions regarding this matter.

*Sincerely,
Jeffrey Williams, Planner, Authorized Agent for Saratoga County.*

Chairman Walter Borisenok asked if there were any Board comments or questions; there were none.

Proof of Notice having been furnished by newspaper on August 17, 2025, Chairman Walter Borisenok opened the Public Hearing at 7:04 p.m., and asked the one person in attendance if he wished to speak to the Board concerning this project; he did not. Seeing as such, **Chairman Walter Borisenok closed the Public Hearing at 7:05 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 accept SEQR as complete and make a Negative Declaration. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Chuck Pafundi – aye, Patrick Hanehan– absent, George Olsen – absent, Christopher Koval - absent.
Carried 5 – 0

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to approve the Special Use Permit as presented, based upon applicant's submissions. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Chuck Pafundi – aye, Patrick Hanehan– absent, George Olsen – absent, Christopher Koval - absent.
Carried 5 – 0
Granted

Michael Bollinger thanked the Board.

Sketch Plan Conference for Minor Subdivision

Adam Vandervoort #25-07
11 Wright Rd.
Stillwater, NY 12170
S/B/L 206.-1-33.3 Rural District 2

Applicant seeks to subdivide his 8.7+/- acre property into two lots and build a single-family dwelling.

Applicant Adam Vandervoort appeared before the Board and reviewed his application.

Chairman Walter Borisenok stated the applicant is looking to subdivide, he has plenty of land, has the required width of the property to do so, but not the frontage. This needs a variance to proceed. He added the applicant has plenty of sight distance for the driveway.

Town Engineer Ken Martin and member Laurie Griffen believe two driveways will be best since there is plenty of sight distance; no need for a split drive.

Chairman Walter Borisenok stated the applicant needs to apply to the Zoning Board of Appeals for a 69' frontage variance. If that is approved, the applicant will need to return to the Planning Board to go forward with a public hearing.

Applicant Adam Vandervoort thanked the Board.

Returning

Old Business: none

New Business: none

A motion was made by Chairman Walter Borisenok, seconded by Laurie Griffen, to adjourn the meeting at 7:16 p.m. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Chuck Pafundi – aye, Patrick Hanehan– absent, George Olsen – absent, Christopher Koval - absent.

Carried 5 – 0

Meeting Adjourned

The next regular meeting will be held Wednesday, September 24, 2025 at 7:00 p.m. *All submittals must be to the Clerk **no later than 8:45 a.m., September 10, 2025, to be on the next agenda.***

Respectfully submitted,

Linda McCabe
Planning Clerk

~Minutes are not verbatim~