

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MEETING MINUTES*
September 24, 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, Joseph Lewandowski – present, Christopher Koval - present, George Olsen – absent, Patrick Hanehan– absent, Alternate Chuck Pafundi – absent.

Also attending: Adam Vandervoort and Tonya Yasenchak. (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 August 27, 2025 meeting minutes as written.** Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Christopher Koval – aye, Chuck Pafundi – absent, Patrick Hanehan – absent, George Olsen – absent.
Carried 5 – 0

Public Hearing for Minor Subdivision

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

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

Returning Applicant Adam Vandervoort appeared before the Board and stated he received the requested variance from the ZBA on Monday.

Chairman Walter Borisenok stated the applicant was before them last month, his application met all requirements aside from a 69' frontage variance. They sent him to the Zoning Board of Appeals to see if they'd grant the variance and they did so. He then asked if there were any Board questions; there were none. He proceeded to read the Rules of the Board pertaining to public hearings to all those present.

Proof of Notice having been furnished by newspaper on September 14, 2025, Chairman Walter Borisenok opened the Public Hearing at 7:05 p.m., and asked 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 7:06 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, Christopher Koval – aye, Chuck Pafundi – absent, Patrick Hanehan– absent, George Olsen – absent.

Carried 5 – 0

A motion was made by Chairman Walter Borisenok, seconded by Christopher Koval, to grant the subdivision as presented, based upon applicant's survey. Chairman Walter Borisenok – aye, Laurie Griffen – aye, Robert McConnell – aye, Joseph Lewandowski – aye, Christopher Koval – aye, Chuck Pafundi – absent, Patrick Hanehan– absent, George Olsen – absent.

Carried 5 – 0

Granted

Applicant Adam Vandervoort thanked the Board.

Special Use Permit Pre-Submission Conference

**NLH Properties LLC #25-08
P.O. Box 1184
Saratoga Springs, NY 12866
S/B/L 154.-1-14.1**

**Representative: Tonya Yasenchak, PE
76 Washington St.
Saratoga Springs, NY 12866**

Location: 677 Rt. 29 Rural Residential

Applicant seeks a special 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 she's been before the Board in the past for a special use permit for this property and they now seek another special use permit for a second dwelling on site, as the owner, Nate Hover, would like to live on premises. There used to be a mobile home on the property and that's the same location he'd like to build the new home. He still plans on renovating the existing house, where some of his employees reside. There will be no change to the character of the neighborhood.

Chairman Walter Borisenok stated it's an allowable use as you meet the requirements. He then went through the required setbacks and said she needs to contact Zoning Officer/Building Inspector Gil Albert to be sure she meets all those setback requirements. As there is plenty of land, if they need to slide it over a bit, they certainly have room to do so. He and Town Engineer Ken Martin reviewed the new septic and they're good with that.

Town Engineer Ken Martin questioned what she meant by modifying the existing house.

Tonya Yasenchak responded they'll remove the decks and mud room to get it back to its original appearance, as the owner wants to keep the historical character of the house.

Chairman Walter Borisenok reiterated that the applicant needs to get with Gil Albert, Town Zoning Officer/ Building Inspector, to verify the setbacks and be sure to follow our regulations. He then asked if there were any questions of the Board; there were none.

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, Christopher Koval – aye, Chuck Pafundi – absent, Patrick Hanehan – absent, George Olsen – absent.

Carried 5 – 0

Meeting Adjourned

The next regular meeting will be held Wednesday, October 22, 2025 at 7:00 p.m. *All submittals must be to the Clerk **no later than 8:45 a.m., October 8, 2025, to be on the next agenda.***

Respectfully submitted,

Linda McCabe
Planning Clerk