

**TOWN OF SARATOGA TOWN BOARD**  
**DRAFT MEETING MINUTES**  
**12 SPRING ST., SCHUYLERVILLE, NY**  
**September 8th, 2025**  
**7:00 P.M.**

Supervisor Ian Murray opened the meeting with the pledge of allegiance at 7:00 p.m.

**Roll call:** Town Clerk Michelle Conover, called the roll: Supervisor Ian Murray - present, Councilman Michael McLoughlin – present, Councilwoman Ruth Drumm – present, Councilman Gary Squires – present, Councilwoman Maxine Lautenberg – present.

**Also present:** Deputy Town Clerk Emilee M. Jones, Building Inspector/Zoning Officer Gil Albert, Highway Superintendent Ryan Campbell, and many other interested parties. (Sign in sheet on file in the Town Clerk's office).

**Recognitions/Presentations/ Bid openings/Public Hearings:**

**Public Hearing on the Mass Gathering Permit for Saratoga Rowing Association Regatta** - Proof of notice in the Saratogian on August 29th, 2025 having been provided, Supervisor Ian Murray opened the Public Hearing at 7:06 p.m., asking those wishing to speak to please state their name and address for the record and direct their questions/comments to the Board. Seeing as no one wished to speak, Supervisor Ian Murray closed the public hearing at 7:08 p.m.

**Public Hearing on the Paterson Mostly Modern Arts P.U.D.** – Supervisor Ian Murray stated before we get the comments on the Public Hearing we're going to let the applicants, the design professionals from Environmental Design Partnership and the Phinney Design Group speak first.

Victoria Patterson discussed her background as a violinist. She and her husband co-run Mostly Modern Projects which is a non-profit that has been around for 20 years. Victoria went on to state that her life and everybody's life changed during the pandemic. There was no more work on Broadway, so she started performing at the Jacob Javits Center in NYC during the pandemic performing for patients, Dr's, nurses, staff and National Guard. Performing calming and healing music was an incredible experience and it changed her life. Victoria stated she is here tonight to share her vision for a brand-new magical oasis, a world class recording studio on their property which is on almost 20 acres here in the Town of Saratoga. Victoria explained that she knows change is scary and there has been a lot of information circulating and they are here tonight to help share some facts. The scope and scale of the recording studio is small; it is meant to be low impact on the rural beauty that we all love here. There will be one to two events per month. The number one use of the space is a recording studio that is 100% soundproof. If outdoor events do happen it will be sporadic, as we know the weather in this area. There is no amphitheater, it's a simple grassy area for 40-80 people at the most can sit. Victoria stated their land is so beautiful, they think it is a magical place for music, reflection and wonder. They see a bright future for this area and they want to fill it with love, art and music.

Robert Patterson thanked the Town Board and everyone that is attending this Public Hearing tonight. Robert stated he is a musician, composer and conductor. He has worked all over the world. During the year he co-runs Mostly Modern Project with Victoria which is a non-profit and has been in existence since 2005. One of their main programs is the Mostly Modern Festival which is an international festival that brings people from all the world to Skidmore College. Robert stated their primary goal is to listen to everybody here. They have lived in the Town of Saratoga for 7 years. From the beginning they been dedicated to being good neighbors and responsible community members. Robert stated our dream is to create a welcoming space for small concerts, community events, family friendly gatherings and intergenerational activities. This space will primarily be used for recording sessions, musicians need this. They need peace, they need quiet and they need solitary time to create. We look forward to welcoming you to our property and invite you to meet with us at your convenience to discuss our plans and share your thoughts and concerns anytime.

Also here is Brandon Ferguson of Environmental Design Partnership and Jon Haynes and Michael Phinney of Phinney Design Group. Brandon and Jon presented a slide presentation of some of the misconceptions about the property and the project that they've seen and they would like to clarify a few things. There are concerns about the visibility of the project, parking spaces, traffic impact, noise impacts, on site cabin/rentals, the size of the music barn, outside music stage. They explained the misconceptions during the presentation. The Mostly Modern Music festival will be staying at Skidmore it will not be moved to the Mostly Modern Arts Center in the Town of Saratoga if approved.

Supervisor Murray stated that this is first of a few public hearings for this PUD application. There will be no Board action taken tonight and we're a long way from a vote on the PUD. There are rules of the Board attached to the agenda tonight. We're going to have a conversation tonight, let's be respectful and courteous. Everyone can address the Board that wishes.

Supervisor Murray went on and stated he would like to schedule an open house at the site. Supervisor Murray stated they will have the driveway center line marked out, the building location staked out, a balloon will be floated to identify the building height and we will have music playing at the time. Supervisor Murray gave dates and times and it was decided that this open house will take place on Wednesday, September 17<sup>th</sup> from 5:00-7:00 pm.

Proof of notice in the Saratogian on August 29<sup>th</sup>, 2025 having been provided, Supervisor Murray opened the Public Hearing at 8:01 p.m. asking those wishing to speak to please state their name and address for the record and direct their questions/comments to the Board. With the rules of the Board there will be 3 minutes of speaking time per person, so everyone can have an opportunity to speak.

The following Town of Saratoga residents spoke in opposition of the Paterson "Mostly Modern Art Center PUD with the following concerns: noise levels, construction time, outdoor amphitheater, destruction of an rural area, not an appropriate site for such a venue, parking area size, traffic, accident and speed concerns on rural roads, ground water concerns and possible contamination, septic, safety and security for their families, short term rentals, flooding, drainage, wetland issues, enforcement issues if a problem occurs, increased services at taxpayer expense, violates the Town's Comprehensive Plan and quality of life concerns.

**RESIDENTS** who spoke in opposition: Susan Rivers, Lisa Mitzen, John Cashin, Joseph St. Pierre, Christian Denison, Lauren St. Pierre, Scott Barshied, Sarah Sally Snowden, Ann Tubbs, Charlie Hanehan, Patience Davidson, Theresa Cappozola, Ken Tubbs, Jeff Dolfi, Daniel Larkin, James Gilman, William Corrigan, Myra Boyer, Chris Miller, Kathy Crane, Jessica DeLorenzo, Rich Salvatore, Nelson Snowden, Deb Peck Kelleher, Paul Schoenfolder, Mark K ???, Kim Austin, Rick Burke, Pat Ludwig, Lucas S ???, Bob Rivers, Echo Nichols, and Richard Miller.

**RESIDENTS** who sent in letters or emails in opposition/concerns of the proposed PUD: Joanne & George Santangelo, Pricilla DelGrosso, Jack Dillon, Marissa Romero, Doug Lafferty and John McPherson.

The following spoke in favor of the Patterson "Mostly Modern Art Center" PUD advocating for: A cultural designation, enrich and add to our community, high level art and music venue available to our residents, music and arts being beneficial to our emotional, physical health and longevity, a place to serve our youth and seniors, vibrant and important quality of life components as well as an economic impact to our community.

**NON-RESIDENTS** who spoke in favor of the PUD: Elizabeth Conant, Dr. Jose Flores-Carabello, Lois Kalakowski Radke, Tim ???, Cassandra ???.

**RESIDENTS** who sent in letters or emails in support of the proposed PUD: Ariel & Matt Dickson and Connie and Jim Whitsell.

**NON-RESIDENTS** who sent in letters or emails in support of the proposed PUD: Sander Bonvell, Sue Ellen Mathers, Robert Bellafore, Laurence Alpern & Karen Ticman-Alpern and Corey Aldrich.

Seeing no one else wished to speak, Supervisor Ian Murray closed the public hearing at 9:48 p.m.

**Approval of Minutes:** A motion was made by Councilmember Maxine Lautenberg and seconded by Councilmember Michael McLoughlin, **to accept the minutes of the August 11<sup>th</sup>, 2025 Town Board meeting as written.** Supervisor Ian Murray- aye, Councilman Michael McLoughlin – aye, Councilwoman Ruth Drumm – aye Councilman Gary Squires - aye, Councilwoman Maxine Lautenberg - aye.

**Carried 5-0**

**Town Clerk's report for August 2025:** Fees paid to the NYS Dept. of Agriculture and Markets for the Animal Population Control Program \$44.00. Fees paid to New York D.E.C. for hunting and fishing licenses \$1,368.58. Fees paid to the New York State Health Department for Marriage licenses \$0. Dog license fees to Supervisor Ian Murray \$210.00. Clerk fees to Supervisor Ian Murray \$271.42. Total State and Local Revenues received were \$1,894.00.

**Zoning Officer's report for August 2025:** 8 Building Permits, 12 Building Inspections, 6 Certificates of Occupancy, 0 Junkyard Permits, 1 Complaint, 0 Fire Inspections, 3 Orders to Remedy, 8 misc., 5 Building Permit Renewals and 0 Property Maintenance Inspections. A check for \$3,482.30 was given to Supervisor Ian Murray.

**Dog Control officer's report for August 2025:** Ed Cross, Dog Control Officer answered 10 complaints, took 0 dogs to the shelter, 1 bite case, traveled 20 miles, issued 5 warning and 1 summons' were issued.

**Town Court report for August 2025:** 36 Traffic tickets closed, 4 Criminal/penal law cases closed, 4 Civil cases closed, 0 Encon/DEC closed, 2 DWI case closed, 0 Town and Dog cases closed. Supervisor Ian Murray received a check from Justice John McCarron in the amount of \$4,385.00 a check from Justice Charles Sherman in the amount of \$1,400.00 for a total of \$5,785.00.

**Tax Collector's report for August 2025:** No Report.

**Historians Report August 2025:** No Report.

**Assessor's Report August 2025:** No Report.

**Highway Superintendent's report for August 2025:**

- ❖ Cleared large branches, trees & brush from Highways & right of way
- ❖ Mowed & trimmed Town properties & right of ways
- ❖ Repaired/replaced damaged or missing road signs throughout Town
- ❖ Mowed, cut back brush & made repairs to walking trails in Town
- ❖ Patched pot holes throughout Town
- ❖ Repainted stop lines on Burgoyne Road intersections
- ❖ Cleaned out silted in catch basins throughout Town
- ❖ Repaired catch basin old Saratoga Knolls
- ❖ Marked out & ditched Condon Rd
- ❖ Cut back & prepped Wagmans Ridge Rd for resurfacing
- ❖ Hauled in shoulder material for upcoming projects
- ❖ Assisted with paving projects in the Towns of Edinburg, Greenfield, Wilton & Village of Schuylerville

Councilmember Maxine Lautenberg stated that last September the Town received a grant for \$5,000.00 from NYSERDA for Electric Lawn Equipment. Highway Superintendent Ryan Campbell did research and he will be able to get two weed wackers, two chain saws, two hole saws, ten batteries and six charges for \$5,637.95. Superintendent Campbell will take the \$637.95 out of his budget to make up the balance in order to make this

purchase. Superintendent Campbell stated that this is all STILL commercial grade equipment from Country Power Products with the municipal discount.

**Supervisor's report:**

**SUPERVISOR'S REPORT August 2025**

**GENERAL FUND – TOWNWIDE (A FUND)**

Balance on hand 8/1/2025	\$ 587,533.73
Revenues	+ 235,277.11
Disbursements	- (341,107.64)
Balance 8/31/2025	\$ 481,703.20

**GENERAL FUND – OUTSIDE VILLAGE (B FUND)**

Balance on hand 8/1/2025	\$2,313,636.09
Revenues	+ 3,938.76
Disbursements	- (4,118.85)
Balance 8/31/2025	\$2,313,456.00

**HIGHWAY FUND – OUTSIDE VILLAGE (DB FUND)**

Balance on hand 8/1/2025	\$ 329,970.96
Revenues	+ 184,708.36
Disbursements	- (45,153.13)
Balance 8/31/2025	\$ 469,526.19

SCHUYLER PARK 8/31/2025	\$ 43,774.21
YOUTH RECREATION & SERVICE 8/31/2025	\$ 8,673.85
HIGHWAY EQUIPMENT RESERVE 8/31/2025	\$ 160,885.63
BUILDING RESERVE 8/31/2025	\$ 484,239.95
CDPHP & HRA 8/31/2025	\$ 5,653.73
AHC HOME IMPROVEMENT 8/31/2025	\$ 41,101.00
CDBG PROJECT 8/31/25	\$ 16,533.20
SCENIC BY WAYS QTRLY 8/31/2025	\$ 312.49
PARKS RESERVE 8/31/2025	\$ 376,956.55
GFNB Certificate of Deposit 8/31/2025	\$ 848,314.69
NYCLASS 8/31/2025	\$ 809,016.96

**August 2025 Distribution - Sales Tax Received - \$ 22,435.00**

**August 2025 Distribution- Mortgage Tax Received - \$184,627.00**

**Public comments on agenda items:** None

**Committee reports:**

**Landfill:** No report.

**Insurance:** No report

**Youth:** No report

**Park Committee:** The Schuyler Park Committee met on Tuesday, 8/26/25.

Topics of discussion included:

- ❖ Actions to ensure the fields were ready for fall play – OSAA (Old Saratoga Athletic Association) and School sports
- ❖ Playground conditions
- ❖ Field use – Scheduling and Request process

- ❖ Maintenance
- ❖ Trash Pickup
- ❖ Irrigation System – including recent actions taken to prevent disruptions to the system by unauthorized individuals. (Lock replacement on irrigation shed with very limited access to the shed, as well as installation of a faucet outside of the building for water access.)
- ❖ Soccer goal nets
- ❖ Assistance from Town of Saratoga Highway Department for incidental handyman type support as needed.

Of major interest was a presentation by Ethan Lavendar for a proposed Eagle Scout Project. This project would provide enlarged and significantly improved Softball Dugouts that would involve removing existing Softball Dugouts and replacing them with Dugouts identical to the Baseball Dugouts. Ethan will be sourcing material donations from local companies. Labor will be provided by Ethan and supplemented by family and friends.

**Office of Emergency Management (OEM):** No report.

**WEMS:** No report.

**Old Business:** None.

**New Business:**

On a motion by Councilmember Ruth Drumm and seconded by Councilmember Gary Squires, the following **Resolution #25-51 Authorizing Renewal of the Blanket Official Undertaking for Town Officers Required by Law to Execute and File Official Undertakings.** was adopted by vote: Supervisor Ian Murray- aye, Councilman Michael McLoughlin – aye, Councilwoman Ruth Drumm – aye, Councilman Gary Squires - aye, Councilwoman Maxine Lautenberg - aye.

**Carried 5 – 0**

At a regular meeting of the Town Board of the Town of Saratoga, County of Saratoga, State of New York, held on September 08<sup>th</sup>, 2025, the following resolution was made as indicated above, **WHEREAS**, certain Town Officers are required to execute and file undertakings by reason of certain provisions of the Town Law, and

**WHEREAS**, Public Officers Law §11 allows for the substitution of a blanket undertaking for such individual undertakings; and

**WHEREAS**, the Town of Saratoga has in effect a blanket undertaking for all Town Officers required by law to execute and file undertakings, and

**WHEREAS**, said blanket undertaking provides coverage for the failure of said officers to faithfully perform their duties or to account for all moneys or property received by them by virtue of their positions, and for their fraudulent or dishonest acts; and

**WHEREAS**, Public Officers Law §11 requires this Board to approve blanket undertaking as to form and sufficiency of coverage, now, therefore be it

**RESOLVED**, that the Town Board hereby approves **Crime Policy and Public Officials Liability Policy MPKTSARA000000125 with NYMIR** to the Town of Saratoga as a blanket undertaking for all Town Officers required to execute and file undertakings including, but not limited to, the Supervisor, Town Clerk, Tax Collector, Justices, and Superintendent of Highways, and be it further

**RESOLVED**, that the blanket undertaking shall have \$320,000.00 (Three Hundred Twenty Thousand) coverage per employee, with excess indemnity on the Tax Collector in the amount of \$1,000,000.00 (one million), the Supervisor in the amount of \$320,000.00 (Three Hundred Twenty Thousand) and shall provide employee dishonesty coverage and faithful performance of duty coverage for said officers as required by Public Officers Law §11, with a \$1,000.00 deductible established at the time of the purchase of the policy in accordance with the usual practice of the Town, and be it yet further

**RESOLVED**, that a certified copy of this Resolution be attached to said blanket undertaking and a copy thereof be filed in the Office of the Town Clerk.

**Resolution #25-52 Mass Gathering Permit 2025 Saratoga Rowing Association, Rowing Regatta TABLED UNTIL THE OCTOBER 8<sup>TH</sup>, 2025 MEETING.**

**Communications:** None

**Privilege of the floor:** No one addressed the Board

**Upcoming meetings:**

- ❖ Regular Town Board meeting – Wednesday, October 8th, 2025 at 7:00 p.m.

**Audit the Bills:** On a motion by Councilmember Maxine Lautenberg and seconded by Councilmember Michael McLoughlin, the following **Resolution #25-53 Approving the Payment of Bills in Abstract 9G of 2025**, was adopted by vote: Supervisor Ian Murray- aye, Councilman Michael McLoughlin – aye, Councilwoman Ruth Drumm – aye, Councilman Gary Squires - aye, Councilwoman Maxine Lautenberg - aye.

**Carried 5 – 0**

**RESOLVED**, by the Town Board of the Town of Saratoga to authorize payment of the bills listed in **Abstract 9G of 2025 in the following amounts:**

<b>General Fund DB</b>	<b>No. 546-554</b>	<b>\$ 7,918.73</b>
<b>General Fund A</b>	<b>No. 519-523, 526, 528-529, 532, 543, 544, 555-573</b>	<b>\$107,047.08</b>
<b>General Fund B</b>	<b>No. 574-577</b>	<b>\$ 2,176.89</b>
<b>General Fund H</b>	<b>No. 525, 545</b>	<b>\$ 2,041.42</b>
<b>General Fund HPO</b>	<b>No. 524</b>	<b><u>\$ 10,850.00</u></b>
		<b>—</b>
		<b>—</b>
<b>Grand Total</b>		<b>\$ 130,034.12</b>

A motion was made by Supervisor Ian Murray seconded by Councilmember Gary Squires to adjourn the meeting at 10:10 p.m. Supervisor Ian Murray - aye, Councilmember Michael McLoughlin – aye, Councilmember Ruth Drumm – aye, Councilmember Gary Squires - aye, Councilmember Maxine Lautenberg - aye.

**Carried 5– 0**

**Meeting Adjourned**

Respectfully Submitted,

Michelle Conover  
Town Clerk