

**TOWN OF SARATOGA TOWN BOARD**  
**DRAFT MEETING MINUTES**  
**12 SPRING ST., SCHUYLERVILLE, NY**  
**DECEMBER 8<sup>TH</sup>, 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 – absent.

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

**Recognitions/Presentations/ Bid openings/Public Hearings:** Attorney Stephanie Ferradino, land use Attorney, is here tonight to give an update on the Mostly Modern PUD. Things have been quiet for the last few months and she is here to give an update on the project and set some expectations so that the Board, the public and the neighbors know the path they are embarking on. Her first introduction to the project was here on September 8<sup>th</sup>, 2025 at the public hearing two weeks later on September 17<sup>th</sup> was the site visit. The purpose of the site visit was to get a feel of where the buildings would be located and what it would sound like, realistically, if an outdoor performance were to take place and get accurate decibel readings, etc. A few days later after the site visit a neighbor liaison called her and asked what she was going to do about the deed restrictions. Attorney Ferradino had no idea what he was talking about, they didn't know of any deed restrictions. The neighbor liaison told her about them and sent her the deed restrictions. In October the applicant asked the Town Board to pause the project to review the current application conduct additional studies on sound, traffic, parking, driveway entrances and address the unhappiness regarding the Airbnb. During this time Attorney Ferradino was drafting legislation for PUD. The beauty of a PUD is that language can be written into the legislation and can be used as a mechanism for protection but also enforcement. Attorney Ferradino anticipates this draft won't be the last.

The applicants also hired Attorneys Whiteman Osterman & Hanna to give guidance and deal with the deed restrictions. The title searches go back forty years and these restrictions are from the seventies, so that why it didn't show up on the preliminary title on the trade transaction for the house that the Airbnb is located. There is nothing the Town can do about the restrictions; it is all between the landowners. It would be wonderful if all parties could meet and come up with restrictions that everybody is happy with. There are two things that can be done with the deed restrictions on the property, all the lot owners can get together, and agree and make a modification or you can litigate it according to the Attorney.

Attorney Ferradino feels the Town Board is feeling a bit of pressure. She apologized that this has stirred up emotions, but sometimes better projects come out of tough exchanges. She anticipates a comprehensive submission in the coming months which will be guided by the studies and the deed restrictions.

Supervisor Murray thanked Attorney Ferradino for the update and the audience for being courteous and respectful. Supervisor Murray stated that he knows some of the residents would like to speak and they would have the opportunity to speak during public comments on agenda items. Tonight was not a public hearing and it wasn't advertised as one.

**Approval of Minutes:** A motion was made by Councilmember Gary Squires and seconded by Councilmember Michael McLoughlin **to accept the minutes of the November 6<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 - absent.

**Carried 4-0**

**Town Clerk's report for November 2025:** Fees paid to the NYS Dept. of Agriculture and Markets for the Animal Population Control Program \$39.00. Fees paid to New York D.E.C. for hunting and fishing licenses \$208.79. Fees paid to the New York State Health Department for Marriage licenses \$22.50 Dog license fees to Supervisor Ian Murray \$175.00 Clerk fees to Supervisor Ian Murray \$29.71. Total State and Local Revenues received were \$475.00.

**Zoning Officer's report for November 2025:** 11 Building Permits, 22 Building Inspections, 5 Certificates of Occupancy, 0 Junkyard Permits, 1 Complaint, 0 Fire Inspections, 1 Orders to Remedy, 1 misc., 3 Building Permit Renewals and 0 Property Maintenance Inspections. A check for \$4,649.40 was given to Supervisor Ian Murray.

**Dog Control officer's report for November 2025:** Ed Cross, Dog Control Officer answered 9 complaints, took 1 dog to the shelter, 0 bite case, traveled 95 miles, issued 5 warning and 0 summons' were issued.

**Town Court report for November 2025:** 14 Traffic tickets closed, 0 Criminal/penal law cases closed, 1 Civil case closed, 1 Encon/DEC closed, 1 DWI case closed, 0 Town and Dog cases closed. Supervisor Ian Murray received a check from Justice John McCarron in the amount of \$1,512.00 a check from Justice Charles Sherman in the amount of \$20.00 for a total of \$1,532.00.

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

**Historians Report November 2025:**

November/December has brought a surge of activity as preparations intensify for the Henry Knox 250th reenactment. The Town of Saratoga with Saratoga 250 is serving as the primary base for the living history events unfolding across Warren, Washington, Saratoga, and Albany counties. The Town including this building will host more than 40 living historians from New England and New York, with over a dozen staying overnight for two nights in the meeting room. Volunteers will provide breakfast on Saturday morning.

On December 10, the Town will also assist the Daughters of the American Revolution in laying wreaths at seven Knox Trail markers in Saratoga and Washington counties, reinforcing the regional significance of the route Knox traveled in 1775–76.

Events begin December 11 with a media preview at Peebles Island State Park, followed by an afternoon talk by Sean Kelleher for a DAR chapter in Colonie.

On December 12, Lake George Battlefield Park will welcome the arrival of Henry Knox and his artillery, followed by a reception featuring Rick Atkinson and an evening lecture accompanied by the Glens Falls Symphony Orchestra.

December 13 centers on Knox Fest in Schuylerville. The day begins in Fort Edward with a wreath ceremony at the Old Fort House Museum, then shifts to Dix Bridge for the ceremonial linstock handoff from Washington County 250 to Saratoga 250. The procession along the Champlain Canal Tow Path leads to Fort Hardy Park, where visitors will encounter living-history stations, artillery demonstrations, and draft-animal rides. A lantern-lit walk and twilight artillery salute will close the afternoon. That evening, Mechanicville's Arts Center on the Hudson will host Musicians of Ma' alwyck in a program interwoven with first-person readings. December 14 concludes the regional observance with ceremonies in Waterford and Cohoes, including the formal transfer of the linstock to Albany 250.

This month also brought meaningful recognition. Travel-writer tours with Discover Saratoga last month guide by Sean Kelleher and Saratoga 259 produced national coverage in Maxim, Past Lane Travels, and Travel + Leisure, while I LOVE NY officially adopted the correct term “Battles of Saratoga.” Ken Burns’ new documentary likewise highlights the siege period—an affirmation of long-term decades long local efforts to tell the full 1777 story.

Submitted by Sean Kelleher, Historian, Town of Saratoga

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

**Highway Superintendent's Report for November 2025:**

- ❖ Cleared large branches, trees & brush from Highways & right of way
- ❖ Patched pot holes throughout Town
- ❖ Repaired/replaced damaged or missing road signs throughout Town
- ❖ Hauled in material for upcoming projects
- ❖ Replaced O-rings on loader tires In-House
- ❖ Completed Set up on trucks & equipment for snow removal
- ❖ Serviced trucks & equipment for winter season
- ❖ Repaired intersections at Condon & Sweet Rd
- ❖ Replaced crossover culvert Fitch Rd
- ❖ Replaced west end crossover culvert & Regraded Swamp Rd
- ❖ Removed docks from Rt 4 boat launch for season
- ❖ Took Veteran banners down in both Villages
- ❖ Installed Holiday banners in Schuylerville
- ❖ Completed excavator recert for U Dig NY

**Supervisor's Report:**

**SUPERVISOR'S REPORT November 2025**

**GENERAL FUND – TOWNWIDE (A FUND)**

Balance on hand 11/1/2025	\$ 51,9798.74
Revenues	+ 159,598.12
Disbursements	- (173,801.74)
Balance 11/30/2025	\$ 505,595.12

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

Balance on hand 11/1/2025	\$ 2,270429.61
Revenues	+ 174,856.85
Disbursements	- (14,855.82)
Balance 11/30/2025	\$2,430,430.64

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

Balance on hand 11/1/2025	\$2,270,429.61
Revenues	+
Disbursements	- (177,490.54)
Balance 11/30/2025	\$ 91,378.14

SCHUYLER PARK 11/30/2025	\$ 69,523.22
YOUTH RECREATION & SERVICE 11/30/2025	\$ 8,673.85
HIGHWAY EQUIPMENT RESERVE 11/30/2025	\$ 244,910.41
BUILDING RESERVE 11/30/2025	\$ 484,315.60
CDPHP & HRA 11/30/2025	\$ 5,279.16
AHC HOME IMPROVEMENT 11/30/2025	\$ 220.00
CDBG PROJECT 11/30/25	\$ 16,533.20
SCENIC BY WAYS QRTRLY 11/30/2025	\$ 312.49
PARKS RESERVE 11/30/2025	\$ 376,956.55
GFNB Certificate of Deposit 11/30/2025	\$ 848,314.69
NYCLASS 11/30/2025	\$ 816,998.88

**October 2025 Distribution - Sales Tax Received - \$ 170,101.00**

**November 2025 Distribution- Mortgage Tax Received - \$ 28,360.00**

**Public comments on agenda items:** Supervisor Murray stated that we've listened to and heard the residents and we have received emails and letters and everything received is on file. Supervisor Muray asked that the residents try and limit the comments so that everybody has the opportunity to speak and reminded them that this is not a public hearing.

Multiple residents spoke in opposition of the Mostly Modern PUD. The residents spoke with the following concerns: water issues, septic, leech, runoff, emergency concerns with entrances & exits, this is great project but wrong location, sound, possible crime, size of the project and length of time to construct, Airbnb issues, lack of knowledge with restrictions and environment, unpaid taxes, project was built on a bed of lies, feeling of being disingenuous from the start and general lack of communication in regard to the neighbors.

Supervisor Murray stated this is very unique idea, it's a cool concept but unfortunately there is a ton of constraints and it's riddled with issues. Supervisor Murray said he feels bad that the residents had to go out and hire an Attorney to fight the project when they don't have any skin in the game. He agrees with one of our residents that stated it's like trying to stick a square peg in a round hole and it doesn't matter how much you hammer it's not going to fit.

**Supervisor Murray made a motion to deny the Mostly Modern PUD project and Councilmember Michael McLoughlin seconded** the motion to deny The Mostly Modern PUD project was adopted by vote Supervisor Ian Murray- aye, Councilman Michael McLoughlin – aye, Councilwoman Ruth Drumm – aye, Councilman Gary Squires - aye, Councilwoman Maxine Lautenberg - absent.

**Carried 4 – 0**

#### **Committee reports:**

**Landfill:** Supervisor Murray stated our semi-annual testing has been done and a copy of the report has been sent and looked at by Engineer Ken Martin. All testing results look good and within limits.

**Insurance:** No report

**Youth:** Councilmember Michael McLoughlin advised that two Schuylerville High School students were members of the 2025 Vermont State University Castleton Jazz Ensemble. They rehearsed for several months, culminating in a performance on campus at the Casella Theatre. One of the students played trumpet and the other was double bassist in the ensemble. Both students will have a promising career in music in the future.

**Park Committee:** No report

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

**WEMS:** No report.

**Old Business:** Supervisor Murray received a letter from Catherine A. McGlynn PhD AI's Coordinator of Invasive Species at NYS DEC, which he shared with the Town Board. After receiving communications from residents and the Town, and upon thorough investigation, NYS DEC is proposing to treat the water chestnut infestation in the cove.

Catherine would like to have a Zoom meeting with other involved agencies and interested Board members. Supervisor Murray will forward the email request to Board members to respond.

More on this matter to follow.

#### **New Business:**

**Resolution :** On a motion by Councilmember Ruth Drumm and seconded by Councilmember Michael McLoughlin, the following **Resolution #25-58 Authorization to Renew Health Insurance Plan MVP Gold HMO-POS 2026**, was adopted by vote: Supervisor Ian Murray- aye, Councilman Michael McLoughlin – aye, Councilwoman Ruth Drumm – aye, Councilman Gary Squires - aye, Councilwoman Maxine Lautenberg - absent.

**Carried 4 – 0**

**WHEREAS**, on an annual basis, the Town Board of the Town of Saratoga, authorizes the Town Supervisor to enter into an insurance contract to provide health insurance coverage for eligible retired employees; and

**WHEREAS**, the Town Board has reviewed proposals for a contract to commence January 1, 2026 - December 31, 2026 for Retirees over 65 years of age; now, therefore, be it

**RESOLVED**, that the Town Supervisor is authorized to sign a contract for health insurance benefits with MVP Preferred Gold HMO-POS 2026 policy #208032, at a monthly premium of \$309.84 per person, per month. This is an increase of 8.9% from last year.

On a motion by Councilmember Michael McLoughlin and seconded by Councilmember Gary Squires, the following **Resolution #25-59 A Resolution of the Town of Saratoga Adopting the Saratoga County Hazard Mitigation Action Plan Update 2025** was adopted by vote: Supervisor Ian Murray- aye, Councilman Michael McLoughlin – aye, Councilwoman Ruth Drumm – aye, Councilman Gary Squires - aye, Councilwoman Maxine Lautenberg - absent.

**Carried 4 – 0**

**WHEREAS**, the Town of Saratoga recognizes the threat that natural hazards pose to people and property within the Town of Saratoga; and

**WHEREAS**, the County of Saratoga has prepared a multi-hazard mitigation plan, hereby known as Saratoga County Hazard Mitigation Action Plan Update 2025, in accordance with the Disaster Mitigation Act of 2000; and

**WHEREAS**, Saratoga County Hazard Mitigation Action Plan Update 2025, identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of Saratoga from the impacts of future hazards and disasters; and

**WHEREAS**, adoption by the Town Board demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Saratoga County Hazard Mitigation Action Plan Update 2025.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF SARATOGA, NEW YORK, THAT:**

Section 1. In accordance with (local rule for adopting resolutions), the Town Board adopts the Saratoga County Hazard Mitigation Action Plan Update 2025. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

**Communications:** Supervisor Murray stated the Mr. Walt Borisenok of Old Tavern Farms requested to address the Town Board. Mr. Borisenok and his family own Old Tavern Farms which is a commercial and agricultural farm. He sent an email to the Town Board in response to Mr. Cashins email and his appearance at last month's Town Board meeting, Mr. Borisenok would have been here but he was in Kentucky for work.

Mr. Borisenok stated Old Tavern Farm meets all the agricultural, commercial agricultural laws locally as well as with the New York State Ag & Markets under § 300. He is very proud of the growth of his business on Brown and Cedar Bluff roads. They have been able to secure agricultural property, that in some cases was destined for residential use. We've kept the agricultural nature of the Town of Saratoga, which is the foundation of what the Town was built on. They were able to save many buildings and barns not only in the Town but within the County.

They have had tremendous community support for their businesses. Everything they do is to sell their agricultural products, which is all produced on the farm. They have a cut flower farm, a winery, with 1800 vines and have planted 3,000 vines in the Town of Saratoga. They have a farm distillery license and a thoroughbred breeding farm and we are developing another 30 acres in the back pasture on the Cedar Bluff property, to support pasture space for the breeding program.

If anyone wants to know what Old Tavern Farm does on a day-to-day basis, they have a large social media presence especially on Instagram. This is totally transparent view of what is going on at the farm. Old Tavern Farm greatly appreciates the community support and wants people involved on the farm for the experience.

Mr. Borisenok asked if any of the Town Board Members had questions based on the email he sent and what he addressed tonight. There were no questions from the Town Board members. He also advised them to feel free at anytime to come out and visit the farm they are welcome anytime so they can see what goes on firsthand.

**Privilege of the floor:** Patience Wood Davidson addressed the Town Board members.

**Upcoming meetings:**

- ❖ Special Year End Audit of Bills Meeting – MONDAY, December 29<sup>th</sup>, 2025 at 11:00 a.m.
- ❖ Regular Town Board meeting – MONDAY, January 12th, 2025 at 7:00 p.m.

**Audit the Bills:** On a motion by Councilmember Michael McLoughlin, and seconded by Councilmember Ruth Drumm, the following **Resolution #25-57 Approving the Payment of Bills in Abstract 12G 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 - absent.

**Carried 4 – 0**

**RESOLVED**, by the Town Board of the Town of Saratoga to authorize payment of the bills listed in **Abstract 12G of 2025 in the following amounts:**

<b>General Fund DB</b>	<b>No. 745, 783-802</b>	<b>\$ 95,920.20</b>
<b>General Fund A</b>	<b>No. 722-735, 742-743, 757-782</b>	<b>\$100,589.97</b>
<b>General Fund B</b>	<b>No. 744, 803-812</b>	<b>\$ 17,793.30</b>
<b>General Fund H</b>	<b>No. 736-737, 754, 813-814</b>	<b><u>\$ 45,886.16</u></b>
<b>Grand Total</b>		<b>\$ 260,189.83</b>

A motion was made by Supervisor Ian Murray seconded by Councilmember Michael McLoughlin to enter into Executive Session at 8:26 p.m. to discuss matters relating to proposed, pending or current litigation and to discuss matters leading to the appointment, employment, promotion, discipline, suspension, dismissal or removal of a particular person or corporation. Motion was adopted by vote: Supervisor Ian Murray - aye, Councilmember Michael McLoughlin – aye, Councilmember Ruth Drumm –, Councilmember Gary Squires - aye, Councilmember, Maxine Lautenberg - absent.

**Carried 4-0**

A motion was made by Councilmember Ruth Drumm seconded by Councilmember Gary Squires, to exit Executive Session at 8:35 p.m., with no Board action taken. Motion was adopted by vote: Supervisor Ian Murray - aye, Councilmember Michael McLoughlin – aye, Councilmember Ruth Drumm – aye, Councilmember Gary Squires - aye, Councilmember Maxine Lautenberg – absent .

**Carried 4-0**

A motion was made by Supervisor Ian Murray seconded by Councilmember Gary Squires to adjourn the meeting at 8:13 p.m. Supervisor Ian Murray - aye, Councilmember Michael McLoughlin – aye, Councilmember Ruth Drumm – aye, Councilmember Gary Squires - aye, Councilmember Maxine Lautenberg - absent.

**Carried 4- 0**

A motion was made by Councilmember Ruth Drumm and seconded by Councilmember Gary Squires to adjourn the meeting at 8:40 p.m. Supervisor Ian Murray - aye, Councilmember Michael McLoughlin – aye, Councilmember Ruth Drumm – aye, Councilmember Gary Squires - aye, Councilmember Maxine Lautenberg - absent.

**Carried 4- 0**

**Meeting Adjourned**

Respectfully Submitted,

Michelle Conover - Town Clerk