

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
October 28, 2024 @ 6:00 PM**

Present:

**Chairman Frank Bisnett (FB), Chairman
Peter Buck (PB), Vice-Chairman
Carol Marotta, (CM) Alternate Member
Kimberlee Marshall (KM)
Randy Rathbun, (RR) Member (arrived @ 6:08pm)
Marybeth Reilly (MR) Member
Timothy Scrom (TS) Alternate Member
Dale Smith, (DS)**

Also Present:

**Ryan Pezzulo, Attorney for the Town
Paul Male, Town Engineer, (PM)
Lindsay (Zepko) Buck, Senior Planner (LB)
Ellen Vomacka, Town Board Liaison**

Absent:

**Eliot Cresswell (EC) Member
Sheila Silic, Secretary**

Pledge:

Chairman Bisnett called the meeting to order at 6:00 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Mr. Buck made a motion to approve the September 23, 2024 meeting minutes, seconded by Ms. Reilly.

Chairman Bisnett	Yes
Member Buck	Yes
Member Marotta	Yes
Member Marshall	Yes
Member Rathbun	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

PB2024-23 White Hollow Farms Horse Show, Special Use Permit Renewal, 28 Brickhouse Road

Chairman Bisnett recognized Ms. Tonya Yasenchak of Engineering America who will be presenting the project this evening.

Ms. Yasenchak:

Ms. Adele Einhorn, the applicant and Ms. Alicia Legland, attorney representing the applicant are also present this evening. The applicant is requesting a permanent Special Use Permit. They would like to add additional uses such as weddings, food and restaurant taste of events to the help generate income. The applicant will also comply with the sound ordinance for the additional events requested. The total number of weeks the horse show is in operation is fifteen weeks. The applicant is requesting one additional, non-equine event per month besides the horse shows.

Ms. Marotta:

Asked what the decibel readings are regarding the sound from the PA system.

Ms. Yasenchak:

The decibel readings were submitted in 2023 and were provided in the application materials for this year's extension.

Ms. Einhorn:

There were no complaints received this year regarding the PA system or the operation of farm equipment.

Mr. Rathbun:

A public hearing should be held due to the attendance at last year's public hearing.

Ms. Yasenchak:

There were no complaints from the neighbors regarding the PA system or operation of the farm equipment received.

Chairman Bisnett:

The Planning Board would consider a 3-year Special Use Permit.

Mr. Rathbun:

The Town of Stillwater is in support of the horse show but the Planning Board wants to insure that the neighbors are satisfied with how the operation has progressed.

Mr. Buck:

That public hearings have provided both good and bad comments in previous years.

Ms. Marshall:

Asked if the Town of Stillwater Zoning Code allows the Planning Board to revoke a Special Use Permit.

Mr. Pezzulo:

Yes, the Town of Stillwater Zoning Code allows the Planning Board to revoke a Special Use Permit at any time if the Planning Board has concerns. There is a process which is not outlined and there would have to be a due process of review.

Mr. Rathbun:

He believes there should be a public hearing held this year, even though the horse show site has done well.

Ms. Marotta:

Asked if Skidmore College owns the property.

Ms. Einhorn:

That Southbound Saratoga Management Group, LLC is currently under contract to purchase the property.

Ms. Marotta:

That she agrees with Chairman Bisnett that a 3-year Special Use Permit renewal is appropriate as the current owner transitions the property to the new owner.

Ms. Marotta:

Asked about the monthly operating permits for the horse show.

Ms. Buck:

Stated along with Mr. Male that both of the building inspectors are requesting y operating permits for the horse shows and for any special events that are held.

Ms. Marotta:

There are some additional events such as car shows proposed this year that will increase traffic and will need additional parking for certain events.

Chairman Bisnett:

He is in favor of renewing the 2023 Special Use Permit.

Ms. Vomacka:

The extra events will allow the new owners to generate more revenue to operate the facility. She has concerns about hosting weddings in regards to the noise. The new owners may want to consider hosting the 250th Saratoga Battlefield Celebration.

Chairman Bisnett:

The 250th Saratoga Battlefield Celebration should not be a noisy event.

Mr. Smith:

The 250th Anniversary Celebration is also not a long-term event.

Ms. Marshall:

Asked if the owner of the property is the current applicant.

Ms. Einhorn:

That Skidmore College is the current owner of the property and that Southbound Saratoga management is the current applicant.

Chairman Bisnett:

The Planning Board can attach conditions to the Special Use Permit.

Ms. Marshall made a motion to schedule the public hearing, seconded by Ms. Reilly. A roll call vote was taken.

Chairman Bisnett	Yes
Member Buck	Yes
Member Marotta	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

Mr. Rathbun made a motion to adjourn, seconded by Ms. Marotta, at approximately 7:05 pm.