

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
June 23, 2025 @ 6:00 PM**

Present:

**Chairman Frank Bisnett (FB), Chairman
Peter Buck (PB), Vice-Chairman
Eliot Cresswell (EC) Member
Randy Rathbun, (RR) Member
Dale Smith, (DS) Member
Timothy Scrom (TS) Alternate Member**

Also Present:

**Ryan Pezzullo, Attorney for the Town
Paul Male, Town Engineer, (PM)
Lindsay (Zepko) Buck, Senior Planner (LB)
Erin Herring, Planner (EH)
Sheila Silic, Secretary**

Absent:

**Kimberlee Marshall (KM) Member
Marybeth Reilly (MR) Member
Carol Marotta, (CM) Alternate Member
Ellen Vomacka, Town Board Liaison**

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. Cresswell made a motion to approve the May 27, 2025 meeting minutes, seconded by Mr. Buck.

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Rathbun	Yes
Member Scrom	Yes
Member Smith	Yes

PB2025-07 Fish Minor Subdivision 497 County Route 75

Chairman Bisnett recognized Mr. James Vianna of James Vianna Land Survey who will be presenting the project this evening.

Mr. Vianna:

The property is located on the east side of County Route 75 in the LDR Zoning District and consists of 43.13-acres. The applicant is proposing a 2-lot subdivision with Lot 1 consisting of 3.60-acres to construct a new single-family dwelling and Lot 2 consisting of 39.53-acres with an existing single-family dwelling and barns. The applicant is proposing the use the existing driveway by the barn to access Lot 1. There is a buffer of trees between the roadway and the new lot.

Mr. Scrom:

Asked about the width of the driveway and if the driveway will be paved.

Mr. Vianna:

The width of the driveway is 20 ft. and the driveway is currently gravel.

Mr. Cresswell:

Asked about the well head in the middle of the driveway.

Mr. Vianna:

The driveway is split on both sides of the well head.

Mr. Scrom:

Asked if the driveway would support fire apparatus, particularly a ladder truck.

Mr. Vianna:

The existing driveway will support fire apparatus.

Mr. Smith:

Asked why the right-of-way is not 50 ft. to access the remaining acreage for possible development in the future.

Mr. Vianna:

The applicant does not have any intentions to develop the remaining property. There are wetlands located in the back of the property.

Mr. Male:

He wants to make the applicant aware that there is no access to the back parcels.

Mr. Rathbun:

Asked Mr. Male and Ms. Buck if there are any issues with the Zoning Code that would prohibit this driveway.

Mr. Male:

The Planning Department has no issues with the driveway.

Mr. Vianna:

He will have the shared driveway easement language to the Planning Department before the July meeting.

Mr. Smith made a motion to schedule the public hearing, seconded by Mr. Cresswell. A roll call vote was taken.

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Rathbun	Yes
Member Scrom	Yes
Member Smith	Yes

PB2025-05 Barscz Minor Subdivision 1 Meehan Road. Re-Approval

Ms. Buck:

The project was not referred to the Saratoga County Planning Board and should have been as it is in the Ag District #1. The Planning Board needs to re-approve the previous approval.

**TOWN OF STILLWATER
PLANNING BOARD
2025 RESOLUTION NO. 11**

A Resolution regarding an application by Barscz for a Minor Subdivision.

WHEREAS, the applicant has made an application for a minor subdivision for property located at 1 Meehan Road, more particularly described as Tax Parcel 242.-1-81; and;

WHEREAS, the Planning Board held a public hearing on April 28, 2025 to allow for public comment regarding the application; and,

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review and made its SEQRA determination issuing a negative declaration in Resolution 2 of 2025, said negative declaration is re-adopted herein; and,

WHEREAS, the application must be reconsidered by the Board due to action by the Saratoga County Planning Board.

NOW, therefore, be it

RESOLVED, the Planning Board hereby re-approves the application for a minor subdivision for property located 1 Meehan Road, more particularly described as Tax Parcel 242.-1-81.

A motion by Member Rathbun, seconded by Member Scrom to adopt Resolution No. 11 of 2025.

A roll call vote was taken on Resolution No. 11 of 2025 as follows:

Chairman Bisnett	Yes
Member Buck	Yes
Member Rathbun	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Scrom	Yes

Resolution No. 11 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 23, 2025.

Mr. Cresswell made a motion to adjourn, seconded by Mr. Scrom, at approximately 6:15 pm.