



## TOWN OF STILLWATER

ESTABLISHED 1788 - SITE OF THE TURNING POINT OF THE AMERICAN REVOLUTION

PO Box 700 ~ 881 Hudson Ave., Stillwater, NY 12170 ~ (518) 664-6148 ~ [www.townofstillwaterny.gov](http://www.townofstillwaterny.gov)

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## PLANNING BOARD MEETING MINUTES

July 28, 2025 @ 6:00 PM

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### **PRESENT**

Frank Bisnett, Chairman  
Peter Buck, Vice-Chairman  
Eliot Cresswell, Member  
Kimberlee Marshall, Member  
Marybeth Reilly, Member  
Dale Smith, Member  
Timothy Scrom, Alternate Member

### **ALSO PRESENT**

Ryan Pezzullo, Attorney for the Town  
Paul Male, Town Engineer  
Lindsay Buck, Senior Planner  
Erin Herring, Planner  
Ellen Vomacka, Town Board Liaison  
Sheila Silic, Secretary

### **ABSENT**

Randy Rathbun, Member  
Carol Marotta, Alternate Member

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

### **Minutes of Planning Board Meeting June 23, 2025**

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Eliot Cresswell:

Made a motion to approve the June 23, 2025 meeting minutes, seconded by DaleSmith.

**Vote**

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Marshall	Abstained
Member Reilly	Abstained
Member Scrom	Yes
Member Smith	Yes

**PB2025-07 Fish Minor Subdivision 497 County Route 75**

Chairman Frank 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. After the last presentation, the applicant made a change to the proposed lot sizes. The applicant is proposing Lot 1 will decrease from 3.60-acres to 3.30-acres to construct a new single-family dwelling and Lot 2 will increase from 39.53-acres to 39.83-acres with an existing single-family dwelling and barns. The Planning Board asked about emergency access and emergency pull-offs at the June 23, 2025 meeting. They have added both the emergency access and pull-offs to the map.

**Paul Male:**

Asked about the location of the emergency pull-offs on the map.

**Mr. Vianna:**

Showed Mr. Male the location of the emergency pull-offs on the map.

**Chairman Frank Bisnett:**

Asked if anyone wished to comment, hearing none he asked for a motion to close the public hearing. Vice Chairman Peter Buck made a motion to close the public hearing seconded by Mary Beth Reilly. A roll call vote was taken.

**Vote**

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

Chairman Frank Bisnett asked if anyone had any further questions or concerns, and hearing none, he asked to move to discussion of SEQRA.

**TOWN OF STILLWATER  
PLANNING BOARD  
2025 RESOLUTION NO. 12**

**A RESOLUTION PURSUANT TO SEQRA  
REGARDING THE APPLICATION BY ALAN AND PAMELA FISH  
FOR A MINOR SUBDIVISION**

WHEREAS, Alan and Pamela Fish have submitted an application for a minor subdivision at 497 County Route 75, more particularly described as SBL 232.-1-48.1; and

WHEREAS, the applicant has submitted a fully completed Short Environmental Assessment Form (“SEAF”); and

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (“SEQRA”) the proposed action is a Type II action requiring SEQRA review; and

WHEREAS, the Planning Board has duly reviewed the SEAF and has considered the criteria contained in 6 NYCRR section 617.7 (c) to determine if the proposed action will not have a significant impact on the environment.

NOW, therefore, be it

RESOLVED, the Town of Stillwater Planning Board hereby determines that the proposed action by the applicant will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Cresswell seconded by Member Reilly to adopt Resolution No. 12 of 2025.

A roll call vote was taken on Resolution No. 12 of 2025 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	YES
Member Marshall	YES
Member Smith	YES
Member Cresswell	YES
Alternate Member Scrom	

Resolution No. 12 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 28, 2025.

**TOWN OF STILLWATER  
PLANNING BOARD  
2025 RESOLUTION NO. 13  
A RESOLUTION  
REGARDING THE APPLCATION BY ALAN AND PAMELA FISH  
FOR A MINOR SUBDIVISION**

WHEREAS, Alan and Pamela Fish have submitted an application for a minor subdivision at 497 County Route 75, more particularly described as SBL 232.-1-48.1; and

WHEREAS, pursuant to Resolution 12 of 2025, the Planning Board issued a negative declaration pursuant to SEQRA; and,

WHEREAS, on July 28, 2025, a public hearing was held to allow for and receive public comments regarding the application.

NOW, therefore, be it

RESOLVED, the Town of Stillwater Planning Board hereby approves the application for the minor subdivision at 497 County Route 75, more particularly described as SBL 232.-1-48.1 conditioned upon:

1. Compliance with the requirements described in the letters dated June 26, 2025, and July 14, 2025 from Paul Male, P.E., and
2. Compliance with the driveway permit requirement described in the letter dated June 20, 2025, from the Saratoga County Planning Board if an alternate driveway location is utilized.

A motion by Member Cresswell seconded by Member Marshall to adopt Resolution No. 13 of 2025.

A roll call vote was taken on Resolution No. 13 of 2025 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	YES
Member Marshall	YES
Member Smith	YES
Member Cresswell	YES
Alternate Member Scrom	

Resolution No. 13 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 28, 2025.

## **Adjournment**

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Eliot Cresswell:

Made a motion to adjourn, seconded by Kimberlee Marshall, at approximately 6:10 pm.