



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

ZONING BOARD MEETING MINUTES

August 11, 2025 @ 6:00 PM

Present: Chairman Donald D'Ambro
Jeffrey Alonzo, Member
Frank Marshall, Member
Joseph Urbanski, Member

Also Present: Diana DeSanto, Attorney for the Town
Paul Male, Town Engineer
Lindsay Buck, Senior Planner
Erin Herring, Town Planner
Ellen Vomacka, Liaison to the Town Board
Sheila Silic, Secretary

Absent: Christine Kipling, Member

Chairman D'Ambro called the meeting to order at 6:00 P.M.

Minutes of Zoning Board Meeting October 15, 2025

Joseph Urbanski:

Made a motion to approve the October 15, 2024 meeting minutes, seconded by Jeffrey Alonzo.

Vote

Chairman D'Ambro	Yes
Member Alonzo	Yes
Member Marshall	Abstained
Member Urbanski	Yes

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ZB2025-01 Maher Area Variance, 100 Putnam Road

Chairman Donald D’Ambro recognized Mr. James Vianna of James Vianna Land Survey who will be presenting the project this evening.

James Vianna:

The property is located on the northeast side of Putnam Road in the T2 Zoning District and consists of 86.49-acres. There was an approved one lot subdivision of 5-acres from this parcel on June 27, 2016. The Mahers purchased 19-acres in 2019 and merged the two parcels together. The parcel makes it very hard to meet the Zoning Code. The topography of the parcel shows the slopes, ravines, woods, wetlands and the septic system. The wetlands are 325 ft. from the residence. The nearest residents are 500 ft. to the west and 700 ft. east. The two areas where the garage could be placed near the residence is the area in front of the residence or the wooded area, which would need a significant amount of clearing. James showed the Zoning Board a video of the property as he was driving by to show that the garage would not be visible from the road.

Chairman Donald D’Ambro:

Asked if anyone wished to comment, hearing none he asked for a motion to close the public hearing.

Vote:

Chair Donald D’Ambro	Yes
Member Frank Alonzo	Yes
Member Frank Marshall	Yes
Member Joseph Urbanski	Yes

Joseph Urbanski:

Asked what the building is by the driveway. Asked if the garage could be moved to the left of the residence.

James Vianna:

The building by the driveway is a shed. The area to the left of the residence would need to be cleared of trees and graded.

Joseph Urbanski:

Asked about the type of construction for the garage.

James Vianna:

He believes the construction of the garage is wood with a concrete slab.

Ellen Vomacka:

Asked if the placement of the garage is due to underground utilities where the shed is located.

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Joseph Urbanski:

The construction of the garage can be maneuvered around the underground utilities.

Chairman Donald D'Ambro:

Asked Mr. Male if he had any issues or concerns.

Paul Male:

Stated that he had noted all outstanding issues in the comment letter dated July 14, 2025. He further stated that it was his opinion that the applicant failed to meet tests #2, #3, and #5 for Area Variances.

Lindsay Buck:

Stated that she agrees with Paul Male that the applicant had failed tests #2, #3, and #5 for Area Variances. The benefit sought by the applicant could be achieved by other means such as placement to the side or rear of the existing home, the request is substantial as the proposed placement is several hundred feet in front of the existing home, and the proposal is a self-created hardship.

Joe Urbanski:

Stated that he believed that the Board should reviewed the five tests for an area variance. The Board proceeded to review the five tests and their position on each in relation to the proposal.

Chairman Donald D'Ambro 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. 1**

A Resolution Making a SEQRA Determination for an application by Maher for a zoning area variance.

WHEREAS, the applicant has made an application for a zoning area variance for the purpose of a 30' x 40' garage on the property located at 100 Putnam Road, more particularly described as Tax Parcel 206-1-40; and;

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

WHEREAS, pursuant to SEQRA (6 NYCRR 617.5 (c) (9)) the application is considered a Type II action with no potential significant adverse environmental impacts and, as such, requiring no further review; and,

WHEREAS, the Zoning Board intends to serve as lead agency for purposes of SEQRA review.

WHEREAS, the Zoning 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.

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NOW, therefore, be it

RESOLVED, the Town of Stillwater Zoning Board of Appeals declares itself as Lead Agency for SEQRA purposes.

RESOLVED, the Zoning Board hereby determines that the action for an area variance for the purpose of a 30' x 40' garage on the property located at 100 Putnam Road, more particularly described as Tax Parcel 206-1-40, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Urbanski, seconded by Member Alonzo to adopt Resolution No. 1 of 2025.

A roll call vote was taken on Resolution No. 1 of 2025 as follows:

Chair Donald D'Ambro	YES
Member Joe Urbanski	YES
Member Christine Kipling	ABSENT
Member Frank Marshall	YES
Member Jeffrey Alonzo	YES

Resolution No. 1 of 2025 was passed at a meeting of the Zoning Board of the Town of Stillwater duly conducted on August 11, 2025.

**TOWN OF STILLWATER
ZONING BOARD OF APPEALS
2025 RESOLUTION NO. 2**

**A RESOLUTION REGARDING THE APPLICATION FOR AN AREA VARIANCE FOR
THE CONSTRUCTION OF A 30' X 40' FOOT GARAGE**

WHEREAS, William and Tina Maher has submitted an application to the Zoning Board of Appeals seeking an Area Variance to build a 30' X 40' garage at 100 Putnam Road (SBL 206-1-40).

WHEREAS, the Applicant is seeking an Area Variance to allow for the addition of an unattached garage situated in the front of the established residence in violation of Zoning Chapter 210-12(c) of the Stillwater Town Code.

WHEREAS, pursuant to §210-138 of the Stillwater Zoning Law, the Town properly and timely published a notice for public hearing conducted at a regularly held meeting on August 11, 2025; and

WHEREAS, the Zoning Board of Appeals has duly considered the application and the

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elements necessary to consider the granting of an Area Variance.

Now, therefore, be it

RESOLVED, that the Stillwater Zoning Board of Appeals hereby makes the following findings:

1. An undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of the Area Variance;
2. The benefit sought by the applicant can be achieved some other method feasible such as by utilizing other areas of the property which would be in compliance with relative zoning ordinances;
3. The requested Area Variance is significant, as it involves locating a garage a considerable distance in front of the established residence;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. The alleged difficulty is self-created.

RESOLVED, that the application of Bill and Tina Mahar for an area variance to allow for the addition of an unattached garage at 100 Putnam Road (SBL 206-1-40) is hereby DENIED.

A motion by Member Joe Urbanski, seconded by Member Jeffrey Alonzo, to DENY the application of William and Tina Maher for an Area Variance and ADOPTING Resolution No. 2 of 2025.

A roll call vote was taken on Resolution No. 2 of 2025 as follows:

Chair Donald D'Ambro	YES
Member Joe Urbanski	YES
Member Christine Kipling	ABSENT
Member Frank Marshall	YES
Member Jeffrey Alonzo	YES

Resolution No. 2 of 2025 was ADOPTED at a meeting of the Zoning Board of Appeals of the Town of Stillwater duly conducted on August 11, 2025.

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Adjournment

Frank Marshall:

Made a motion to adjourn, seconded by Jeffrey Alonzo, at approximately 6:10 pm.