



## 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

### PLANNING BOARD MEETING MINUTES

October 27, 2025 @ 6:00 PM

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#### **PRESENT**

Eliot Cresswell, Member, Acting Chairman  
Kimberlee Marshall, Member  
Mary Beth 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**

Frank Bisnett, Chairperson  
Peter Buck, Vice-Chairman  
Randy Rathbun, Member  
Carol Marotta, Alternate Member

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

#### **Minutes of Planning Board Meeting August 25, 2025**

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Marybeth Reilly:

Made a motion to approve the September 22, 2025 meeting minutes, seconded by Timothy Scrom.

#### **Vote**

Acting Chairman Cresswell	Yes
Member Marshall	Yes
Member Rielly	Yes
Member Scrom	Yes

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Member Smith	Yes
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**PB2025-13 Snake Hill Preserve Site Plan, 663 NYS Route 9P**

Acting Chairman Cresswell recognized Ms. Alison Yovine of Saratoga Associates who will be presenting the project on behalf of Saratoga PLAN this evening.

Alison Yovine:

Stated that Sarah Walsh and Robert Davies from Saratoga PLAN are also present this evening. The parcel is located on the west side of NYS Route 9P and the east shore of Saratoga Lake which consists of 29.17-acres in the SLZ-1 Zoning District. The applicant is proposing to open the undeveloped parcel to students and other educational groups to be able to visit the property and walk the loop trail. Each visit would be by invitation only and have a host/guide from Saratoga PLAN. The improvements to the site will include use of the existing curb cut onto NYS Route 9P, the development of a gravel driveway, including a bus turnaround, parking for six vehicles, a gathering area with picnic tables, benches, informational signs, a kiosk and use of the existing loop trail. The NYS DEC has validated the wetlands delineation which remains valid for five years.

Lindsay Buck:

Asked if the applicant has discussed the site distance from the proposed entrance with NYS DOT.

Alison Yovine:

The site distance is part of the project in Phase 2.

Lindsay Buck

The Saratoga County Planning Board has asked for certification that the site distance is adequate. Can you provide this for the County to review?

Alison Yovine:

Yes

Timothy Scrom:

Asked if the trails are paved.

Alison Yovine:

The trails are not paved.

Timothy Scrom:

Asked about the length of the trail.

Alison Yovine:

The trail is a one-mile loop.

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Timothy Scrom:

Asked about the width of the trail.

Lindsay Buck:

These are existing trails on the parcel.

Timothy Scrom:

He has concerns about being able to get emergency vehicles on the trails if someone were to get injured.

Alison Yovine:

The trails are wide enough for an ATV.

Lindsay Buck:

They have not received the response from Saratoga County Planning Board for this project.

Acting Chairman Cresswell:

Asked when the events would be taking place.

Sarah Walsh:

The events would be held during all four seasons. They anticipate around 6-10 events per year to start, and overtime increasing the number of events. They also do not have any contracts with any schools, but they will in the future.

Robert Davies:

Each trip will have a host/guide walking the trails with the visitors.

Alison Yovine:

The loop trail will be well marked. There will be split rail fencing at the top of the trail with signage and there are two emergency access points.

Timothy Scrom:

Asked if there is any access to the trails from Saratoga Lake.

Alison Yovine:

There is no access from the Saratoga Lake to the trails.

Acting Chairman Cresswell:

Asked if the bus would be waiting on site.

Robert Davies:

They will review whether the bus will be allowed to stay on site or if the bus will have to leave the site and come back to pick up the groups.

Timothy Scrom:

Asked if there is an area for handicap parking.

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Alison Yovine:

They have a designated handicap parking area.

Paul Male:

Asked if the plans have been sent to the Arvin Hart Fire Department.

Alison Yovine:

They have not received a response back from the Arvin Hart Fire Department.

Dale Smith:

Asked if there are signs along the trail.

Alison Yovine:

Yes, there will be signs along the trail.

Timothy Scrom:

Asked about the gathering area.

Alison Yovine:

The gathering area is Phase 2 of the project. The applicant is proposing a pavilion with two picnic tables at the top of the trail.

Lindsay Buck:

Asked if they have been in contact with the neighbors regarding the project.

Robert Davies:

They have been in contact with neighbors regarding the project. The neighbors asked if Saratoga PLAN would relinquish the right-of-way located on the south side of the parcel. Saratoga PLAN has no intention of relinquishing the right-of-way.

Kimberlee Marshall:

Made a motion to schedule the public hearing for December 8, 2025, seconded by Timothy Scrom.

**Vote**

Acting Chairman Cresswell	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

**Concept Presentation Shenandoah Drive Apartments Site Plan Amendment**

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Acting Chairman Cresswell recognized Mr. Scott Lansing of Lansing Engineering who will be presenting the project this evening.

Scott Lansing:

The applicant has revised the layout to work with the topography of the site. The 4-story apartment building has been removed. They have reduced the number of units from 524 to 514 units. The project will have street trees, street lights, a clubhouse, sidewalks and trails that will connect to the existing trails. There will be smaller gathering areas within the project, along with auxiliary parking areas for guests. The roadway will have a median in the center dividing the lanes. The apartments will have an Adirondack type façade.

Timothy Scrom:

Asked if there will be EV parking stations located on the site.

Scott Lansing:

Yes, they have been in contact with NYS Gas & Electric regarding the EV charging stations.

Timothy Scrom:

He has concerns with the curves of the roadways being blocked by emergency vehicles.

Marybeth Reilly:

Asked if the apartments are all split upstairs/downstairs units.

Scott Lansing:

Some first floor apartments are ADA handicap accessible but most are upstairs/downstairs apartments.

Timothy Scrom:

Asked if the apartments will have garages.

Scott Lansing:

Yes, all the apartments will have garages.

Kimberlee Marshall:

Made a motion to table the project for engineered plans, seconded by Eliot Cresswell.

Vote

Acting Chairman Cresswell	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

[Type here]

**PB2025-14 Werneburg Belfield Major Subdivision 25-29 Gronczniak Road**

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

James Vianna:

The parcel is located on the west side of Gronczniak Road and consists of 96.92-acres in the T2 Zoning District. The parcel was previously subdivided in 2018 and 2024. The applicant is proposing three new lots that will consist of two and three acres for single-family dwellings. The remaining 89.92-acres will remain farm land. There are NYS DEC wetlands, which have been delineated, that are at the rear of the new lots and will not be impacted.

Marybeth Reilly:

Asked if the driveway could be moved to the north of Munger Hill Road and not across from the intersection.

James Vianna:

He will review the driveway location.

Timothy Scrom:

Asked if there are any historical issues with the site.

James Vianna:

There are no historical issues with the site.

Marybeth Reilly:

Made a motion to schedule the public hearing for November 10<sup>th</sup>, seconded by Timothy Scrom.

**Vote**

Acting Chairman Cresswell	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

**PB2025-01 & 02 Voyentzie Minor Subdivision and LLA, 508 NYS Route 9P**

Acting Chairman Cresswell recognized Mr. Richard Voyentzie, property owner, who will be presenting the project this evening.

Richard Voyentzie:

The property is located on the east side of NYS Route 9P in the SLZ-1 Zoning District and consists of 55,599 sq. ft. I am requesting to subdivide the parcel located at 508 NYS Route 9P into two buildable lots. I am proposing to create a new building lot consisting of 21,785 SF with the remaining lot consisting of .78-acres with the existing single-family home. I am also proposing a Lot Line Adjustment between 508 and 510 NYS Route 9P. The Lot Line Adjustment is proposed to straighten the boundary line between the two parcels.

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Paul Male:

Asked for clarification on the retaining wall and is waiting on the engineer's response to his comment letter dated October 27, 2025.

Richard Voyentzie:

The encroachments have been addressed. The shed and fence will be corrected with the Lot Line Adjustment.

Paul Male:

The surveyor has addressed the encroachments issues.

Lindsay Buck:

The grading issue needs to be addressed.

Paul Male:

Suggested setting the public hearing for the November 10<sup>th</sup> meeting, provided the applicant can get him the necessary materials for his review within the week.

Dale Smith:

Made a motion to schedule the public hearing on November 10<sup>th</sup>, seconded by Kimberlee Marshall.

**Vote**

Acting Chairman Cresswell	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

**Adjournment**

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Timothy Scrom:

Made a motion to adjourn, seconded by Kimberlee Marshall, at approximately 6:55 pm