



## 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)

### PLANNING BOARD MEETING MINUTES September 22, 2025 @ 6:00 PM

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#### **PRESENT**

Frank Bisnett, Chairman  
Peter Buck, Vice-Chairman  
Eliot Cresswell, Member  
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**

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 August 25, 2025**

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Peter Buck:

Made a motion to approve the August 25, 2025 meeting minutes, seconded by Timothy Scrom.

#### **Vote**

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Reilly	Abstain

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Member Scrom	Yes
Member Smith	Yes

**PB2025-08 DeCota Minor Subdivision 170 NYS Route 423**

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

James Vianna:

Mr. Matthew DeCota is also present this evening. The property is located on the north side of NYS Route 423 in the T2 Zoning District and consists of 50.75-acres. The parcel was previously subdivided on July 27, 2020. The applicant is proposing a 3-lot subdivision with Lot 1A consisting of 4.15-acres, Lot 1B consisting of 2.17-acres and Lot 1C consisting of 2.59-acres. The remaining 41.84-acres will remain with the existing single-family dwelling and barns. There will be on site wells and septic systems for each lot. There are wetlands to west of the proposed parcels. The placement of the driveways was determined by the optimum sight distance location. The driveway of Lot 1A has an area for emergency apparatus to pull off for ingress and egress. They have addressed Paul Male's comment letter dated July 14, 2025.

Chairman Bisnett:

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

**Vote**

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

Lindsay Buck:

The Saratoga County Planning Board response was that there is no significant county-wide or intercommunity impact. The Saratoga County Planning Board suggested that the applicant consider consolidating the three proposed driveways for the residential lots to a shared , single curb cut onto NYS Route 423.

Kimberlee Marshall:

Asked if the applicant would consider the suggestion regarding the consolidation of the driveways.

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James Vianna:

He has not spoken to the applicant about consolidating the driveways. The shared driveways would need to have an easement with shared expense language for each of the property owners. That shared driveways usually cause issues between the property owners agreeing on who is responsible for expenses and maintaining the driveway.

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. 14**

**A RESOLUTION PURSUANT TO SEQRA  
REGARDING THE APPLICATION BY DeCOTA  
FOR A MINOR SUBDIVISION**

WHEREAS, The applicant has submitted an application for a minor subdivision at 170 NYS Route 423, more particularly described as SBL 219-1-63.11; 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 Alternate Member Scrom to adopt Resolution No. 14 of 2025.

A roll call vote was taken on Resolution No. 14 of 2025 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	YES
Member Marshall	YES
Member Rathbun	ABSENT
Member Smith	YES

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Member Cresswell	YES
Alternate Member Marotta	ABSENT
Alternate Member Scrom	YES

Resolution No. 14 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 22, 2025.

**TOWN OF STILLWATER  
PLANNING BOARD  
2025 RESOLUTION NO. 15**

**A RESOLUTION  
REGARDING THE APPLICATION BY DeCOTA  
FOR A MINOR SUBDIVISION**

WHEREAS, The applicant has submitted an application for a minor subdivision at 170 NYS Route 423, more particularly described as SBL 219-1-63.11; and

WHEREAS, pursuant to Resolution 14 of 2025, the Planning Board issued a negative declaration pursuant to SEQRA; and,

WHEREAS, on September 22, 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 170 NYS Route 423, more particularly described as SBL 219-1-63.11 conditioned upon:

1. Compliance with the requirements described in the letter July 14, 2025 from Paul Male, P.E.

A motion by Alternate Member Scrom seconded by Member Cresswell to adopt Resolution No. 15 of 2025.

A roll call vote was taken on Resolution No. 15 of 2025 as follows:

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Chairman Bisnett	YES	
Member Buck	YES	
Member Reilly	YES	
Member Marshall	YES	
Member Rathbun	ABSENT	
Member Smith	YES	
Member Cresswell	YES	
Alternate Member Marotta		ABSENT
Alternate Member Scrom	YES	

Resolution No. 15 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 22, 2025.

### **Adjournment**

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Timothy Scrom:

Made a motion to adjourn, seconded by Mary Beth Reilly, at approximately 6:06 pm.