

**PLANNING BOARD MEETING  
TOWN OF STILLWATER  
STILLWATER TOWN HALL  
August 28, 2023 @ 6:00 PM**

**Present:**

**Chairman Frank Bisnett (FB), Chairman  
Peter Buck (PB), Vice-Chairman  
Eliot Cresswell (EC) Member  
Carol Marotta, (CM) Alternate Member  
Kimberlee Marshall (KM)  
Dale Smith, (DS) (Arrived @6:04)**

**Also Present:**

**Ryan Pezzulo, Attorney for the Town  
Paul Male, Town Engineer, (PM)  
Lindsay (Zepko) Buck, Senior Planner (LB)  
Ellen Vomacka, Town Board Liaison  
Judy Wood-Zeno, Assistant to Planning Department  
Sheila Silic, Secretary**

**Absent:**

**Randy Rathbun, (RR) Member  
Marybeth Reilly (MR) Member  
Timothy Scrom (TS) Alternate Member**

**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:**

Ms. Reilly made a motion to approve the July 24, 2023 meeting minutes, seconded by Mr. Rathbun. A roll call vote was taken.

Chairman Bisnett	Yes
Member Buck	Abstained
Member Cresswell	Yes
Alternate Member Marotta	Yes
Member Marshall	Yes
Member Smith	Yes

**PB2023-13 Vincent (Phillips Road) Minor Subdivision, 16 Phillips Road**

Chairman Bisnett recognized Mr. James Vianna of James Vianna Land Surveyor PLLC who is representing Mr. John Vincent and Mr. Cody Daigle.

Mr. Vianna:

The applicant is proposing to subdivide this parcel into 3-Lots for single-family dwellings. This parcel was known as the Old Phillips Farm located on the east side of Phillips Road in the T2 Zoning District and consists of 24.13+/-acres. The parcel is adjacent to the Saratoga National Historic Park. Lot 1 consists of 11.25+/-acres. Lot 2 has an existing house and barn which is in a state of disrepair and consists of 11.25+/- acres. Lot 3 consists of 2+/-acres with a portion of the property being divided by Phillips Road. Each lot will have onsite septic systems and wells. There are no wetlands on the parcel. Any disturbance on the lots will need an archeological study Phase 1A and Phase 1B as it is next to the Saratoga National Historic Park. The majority of Mr. Males comment letter dated July 24, 2023 has been addressed.

Mr. Bisnett:

Asked Mr. Male if he had any concerns regarding the project.

Mr. Male:

He has no concerns with the project.

Mr. Cresswell:

Asked if the archeological concerns are with demolition of the of the buildings.

Mr. Vianna:

The archeological concerns are with the new construction and demolition per the August 15, 2023 NYS Parks, Recreation, and Historic Preservation letter.

Ms. Lindsay Buck:

Asked if the archeological study being requested is 1A/1B.

Mr. Vianna:

That is correct.

Mr. Male:

Asked if SHPO is requesting the 1A/1B archeological study.

Mr. Vianna:

That is correct.

Ms. Marotta:

The cost of the archeological study should not be put onto the new owner of the parcel.

Mr. Vianna:

The subdivision of lots are for the family to build on in the future.

Mr. Buck:

Stated that hopefully the archeological study does not prohibit the project from moving forward.

Mr. Vianna:

He will need 911 numbers for the proposed lots.

Ms. Lindsay Buck:

She would furnish Mr. Vianna with the 911 numbers for the lots.

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

Chairman Bisnett	Yes
Member Buck	Yes
Member Cresswell	Yes
Alternate Member Marotta	Yes
Member Marshall	Yes
Member Smith	Yes

**PB2023-14 Hidden Acres (Urbanski) Minor Subdivision, 632 and 634 NYS Route 9P**

Chairman Bisnett recognized Mr. David Bogardus of Northeast Land Survey & Land Development Consultants P.C. who is representing Mr. Joseph Urbanski.

Mr. Bogardus:

The proposed 2-Lot subdivision is located on the east side of NYS Route 9P in the RRD Zoning District and consist of 1.74-acres. The two single-family lots will have a shared driveway that will be agreed upon and documented through the attorneys. Lot 2A will consist of .73+/-acres, Lot 2B will consist of .81+/-acres, each lot will be serviced with public water and sewer and will have adequate site distance on NYS Route 9P for ingress and egress. The single-family dwellings to be built will be approximately 1900-2200 sq. ft. There will be no impact on the Stillwater Central School District as the owners of the lots are retired. The total area of disturbance is under an acre which does not require a SWPPP. The proposed project is in conformance with the Town of Stillwater Zoning Code.

Mr. Bisnett:

Asked Mr. Bogardus if he has addressed Mr. Male's comment letter dated August 1, 2023.

Mr. Bogardus:

That he had not received Mr. Male's comment letter.

Ms. Lindsay Buck:

She will email Mr. Bogardus Mr. Male's comment letter.

Ms. Marotta:

Asked about the shared water and sewer lines.

Mr. Bogardus:

The shared water and sewer lines have been changed and each dwelling will have individual water and sewer lines.

Ms. Marotta:

Asked about the distance between the lots and the dwelling on NYS Route 9P.

Mr. Bogardus:

The distance between the lots and the dwelling is 200 ft.

Ms. Marotta made a motion to schedule the public hearing, seconded by Ms. Marshall. A roll call vote was taken.

Chairman Bisnett	Yes
Member Buck	Yes
Member Cresswell	Yes
Alternate Member Marotta	Yes
Member Marshall	Yes
Member Smith	Yes

Ms. Marshall made a motion to adjourn seconded, by Mr. Cresswell at approximately 6:21pm