

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
June 24, 2024 @ 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)
Randy Rathbun, (RR) Member
Marybeth Reilly (MR) Member
Dale Smith, (DS)**

Also Present:

**Ryan Pezzulo, Attorney for the Town
Paul Male, Town Engineer, (PM)
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary**

Absent:

**Lindsay (Zepko) Buck, Senior Planner (LB)
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:

Mr. Smith made a motion to table the May 28, 2024 meeting minutes, seconded by Ms. Reilly. A roll call vote was taken.

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

PB2024-04 Everts, 765 NYS Route 32 Minor Subdivision

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

Mr. Vianna:

The parcel is on the west side of NYS Route 32 and consists of 21-acres in the T2 Zoning District. The applicant is seeking to subdivide the parcel into two lots with Lot 1 consisting of 19.15+/-acres with the existing single-family dwelling and Lot 1A consisting of 2.01+/-acres for his daughter to build a single-family dwelling. The parcel will have an onsite septic system and well. There is an easement for Lot 1 which will be conveyed to Lot 1A.

Chairman Bisnett asked if anyone would like to comment, hearing none he closed the public hearing. Mr. Smith made a motion to close the public hearing seconded by Mr. Cresswell. A roll call vote was taken.

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

Ms. Marotta:

Asked if this was one parcel and when Lot 2 was subdivided.

Mr. Vianna:

The parcel was subdivided in 1992 and was granted a right-of-way through Lot 1.

Ms. Marotta:

Asked if Lot 2 will have access to the right-of-way.

Mr. Vianna:

Stated yes, Lot 2 will have access to the right-of-way. The right of -way will be transferred to Lot 1A.

Chairman 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
2024 RESOLUTION NO. 8**

**A Resolution Making a SEQRA Determination for the application of Everts-Davidson for a
Minor Subdivision at NYS Rt. 32.**

WHEREAS, the applicant has made an application for a minor subdivision for property at NYS Rt. 32 more particularly described as tax parcel number 220-1-14.11; 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 Planning Board hereby determines that the action for a minor subdivision for property at NYS Rt. 32 more particularly described as tax parcel number 220-1-14.11, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Reilly seconded by Member Buck to adopt Resolution No. 8 of 2024.

A roll call vote was taken on Resolution No. 8 of 2024 as follows:

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

Resolution No. 8 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 24, 2024.

**TOWN OF STILLWATER
PLANNING BOARD
2024 RESOLUTION NO. 9**

**A Resolution regarding the application of Everts-Davidson for a Minor Subdivision at NYS
Rt. 32.**

WHEREAS, the applicant has made an application for a minor subdivision for property at NYS Rt. 32 more particularly described as tax parcel number 220-1-14.11; and;

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review and made its SEQRA determination issuing a negative declaration in Resolution 8 of 2024; and,

WHEREAS, a public hearing was held on June 24, 2024 allowing for public input and no comments were received.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property at NYS Rt. 32 more particularly described as tax parcel number 220-1-14.111 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated May 7, 2024.

A motion by Member Rathbun seconded by Member Cresswell to adopt Resolution No. 9 of 2024.

A roll call vote was taken on Resolution No. 9 of 2024 as follows:

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

Resolution No. 9 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 24, 2024.

PB2024-07 Sabatino Minor Subdivision. 56 Jolly Rd

Chairman Bisnett recognized Mr. Brian Holbriiter of Brian Holbriiter Land Surveyor who will be presenting the project this evening.

Mr. Holbriiter:

The parcel is located on the north side of Jolly Road and consist of 4.03-acres in the LDR Zoning District. The applicant is seeking to subdivide the parcel into two lots with Lot 1 consisting of 2.03+/-acres with the existing single-family dwelling and Lot 2 consisting of 2.00+/-acres for his daughter to build a single-family dwelling. The parcel will have an onsite septic system and well. The two lots will have a shared driveway.

Chairman Bisnett proceeded to open the public hearing and asked if anyone wished to comment.

Grace Lefebvre 74 Jolly Rd

Stated that she does not object to the subdivision that Mr. Sabatino is proposing.

Chairman Bisnett:

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

Ms. Marotta:

Asked about the 50 ft. easement for the new driveway.

Mr. Holbriiter:

The applicant is trying to avoid the ditch and having to put in a culvert pipe and that is reason for the 50 ft. easement.

Chairman 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
2024 RESOLUTION NO. 10**

A Resolution Making a SEQRA Determination for the application of Sabatino for a Minor Subdivision at Jolly Road.

WHEREAS, the applicant has made an application for a minor subdivision for property at Jolly Road more particularly described as tax parcel number 243.-1-12.1; 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 Planning Board hereby determines that the action for a minor subdivision for property at Jolly Road more particularly described as tax parcel number 243.-1-12.1, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Reilly seconded by Member Buck to adopt Resolution No. 10 of 2024.

A roll call vote was taken on Resolution No. 10 of 2024 as follows:

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

Resolution No. 10 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 24, 2024.

**TOWN OF STILLWATER
PLANNING BOARD
2024 RESOLUTION NO. 11**

A Resolution regarding the application of Sabatino for a Minor Subdivision at Jolly Road.

WHEREAS, the applicant has made an application for a minor subdivision for property at Jolly Road more particularly described as tax parcel number 243.-1-12.1; and;

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review and made its SEQRA determination issuing a negative declaration in Resolution 10 of 2024; and,

WHEREAS, a public hearing was held on June 24, 2024 allowing for public input and one comment was received by a resident expressing no opposition to the application.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property at Jolly Road more particularly described as tax parcel number 243.-1-12.1 subject to satisfactory completion of the following conditions:

2. Compliance with the engineering letter of Paul Male, P.E. dated May 7, 2024.

A motion by Member Rathbun seconded by Member Marshall to adopt Resolution No. 11 of 2024.

A roll call vote was taken on Resolution No. 11 of 2024 as follows:

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

Resolution No. 11 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 24, 2024.

PB2024-08 Werneberg Minor Subdivision, Gronczniak Road

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

Mr. Vianna:

The parcel is on the west side of Gronczniak Road and consist of 98.92-acres in the RR Zoning District. The applicant is seeking to subdivide the parcel into two lots with Lot 1 consisting of 96.92+/-acres and Lot 3 consisting of 2.00+/-acres. The applicant previously subdivided Lot 2 from the primary parcel in 2019. The new proposed lot meets all the required Zoning Codes and will have onsite well and septic system, and there are no wetlands on the parcel and the corners of the property have been set.

Chairman Bisnett asked if anyone would like to comment, hearing none he closed the public hearing. Mr. Smith made a motion to close the public hearing seconded by Mr. Cresswell. A roll call vote was taken.

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

Ms. Marotta:

Asked about the wetlands on the property.

Mr. Vianna:

There are no wetlands on the parcel.

Ms. Marotta:

Asked why the applicant had chosen to subdivide the parcel this way.

Mr. Vianna:

Stated that this was just the way they have chosen to do the subdivision.

Chairman 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
2024 RESOLUTION NO. 6**

A Resolution Making a SEQRA Determination for the application of Werneberg and Belfield Trust for a Minor Subdivision at Gronczniak Road.

WHEREAS, the applicant has made an application for a minor subdivision for property at Gronczniak Road more particularly described as tax parcel number 220-1-38.11; 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 Planning Board hereby determines that the action for a minor subdivision for property at Gronczniak Road more particularly described as tax parcel number 220-1-38.11, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Cresswell seconded by Member Rathbun to adopt Resolution No. 6 of 2024.

A roll call vote was taken on Resolution No. 6 of 2024 as follows:

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

Resolution No. 6 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 24, 2024.

**TOWN OF STILLWATER
PLANNING BOARD
2024 RESOLUTION NO. 7**

**A Resolution regarding the application of Werneberg and Belfield Trust for a Minor
Subdivision at Gronczniak Road.**

WHEREAS, the applicant has made an application for a minor subdivision for property at Gronczniak Road more particularly described as tax parcel number 220-1-38.11; and;

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review and made its SEQRA determination issuing a negative declaration in Resolution 6 of 2024; and,

WHEREAS, a public hearing was held on June 24, 2024 allowing for public input and no comments were received.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property at Gronczniak Road more particularly described as tax parcel number 220-1-38.11 subject to satisfactory completion of the following conditions:

3. Compliance with the engineering letter of Paul Male, P.E. dated May 7, 2024.

A motion by Member Cresswell seconded by Member Buck to adopt Resolution No. 7 of 2024.

A roll call vote was taken on Resolution No. 7 of 2024 as follows:

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

Resolution No. 7 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 24, 2024.

Mr. Cresswell made a motion to adjourn, seconded by Mr. Rathbun, at approximately 6:19 pm.