

**PLANNING BOARD MEETING  
TOWN OF STILLWATER  
STILLWATER TOWN HALL  
February 26, 2024 @ 6:00 PM**

**Present:**

**Chairman Frank Bisnett (FB), Chairman  
Peter Buck (PB), Vice-Chairman  
Eliot Cresswell (EC) Member  
Kimberlee Marshall (KM)  
Randy Rathbun, (RR) Member  
Marybeth Reilly (MR) Member  
Timothy Scrom (TS) Alternate Member  
Dale Smith, (DS)**

**Also Present:**

**Ryan Pezzulo, Attorney for the Town  
Sheila Silic, Secretary**

**Absent:**

**Lindsay (Zepko) Buck, Senior Planner (LB)  
Paul Male, Town Engineer, (PM)  
Carol Marotta, (CM) Alternate Member  
Ellen Vomacka, Town Board Liaison  
Judy Wood-Zeno, Assistant to Planning Department**

**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 approve the January 22, 2023 meeting minutes, seconded by Ms. Reilly. A roll call vote was taken.

|                  |         |
|------------------|---------|
| Chairman Bisnett | Yes     |
| Member Buck      | Abstain |
| Member Cresswell | Yes     |
| Member Marshall  | Yes     |
| Member Rathbun   | Yes     |
| Member Reilly    | Yes     |
| Member Smith     | Yes     |

**PB2023-27 Zecca 14-16 Kellogg Road Major Subdivision, 14-16 Kellogg Rd**

Chairman Bisnett recognized Mr. Frederick Metzger of Metzger Surveying who will be presenting the project this evening.

Mr. Metzger:

The applicant is proposing to subdivide the existing parcel down the center line of the foundation into two townhouse lots which are located at 14/16 Kellogg Road. The townhouse lots will be serviced with public water and sewer. The lots meet all the zoning requirements for the T5 Zoning District.

Chairman Bisnett:

Asked if anyone else wished to comment, hearing none he asked for a motion to close the public hearing. Mr. Smith made a motion to close the public hearing, seconded by Ms. Marshall. 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 |

Mr. Rathbun:

Asked why this application is considered a Major Subdivision.

Mr. Metzger:

The prior subdivision of the parcels is what caused this submission to be considered a Major Subdivision.

Mr. Rathbun:

Asked if that so the applicant can sell lots separately.

Mr. Metzger:

That is correct.

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. 2**

**A Resolution Making a SEQRA Determination for the application of Joseph and Irene Zecca for a Major Subdivision at 14/16 Kellogg Road.**

WHEREAS, Joseph and Irene Zecca have made an application for a major subdivision for property at Kellogg Road more particularly described as tax parcel numbers 253.26-1-32.11 and 253.26-3-40; 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 major subdivision for property at Kellogg Road more particularly described as tax parcel number 253.26-1-32.11 and 253.26-3-40, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Reilly seconded by Member Rathbun to adopt Resolution No. 2 of 2024.

A roll call vote was taken on Resolution No. 2 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 |
| Alternate Member Marotta | ___ |
| Alternate Member Scrom   | ___ |

Resolution No. 2 of 2024 was passed at a meeting of the Planning Board of the Town of

Stillwater duly conducted on February 26, 2024.

**TOWN OF STILLWATER  
PLANNING BOARD  
2024 RESOLUTION NO. 3**

**A regarding the application of Joseph and Irene Zecca for a Major Subdivision at 14/16  
Kellogg Road.**

WHEREAS, Joseph and Irene Zecca have made an application for a major subdivision for property at Kellogg Road more particularly described as tax parcel numbers 253.26-1-32.11 and 253.26-3-40; 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 2 of 2024; and,

WHEREAS, a public hearing was held on February 26, 2024 allowing for public input and no public comments were received.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a major subdivision for property at Kellogg Road more particularly described as tax parcel numbers 253.26-1-32.11 and 253.26-3-40 subject to satisfactory completion of the following conditions:

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

A motion by Member Reilly seconded by Member Buck to adopt Resolution No. 3 of 2024.

A roll call vote was taken on Resolution No. 3 of 202 as follows:

|                          |     |
|--------------------------|-----|
| Chairman Bisnett         | YES |
| Member Buck              | YES |
| Member Reilly            | YES |
| Member Marshall          | YES |
| Member Rathbun           | YES |
| Member Smith             | YES |
| Member Cresswell         | YES |
| Alternate Member Marotta | ___ |
| Alternate Member Scrom   | ___ |

Resolution No. 3 of 2024 was passed at a meeting of the Planning Board of the Town of

Stillwater duly conducted on February 26, 2024.

Mr. Cresswell made a motion to adjourn, seconded by Ms. Marshall, at approximately 6:08pm.