

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

**Present:**

**Chairman Frank Bisnett (FB), Chairman  
Eliot Cresswell (EC) Member  
Carol Marotta, (CM) Alternate Member  
Kimberlee Marshall (KM)  
Timothy Scrom (TS) Alternate Member  
Dale Smith, (DS)**

**Also Present:**

**Ryan Pezzulo, Attorney for the Town  
Lindsay (Zepko) Buck, Senior Planner (LB)  
Sheila Silic, Secretary**

**Absent:**

**Peter Buck (PB), Vice-Chairman  
Randy Rathbun, (RR) Member  
Marybeth Reilly (MR) Member  
Ellen Vomacka, Town Board Liaison  
Paul Male, Town Engineer, (PM)**

**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. Cresswell made a motion to approve the July 22, 2024 meeting minutes, seconded by Mr. Scrom.

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| Chairman Bisnett | Yes |
| Member Cresswell | Yes |
| Member Marotta   | Yes |
| Member Marshall  | Yes |
| Member Scrom     | Yes |
| Member Smith     | Yes |

**PB2024-10 VonAhn 25 McDermott Road Minor Subdivision**

Chairman Bisnett recognized Mr. Matthew Webster of Van Dusen and Steves Land Surveyors who will be presenting the project this evening.

Mr. Webster:

Mr. Richard VonAhn is also present this evening. The applicant would like to subdivide the back parcel which consist of 22.22+/-acres into two lots. The property is located on the north side of McDermott Road in the LDR Zoning District. The parcel was subdivided in 2023 and approved by the Stillwater Planning Board on May 23, 2023. The applicant is proposing two new lots with Lot 3 consisting of 8.32-acres and Lot 4 consisting of 13.90-acres. The lots will be serviced with public water and on-site septic system. There will be a shared driveway which crosses a stream.

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

Walter West 47 McDermott Rd

Asked about the back parcel and the small lot by Mr. Gray's residence with the curb cut.

Mr. Webster:

The back parcel will be subdivided into 2-lots and the shared driveway is on the small lot that will remain vacant.

Chairman Bisnett:

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

Ms. Marotta:

Asked if the area that are being disturbed NYS DEC or Army Corp of Engineers wetlands.

Mr. Webster:

The area that will be disturbed are NYS DEC wetlands. There is a wetland biologist working on the area that will be the crossing for the driveway.

Ms. Buck:

The response from the Saratoga County Planning Board is there is no significant county-wide or intermunicipal impact.

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. 13**

**A Resolution Making a SEQRA Determination for an application by VonAhn for a Minor Subdivision.**

WHEREAS, the applicant has made an application for a minor subdivision for property located at 25 McDermott Road, more particularly described as Tax Parcel 242.-1-106.1; 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 located at 25 McDermott Road, more particularly described as Tax Parcel 242.-1-106.1, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Marshall seconded by Alternate Member Scrom to adopt Resolution No. 13 of 2024.

A roll call vote was taken on Resolution No. 13 of 2024 as follows:

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| Chairman Bisnett | Yes |
| Member Cresswell | Yes |
| Member Marotta   | Yes |
| Member Marshall  | Yes |
| Member Scrom     | Yes |
| Member Smith     | Yes |

Resolution No. 13 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 26, 2024.

**TOWN OF STILLWATER  
PLANNING BOARD  
2024 RESOLUTION NO. 14**

**A Resolution regarding an application by VonAhn for a Minor Subdivision**

WHEREAS, the applicant has made an application for a minor subdivision for property located at 25 McDermott Road, more particularly described as Tax Parcel 242.-1-106.1; and;

WHEREAS, the Planning Board held a public hearing on August 26, 2024 to allow for public comment regarding the application; 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 13 of 2024.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property located at 25 McDermott Road, more particularly described as Tax Parcel 242.-1-106.1 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated July 9, 2024.

A motion by Alternate Member Marotta seconded by Member Cresswell to adopt Resolution No. 14 of 2024.

A roll call vote was taken on Resolution No. 14 of 2024 as follows:

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| Chairman Bisnett | Yes |
| Member Cresswell | Yes |
| Member Marotta   | Yes |
| Member Marshall  | Yes |
| Member Scrom     | Yes |
| Member Smith     | Yes |

Resolution No. 14 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 26, 2024.

**PB2024-16 Moran Minor Sundivision, 133 Meehan Road**

Chairman Bisnett recognized Mr. John Moran who will be presenting the project this evening.

Mr. Moran:

The parcel is located on the east side of Meehan Road consisting of 8.66-acres in the LDR Zoning District. They received the approval from the Stillwater Zoning Board of Appeals for an Area Variance on July 22, 2024. He would like to subdivide the parcel into 2-lots to build a single-family dwelling with the smaller lot remaining unchanged, with Lot 1 consisting of 2.03-acres and Lot 2 consisting of 6.63-acres. The new lot will have an on-site well and septic system. The new lot will be created as a flag lot which will meet all the requirements of the Town of Stillwater Zoning Code.

Ms. Marotta:

Asked if there are any wetlands on the parcel.

Mr. Moran:

There are no wetlands on the parcel.

Chairman Bisnett:

Asked Ms. Buck if there were any outstanding issues that have not been addressed.

Ms. Buck:

There are no outstanding issues.

Ms. Marshall:

Asked if Lot-1 and Lot-2 are vacant or do they have dwellings on them lots.

Mr. Moran:

There is a single-family dwelling on Lot-1 and Lot-2 is vacant.

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

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| Chairman Bisnett | Yes |
| Member Cresswell | Yes |
| Member Marotta   | Yes |
| Member Marshall  | Yes |
| Member Scrom     | Yes |
| Member Smith     | Yes |

**PB2024-17 and 18 Saratoga Pole Farm Site Plan and Special Use Prmit, 72 Brickhouse Road**

Chairman Bisnett recognized Mr. Benjamin Wilson of Environmental Design Partnership LLP who will be presenting the project this evening.

Mr. Wilson:

Mr. Mario DiSalvo and Ms. Shannon Hildabrant are also present this evening. The proposed project is located on the east side of Brickhouse Road consisting of 32.17-acres in the RR Zoning District. The proposed project is an agricultural and horse related facility including horse training, polo school, barn, pasture land and a turn out area for the horses. The applicant plans to build a single-family dwelling on the future. The project is in accordance with the Stillwater Comprehensive Plan listed in Section 2.2. There will be no impact to the Town of Stillwater or the Stillwater School District.

Ms. Buck:

The response from the Saratoga County Planning Board is there is no significant county-wide or intermunicipal impact.

Ms. Marotta:

Asked what was needed for the polo farm to be in operation since it has been in operation since 2020.

Ms. Buck:

The applicant applied for Site Plan Review in 2020 and at that time, they believed that they had completed everything that was needed to be operational but actually had not completed the process.

Ms. Marotta:

Asked if the all structures were pre-existing on the property.

Mr. Wilson:

That is correct.

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

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| Chairman Bisnett | Yes |
| Member Cresswell | Yes |
| Member Marotta   | Yes |
| Member Marshall  | Yes |
| Member Scrom     | Yes |
| Member Smith     | Yes |

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