

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
September 23, 2024 @ 6:00 PM**

Present:

**Chairman Frank Bisnett (FB), Chairman
Eliot Cresswell (EC) Member
Kimberlee Marshall (KM) (arrived @ 6:05pm)
Randy Rathbun, (RR) Member (arrived @ 6:05pm)
Marybeth Reilly (MR) Member
Timothy Scrom (TS) Alternate Member
Dale Smith, (DS)**

Also Present:

**Ryan Pezzulo, Attorney for the Town
Paul Male, Town Engineer, (PM)
Lindsay (Zepko) Buck, Senior Planner (LB)
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary**

Absent:

**Peter Buck (PB), Vice-Chairman
Carol Marotta, (CM) 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. Cresswell made a motion to approve the August 26, 2024 meeting minutes, seconded by Mr. Scrom.

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

PB2024-16 Moran Minor Subdivision, 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 for Lot #1 to have a reduced lot width of 265ft. He would like to subdivide the parcel into 2-lots to build a single-family dwelling with the smaller lot, Lot #1, remaining unchanged., Lot # 1 consists of 2.03-acres and Lot 2 consists 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.

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. Cresswell. A roll call vote was taken.

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

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. 15**

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

WHEREAS, the applicant has made an application for a minor subdivision for property located at 133 Meehan Road, more particularly described as Tax Parcel 242-5.11; 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 located at 133 Meehan Road, more particularly described as Tax Parcel 242-5.11, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Cresswell seconded by Member Reilly to adopt Resolution No. 15 of 2024.

A roll call vote was taken on Resolution No. 15 of 2024 as follows:

Chairman Bisnett	YES
Member Reilly	YES
Member Marshall	YES
Member Rathbun	YES
Member Smith	YES
Member Cresswell	YES
Alternate Member Scrom	YES

Resolution No. 15 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 23, 2024.

**TOWN OF STILLWATER
PLANNING BOARD
2024 RESOLUTION NO. 16**

A Resolution regarding an application by Moran for a Minor Subdivision.

WHEREAS, the applicant has made an application for a minor subdivision for property located at 133 Meehan Road, more particularly described as Tax Parcel 242-5.11; and;

WHEREAS, the Planning Board held a public hearing on September 23, 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 15 of 2024.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property located at 133 Meehan Road, more particularly described as Tax Parcel 242-5.11 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated August 20, 2024.

A motion by Member Cresswell seconded by Alternate Member Scrom to adopt Resolution No. 16 of 2024.

A roll call vote was taken on Resolution No. 16 of 2024 as follows:

Chairman Bisnett	YES
Member Reilly	YES
Member Marshall	YES
Member Rathbun	YES
Member Smith	YES
Member Cresswell	YES
Alternate Member Scrom	YES

Resolution No. 16 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 23, 2024.

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, a barn, pasture land and a turn out area for the horses. 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.

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

Mariann Cavanaugh 20 Henry Robens Rd

The Saratoga Polo Farm borders her property and there has been no issues regarding the project. This project is good for the Town of Stillwater, the economy and the neighborhood. She supports the proposed project and ask the Planning Board to approve the proposed project.

Andrew Prestigiacomio 65 Henry Robens Rd

Ms. Cavanaugh read an email on behalf of Mr. Prestigiacomio who could not attend the public hearing. It stated that he is a retired Saratoga Springs Police Officer and that while he can see lights and hear music, he does not consider it a problem. He has no objections to the proposed project.

Brian Dantz 56 Brickhouse Rd

The Saratoga Polo Farm borders the southern portion of his property. Mr. DiSalvo keeps the farm well maintained. He supports the proposed project and asks the Planning Board to approve the proposed project.

Joseph Filkins 80 Brickhouse Rd

He has no objections to the proposed project. The proposed project will bring money to the economy and the Town of Stillwater.

Chairman Bisnett:

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

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

Ms. Reilly:

Asked what the small activities would be at the site.

Mr. Wilson:

The small activities are teaching polo, riding horses, and training horses.

Mr. Rathbun:

Asked Mr. Male if there are any outstanding issues.

Mr. Male:

There are no outstanding issues.

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. 17**

**A Resolution Making a SEQRA Determination for an application by Saratoga Polo Farm
for a Site Plan and Special Use Permit.**

WHEREAS, the applicant has made an application for a site plan and special use permit for property located at 72 Brickhouse Road, more particularly described as Tax Parcel 220.-1-57.1; and;

WHEREAS, the applicant has submitted a fully completed Full Environmental Assessment Form (FEAF); 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 an unlisted action requiring SEQRA review; and

WHEREAS, the Planning Board has duly reviewed the FEAF 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 site plan and special use permit for property located at 72 Brickhouse Road, more particularly described as Tax Parcel 220.-1-57.1, 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. 17 of 2024.

A roll call vote was taken on Resolution No. 17 of 2024 as follows:

Chairman Bisnett	YES
Member Reilly	YES
Member Marshall	YES
Member Rathbun	YES
Member Smith	YES
Member Cresswell	YES
Alternate Member Scrom	YES

Resolution No. 17 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 23, 2024.

**TOWN OF STILLWATER
PLANNING BOARD
2024 RESOLUTION NO. 18**

A Resolution regarding an application by Saratoga Polo Farm for a Site Plan and Special Use Permit.

WHEREAS, the applicant has made an application for a site plan and special use permit for property located at 72 Brickhouse Road, more particularly described as Tax Parcel 220.-1-57.1; and;

WHEREAS, the Planning Board held a public hearing on September 23, 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 17 of 2024.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a site plan and special use permit for property located at 72 Brickhouse Road, more particularly described as Tax Parcel 220.-1-57.1 subject to satisfactory completion of the following conditions:

2. Compliance with the engineering letter of Paul Male, P.E. dated August 19, 2024.
3. Permit will expire on December 31, 2025, and applicant may apply for renewal for the 2026 season.

A motion by Member Rathbun seconded by Alternate Member Scrom to adopt Resolution No. 18 of 2024.

A roll call vote was taken on Resolution No. 18 of 2024 as follows:

Chairman Bisnett	YES
Member Reilly	YES
Member Marshall	YES
Member Rathbun	YES
Member Smith	YES
Member Cresswell	YES
Alternate Member Scrom	YES

Resolution No. 18 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 23, 2024.

Mr. Rathbun made a motion to adjourn, seconded by Mr. Scrom, at approximately 6:38 pm.