

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
December 9, 2024 @ 6:00 PM**

Present:

**Chairman Frank Bisnett (FB), Chairman
Eliot Cresswell (EC) Member
Marybeth Reilly (MR) Member
Timothy Scrom (TS) Alternate Member
Dale Smith, (DS)**

Also Present:

**Kate Ernst, 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
Kimberlee Marshall (KM), Member
Carol Marotta, (CM) Alternate Member
Randy Rathbun, (RR) 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 October 28, 2024 meeting minutes, seconded by Mr. Scrom. Ms. Reilly made a motion to approve the November 12, 2024 meeting minutes, seconded by Mr. Scrom.

Chairman Bisnett	Yes
Member Cresswell	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

PB2024-24 Davis Minor Subdivision, 228 County Route 70

Chairman Bisnett recognized Mr. Daniel Wheeler of Survey Associates LLC who will be presenting the project this evening.

Mr. Daniel Wheeler:

Ms. Penny Davis, property owner, is also present this evening. The parcel is located on the east side of County Route 70 in the RR Zoning District and consists of 11.43-acres. It is improved with a single-family home, a single wide mobile home, and several outbuildings as well as horse pastures. The proposed subdivision is to create one new 2-acre parcel with the single-wide mobile home, with the resulting 9.43-acres to remain as Ms. Davis’s parcel with a single-family home. The 2-acre lot with the single-wide mobile home is currently occupied by Ms. Davis’s daughter. Each lot has its own well and septic system. Lot 2, which is lacking the required minimum lot width, received an Area Variance from the Zoning Board of Appeals for reduced lot width.

Chairman Bisnett:

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

Chairman Bisnett	Yes
Member Cresswell	Yes
Member Reilly	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. 21**

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

WHEREAS, the applicant has made an application for a minor subdivision for property located at 228 County Route 70, more particularly described as Tax Parcel 206.04-1-3; 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 228 County Route 70, more particularly described as Tax Parcel 206.04-1-3, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Cresswell seconded by Member Smith to adopt Resolution No. 21 of 2024.

A roll call vote was taken on Resolution No. 21 of 2024 as follows:

Chairman Bisnett	Yes
Member Reilly	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Scrom	Yes

Resolution No. 21 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on December 9, 2024.

**TOWN OF STILLWATER
PLANNING BOARD
2024 RESOLUTION NO. 22**

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

WHEREAS, the applicant has made an application for a minor subdivision for property located at 228 County Route 70, more particularly described as Tax Parcel 206.04-1-3; and;

WHEREAS, the Planning Board held a public hearing on December 9, 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 21 of 2024.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property located 228 County Route 70, more particularly described as Tax Parcel 206.04-1-3 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated October 30, 2024.

A motion by Member Cresswell seconded by Member Scrom to adopt Resolution No. 22 of 2024.

A roll call vote was taken on Resolution No. 22 of 2024 as follows:

Chairman Bisnett	Yes
Member Reilly	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Scrom	Yes

Resolution No. 22 of 2024 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on December 9, 2024.

Mr. Scrom made a motion to adjourn, seconded by Mr. Smith, at approximately 6:10 pm.