REGULAR MEETING -BOARD OF TRUSTEES- OCTOBER 20, 2026-6:15 P.M. – VILLAGE HALL- 662 HUDSON AVENUE, PRESENT: MAYOR – JUDY WOOD-ZENO, TRUSTEE DOROTHY DEMARCO, TRUSTEE PATRICK NELSON, TRUSTEE JEFF STEWART, TRUSTEE SUE CUNNINGHAM
CLERK TREASURER: SHERISTIN TEDESCO
DEPT. OF PUBLIC WORKS: MATT RIFENBURGH
BUILDING CODE OFFICER: JOHN MCBRIDE - ABSENT
FIRE BUREAU CHIEF: LAURENCE CASE
ATTORNEY: JAMES PELUSO
FIRE CHIEF: TONY CONTI
ENGINEER: ED HERNANDEZ – ABSENT
ENGINEER: PAUL MALE – ABSENT
HISTORIAN – JULIANNA SEABURY - ABSENT

Public Attendance – 8

CORRESPONDENCE – Letter from New York State congratulating the Village on becoming a certified Pro Housing Community. This will make the Village eligible for additional grants and funding.

NEW BUSINESS
Change of Occupancy Application for 781 Hudson Ave from Molly Russell representing Stewart's. She submitted a site plan and a change of occupancy to go from vacant to a liquor store. The store will be 1600 sf with entrances in the front and rear. All deliveries will be from the rear. They would like to open asap.

RESOLUTION

VILLAGE BOARD OF TRUSTEES
VILLAGE OF STILLWATER
October 20, 2026

Approving Site Plan and Change of Occupancy for 781 Hudson Ave

Motion By: Trustee Nelson
Seconded By: Trustee Cunningham

WHEREAS, Stewart's Shops as the owner of 781 Hudson Ave in the Village of Stillwater has submitted an application for site plan approval and change of occupancy for a portion of said premises; and

WHEREAS, the site plan proposes the operation of a liquor store on a portion of the premises (comprising of approximately 1,615 square feet) and a change of occupancy from "Vacant" to "Liquor Store" occupancy; and

WHEREAS, the proposed action is a permitted use under the Village's zoning regulations (V5 - Mixed Use Center) subject to site plan review; and

WHEREAS, the Village Board of Trustees has duly reviewed the application materials, site plan drawing, Short Environmental Assessment Form, etc.; considered the Village's Form-Based Code; received the recommendations of the County of Saratoga Planning Board; consulted with Village officials; and a representative of Stewart's Shops having duly appeared in person before the Board at its meeting on October 20, 2026; and

WHEREAS, the Board of Trustees has referred the application to the Saratoga County Planning Board pursuant to General Municipal Law § 239-m; and

WHEREAS, the Board of Trustees finds that the proposed site plan and change of occupancy will not substantially alter the use of the property; and

WHEREAS, the Board of Trustees finds that the proposed action is a Type II Action under the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Section 617.5(18) because it does not involve any substantial change in the use or reuse of the property and does not

exceed ay of the thresholds in SEQRA Part 617.4; and further finds that the proposed action shall not have any significant adverse impacts on the environment.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Village of Stillwater hereby approves the site plan application for the operation of a liquor store on a portion of the premises at 781 Hudson Avenue comprising of approximately 1,615 square feet; and further approves the request to change the occupancy of said portion of the premises from "Vacant" to "Liquor Store," subject to the following conditions:

(1) Compliance with any conditions or recommendations of the Saratoga County Planning Board; and

(2) The curb on Major Dickinson shall be painted yellow for no parking and/or signage installed in a manner to be specified by the Village Department of Public Works and then noted on the site plan drawing.

Voting:	**Yes**	**No**	**Abstain**	**Absent**
Trustee Cunningham	X			
Trustee DeMarco	X			
Trustee Nelson	X			
Trustee Stewart	X			
Mayor Wood-Zeno	X			

The foregoing resolution was duly adopted at a meeting of the Board of Trustees of the Village of Stillwater duly conducted on October 20, 2026.

FIRE DEPARTMENT CHIEF: (Report on file) There was 3 alarms, 4 training drills and 3 events during the month.

DPW – (Report on file)

BUREAU OF FIRE SERVICES – No report at this time

ENGINEER – Paul Male is looking into the Park Ave bridge for replacement with maybe an arch style replacement and inquired if the DPW has the equipment to complete the work.

The Village is still talking to the Town of Stillwater to determine responsibility for the two bridges. Carrie Woerner's office, and assistant Kim Sheridan, is assisting with more info for grants and funding also.

CODE ENFORCEMENT OFFICER – (Report on file)

HISTORIAN – (Report on file)

MAYOR UPDATES – There is a STEAM event at the SCSD on 10/30/2026. The banner program was discussed and tabled for further discussion. The canal boat is being reviewed for grant funding opportunities for assisting with the refurbishing. The WWTP Engineering Study Grant was unsuccessful. The Mayor, with Trustee Stewart, will be attending a close out meeting to learn whey we were unsuccessful. The LOSAP vote for the FD will be on the November ballot.

TRUSTEE NELSON – Continued work is being done for the Climate Smart committee. They wil be doing an inventory of air conditioners for the Village.

Voucher Totals by Account
10/20/2026

"A" General Fund	$ 19,892.92
"F" Water Fund	$ 42,824.62
"G" Sewer Fund	$ 9,191.45
TOTAL	$ 71,908.99

Treasurer's Report – copy provided to all board members
Up to date Revenue and Expense Control Reports have been provided to all board members.

MOTION to approve the budget adjustments as presented to the Board made by Mayor Wood Zeno, seconded by Trustee Nelson
Motion carried 4-0

Increase A.5130.200 DPW Equipment by $11,000.00 for the purchase of a used truck
Increase A.7180.400 Winterfest by $2000.00 to record the donation from the Mechanicville/Stillwater IDA

MOTION to adjust Carrie Sabourin, customer #530004, water bill dated 10/1/2026 to reflect actual usage instead of estimated usage, making consumption 9,985 gallons for both water and sewer. (reading at estimated 364600 and actual reading is 338585) made by Trustee Nelson, seconded by Trustee DeMarco
Motion carried 4-0

MOTION to forgive 10000 gallons, sewer portion only, of 04/1/2027 water bill for Jay Papa, Customer #550005 – 5 Independence Row per email request dated 9/17/26 for filling of a pool made by Trustee Nelson, seconded by Trustee Cunningham
Motion carried 4-0

MOTION to forgive 16000 gallons, sewer portion only, of 04/1/2027 water bill for Kevin and Karen Nevins, Customer #550016 – 16 Independence Row per email request dated 10/02/26 for filling of a pool made by Trustee Cunningham, seconded by Trustee Nelson
Motion carried 4-0

MOTION to forgive 15000 gallons, sewer portion only, of 04/1/2027 water bill for Melissa Antolick, Customer #410342 – 1086 Hudson Ave. per email request dated 10/05/26 for filling of a pool made by Trustee Cunningham, seconded by Trustee DeMarco
Motion carried 4-0

MOTION to Open the Floor to the Public and Press made by Trustee Cunningham, seconded by Trustee Stewart
Motion carried 4-0

MOTION to close the floor to the public and press made by Trustee Stewart, seconded by Trustee Cunningham
Motion carried 4-0

MOTION to approve a new garage door for the Newland Wood Fire Dept., at a cost not to exceed $6,500.00, made by Trustee Nelson, seconded by Trustee Cunningham
Motion carried 4-0

OLD BUSINESS

MOTION to approve the audit claims for the month made by Trustee Nelson, seconded by Trustee DeMarco
Motion carried 3-0

MOTION to approve the Treasurer's Report made by Trustee Stewart, seconded by Trustee Nelson
Motion carried 4-0

MOTION to approve the minutes from Regular Meeting dated 9/15/2026 made by Trustee Stewart, seconded by Nelson
Motion carried 3-0, Trustee Cunningham abstained

MOTION to adjourn to executive session at 6:52 PM for personnel issues made by Trustee Nelson, seconded by Trustee Cunningham
Motion carried 4-0

MOTION to exit executive session at 7:31 PM for personnel issues made by Trustee Nelson, seconded by Trustee Stewart
Motion carried 4-0

Vote was conducted to terminate an employee in executive session, 3-2

MOTION to adjourn at 7:32 PM made by Trustee Nelson, seconded by Trustee Stewart
Motion carried 4-0

Respectfully submitted,

Sheristin Tedesco

Clerk/Treasurer