

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
August 22, 2022 @ 6:00 PM**

Present:

**Chairman Peter Buck (PB)
Frank Bisnett (FB), Member
Heather Keefer (HK), Member
Kimberlee Marshall (KM) Alternate Member**

Also Present:

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

Absent:

**Carol Marotta, (CM), Vice-Chairperson
Randy Rathbun (RR) Member
Marybeth Reilly (MR) Member
Dale Smith (DS), Member
Ellen Vomacka, Town Board Liaison**

Pledge:

Chairman Buck 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. Bisnett made a motion to approve the July 25, 2022 meeting minutes, seconded by Ms. Marshall. Motion passed unanimously. Mr. Bisnett made a motion to table the June 27, 2022 meeting minutes, seconded by Ms. Keefer. Motion passed unanimously.

PB2022-15 Luther Forest Business Park Lot 2 Site Plan, Luther Forest Blvd

Chairman Buck recognized Mr. Jason Dell of Lansing Engineering who is representing the applicant for Luther Forest Business Park. Mr. Dell stated that Ms. Moran of VHB Traffic Engineers is also present this evening. Mr. Dell stated that the applicant is requesting that the Planning Board schedule the public hearing this evening. Mr. Dell stated that Lot 2 is adjacent to the Luther Forest Technology Campus and the Forest Ridge Apartments that are currently under construction. Mr. Dell stated that Lot 2 is in the BP Zoning District and north of Shenandoah Drive and consist of 15.9-acres. Mr. Dell stated that the applicant is proposing professional office buildings, research and development, warehouse and light industrial uses along Shenandoah Drive. Mr. Dell stated that the total area of the proposed buildings on Lot 2 are 44,550 sq. ft. Mr. Dell stated that the buildings proposed include twenty-eight 1,500 sq. ft and two 1,275 sq. ft business suites modules. Mr. Dell stated that each module is proposed to include

an overhead door, a typical entrance door for access and an ADA restroom. Mr. Dell stated that the interior of the modules is approximately 30 ft. in width. Mr. Dell stated that the modules are configured to suit a wide range of tenants. Mr. Dell stated that tenants that need more space can lease multiple modules. Mr. Dell stated that there are 47 parking spaces and curb cuts to provide access around the buildings. The project will be serviced with public water and public sewer and stormwater will be managed on site. Mr. Dell stated that they received Mr. Male's comment letter dated August 6, 2022 and have addressed the comments.

Mr. Bisnett asked if there is any interconnectivity between the buildings if there is a tenant that needs a larger space. Mr. Bisnett asked if there is a way to connect the two building together. Mr. Dell stated that he believes the intention is that tenants could lease multiple modules so, there would be that interconnectivity. Mr. Dell stated that he will have the clarification regarding the interconnectivity for the Planning Board at the September meeting. Mr. Bisnett asked about the number of parking spaces in regards to a new tenant needing more parking then what is available. Ms. Lindsay Buck stated that the applicant could bank parking spaces for a later use if needed.

Chairman Buck asked Mr. Male if there are any out standing issues. Mr. Male stated that he has not had a chance to review the response letter.

Ms. Lindsay Buck stated that the Planning Department will have to review the proposed parking and the proposed uses. Ms. Lindsay Buck asked about ADA parking spaces being closer to the entrance door.

Ms. Marshall asked about comment #6 regarding the cul-de-sac. Mr. Male stated that Mr. Harris Town of Stillwater highway Superintendent would prefer a hammerhead instead of a cul-de-sac. Mr. Male stated that it makes easier for the Highway Department with snow removal.

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

Chairperson Buck	Yes
Vice Chairwoman Marotta	Absent
Member Bisnett	Yes
Member Keefer	Yes
Member Reilly	Absent
Member Marshall	Yes
Member Rathbun	Absent
Member Smith	Absent

Motion to adjourn made by Ms. Marshall seconded by Mr. Bisnett at approximately 6:18