

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
April 28, 2025 @ 6:00 PM**

Present:

**Chairman Frank Bisnett (FB), Chairman
Peter Buck (PB), Vice-Chairman
Eliot Cresswell (EC) Member
Kimberlee Marshall (KM)
Randy Rathbun, (RR) Member (arrived @ 6:16)
Marybeth Reilly (MR) Member
Timothy Scrom (TS) Alternate Member
Dale Smith, (DS)**

Also Present:

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

Absent:

**Carol Marotta, (CM) Alternate Member
Ellen Vomacka, Town Board Liaison**

Pledge:

Vice-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. Buck made a motion to approve the March 24, 2025 meeting minutes, seconded by Mr. Scrom.

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

PB2025-05 Barscz Minor Subdivision 1 Meehan Road

Chairman Bisnett recognized Mr. Brian Holbritter of Brian Holbritter Land Surveyor who will be presenting the project this evening.

Mr. Holbritter:

The property is located on the east side of Meehan Road and consists of 14.01-acres in the LDR Zoning District. The applicant would like to subdivide a 2.05-acre parcel for her daughter to build a single-family dwelling. The proposed lot will meet all zoning requirements. There will be an on-site septic system and well.

Chairman Bisnett:

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

Chairman Bisnett	Yes
Member Buck	Yes
Member Cresswell	Yes
Member Marshall	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
2025 RESOLUTION NO. 2**

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

WHEREAS, the applicant has made an application for a minor subdivision for property located at 1 Meehan Road, more particularly described as Tax Parcel 242.-1-81; 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 1 Meehan Road, more particularly described as Tax Parcel 242.-1-81, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Cresswell, seconded by Member Scrom to adopt Resolution No. 2 of 2025.

A roll call vote was taken on Resolution No. 2 of 2025 as follows:

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

Resolution No. 2 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 28, 2025.

**TOWN OF STILLWATER
PLANNING BOARD
2025 RESOLUTION NO. 3**

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

WHEREAS, the applicant has made an application for a minor subdivision for property located at 1 Meehan Road, more particularly described as Tax Parcel 242.-1-81; and;

WHEREAS, the Planning Board held a public hearing on April 28, 2025 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 2 of 2025.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a minor subdivision for property located 1 Meehan Road, more particularly described as Tax Parcel 242.-1-81 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated April 17, 2025.

A motion by Member Marshall, seconded by Member Scrom to adopt Resolution No. 3 of 2025.

A roll call vote was taken on Resolution No. 3 of 2025 as follows:

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

Resolution No. 3 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 28, 2025.

PB2025-03 10 Shenandoah Drive Business Units Site Plan 10 Shenandoah Drive
PB2025-04 Major Subdivision, 10 Shenandoah Drive

The above projects were reviewed simultaneously

Chairman Bisnett recognized Mr. Jason Dell of Lansing Engineering who will be presenting the project this evening.

Mr. Dell:

The proposed project is located on the north side of Shenandoah Drive in the BP Zoning District consisting of 11.34-acres. The project consists of one (1) 44,800-sf structure that includes twenty (20) business suite modules. There are eight (8) 2,000-sf modules and twelve (12) 2,400-sf modules. The applicant is proposing 65 parking spaces for the project. The project will be serviced with public water and sewer. There will be shared ingress and egress on to Shenandoah Drive. They have addressed Mr. Male's comment letter dated February 21, 2025.

Ms. Buck:

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

Chairman Bisnett:

Asked if the applicant has received a response from the Stillwater Fire District and the Stillwater Highway Water Department.

Mr. Dell:

They have not received a response back from Stillwater Fire District or the Stillwater Highway Water Department.

Ms. Buck:

That LaBella is working with the Stillwater Highway Water Department on this project.

Mr. Male:

The Stillwater Fire District may want a fire hydrant located within the project parcel.

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
2025 RESOLUTION NO. 4**

**A RESOLUTION PURSUANT TO SEQRA
REGARDING THE APPLICATION BY LANSING ENGINEERING FOR SITE PLAN
AND SUBDIVISION APPROVAL FOR BUSINESS SUITES AT 10 SHENANDOAH
DRIVE**

WHEREAS, Lansing Engineering has submitted its Site Plan and Subdivision application for the development of business suites at 10 Shenandoah Drive, more particularly described as SBL 241.-1-6.11; and

WHEREAS, the applicant has submitted a full environmental assessment form (“FEAF”); 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 have a significant impact on the environment; and

WHEREAS, the Planning Board has also reviewed each of the factors contained in Part Two of the FEAF to determine whether the proposed action will have significant environmental impacts on this and upon nearby properties.

NOW, therefore, be it

RESOLVED, the Town of Stillwater Planning Board hereby determines that the proposed action by the applicant will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Cresswell, seconded by Member Buck to adopt Resolution No. 4 of 2025.

A roll call vote was taken on Resolution No. 4 of 2025 as follows:

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

Resolution No. 4 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 28, 2025.

**TOWN OF STILLWATER
PLANNING BOARD
2025 RESOLUTION NO. 5**

**A RESOLUTION
REGARDING THE APPLICATION BY LANSING ENGINEERING FOR SITE PLAN
AND SUBDIVISION APPROVAL FOR BUSINESS SUITES AT 10 SHENANDOAH
DRIVE**

WHEREAS, Lansing Engineering has submitted its Site Plan and Subdivision application for the development of business suites at 10 Shenandoah Drive, more particularly described as SBL 241.-1-6.11; and

WHEREAS, pursuant to Resolution 4 of 2025, the Planning Board issued a negative declaration pursuant to SEQRA; and,

WHEREAS, on March 24, 2025, a public hearing was held to allow for and receive public comments regarding the application.

NOW, therefore, be it

RESOLVED, the Town of Stillwater Planning Board hereby approves the application for a Site Plan and Subdivision for the development of business suites at 10 Shenandoah Drive, more particularly described as SBL 241.-1-6.11 conditioned upon:

1. Compliance with the engineering review letters by Paul Male, P.E. dated March 15, 2025, March 20, 2025, and April 16, 2025.

A motion by Member Cresswell, seconded by Member Reilly to adopt Resolution No. 5 of 2025.

A roll call vote was taken on Resolution No. 5 of 2025 as follows:

Chairman Bisnett	Yes
Member Buck	Yes

Member Reilly	Yes
Member Marshall	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Scrom	Yes

Resolution No. 5 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 28, 2025.

PB2022-10 Global Foundries 8.2 Request for a 2-Year Site Plan Approval Extension

Chairman Bisnett:

That Global Foundries is requesting a 2-year extension to the Site Plan which was approved on July 25, 2022.

Mr. Cresswell:

That he was not on the Planning Board when Global Foundries was approved.

Mr. Pezzulo:

The conditions from the July 25, 2022 approval are listed in the resolution for the extension of the approval. The extension does not need any further approval by the Planning Board.

Mr. Scrom:

Asked about future requests by Global Foundries for extensions to the Site Plan approval.

Chairman Bisnett:

The Planning Board can either approve or deny the request for future extensions to the Site Plan approval.

Chairman Bisnett:

Asked for a motion to approve the extension to the Site Plan.

Ms. Reilly made a motion to approve the 2-Year Site Plan Approval Extension, seconded by Ms. Marshall.

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Scrom	Yes
Member Smith	Yes

**TOWN OF STILLWATER
PLANNING BOARD
2025 RESOLUTION NO. 6**

**A RESOLUTION REGARDING THE RENEWAL OF APPROVAL OF THE SITE
PLAN FOR GLOBALFOUNDRIES U.S. INC. ON ITS APPLICATION FOR FAB 8.2**

WHEREAS, the Stillwater Planning Board granted the application by GlobalFoundries U.S. Inc, (“Applicant”) for Site Plan Approval in connection with the Applicant’s construction of a semiconductor manufacturing facility known as Fab 8.2 (the “Project”) within the Luther Forest Technology Campus PDD, partially within the Town of Malta and partially within the Town of Stillwater pursuant to Resolution 12 of 2022; and,

WHEREAS, the approval has expired by its terms and through no fault of the Applicant; and,

WHEREAS, The Stillwater Planning Board reaffirms its prior determinations that no further review pursuant to the State Environmental Quality Review Act and its implementing regulations (“SEQRA”) is warranted given the coordinated review conducted by the Town of Malta Planning Board as lead agency, and said prior findings are adopted herein; and,

WHEREAS, the Applicant acknowledges all prior findings, reviews, and conditions of approval set forth in Resolution 12 of 2022, and said findings, reviews, and conditions are adopted as if set forth fully herein as follows:

WHEREAS, Applicant acknowledges its obligations for the Project as set forth in (a) the Second Supplemental Draft Environmental Impact Statement (SSDEIS) last revised March 1, 2013, (b) the Second Supplemental Final Environmental Impact Statement (SSFEIS) dated July 26, 2013, (c) the Statement of Findings dated August 19, 2013 (the foregoing hereinafter referred to as the “SEQRA Record”), and (d) ART XI, § 160-192 of the Town Code of the Town of Stillwater – Luther Forest Technology Campus Planned Development District, hereinafter “LFTC PDD,” particularly including provisions pertaining to or involving matters of:

- Noise mitigation,
- Soil Disturbance in excess of 5 acres under Part II.D.3 of the General Permit,
- Submission under the Soil Disturbance Permit of a Construction Sequencing Plan and Erosion & Sediment Control Plans prior to Soil Disturbance; and
- Compliance with Fire Code during Building Permit Application; and
- Wastewater Pre-Treatment Requirements of SCSD #1 for potential ammonia loadings from the Project, and the NYS DEC SPDES Industrial Permit as necessary to accommodate the Project requirements.

WHEREAS, the Planning Board has received from the Applicant’s representatives (i) a Concept Site Plan Application dated March 21, 2022 as revised and amended by a (ii) Site Plan

Application – Preliminary Submission dated May 31, 2022 as further revised and amended by (iii) the Final Site Plan Submission dated July 8, 2022; and

WHEREAS, the Planning Board has received and reviewed (i) the resolution of July 21, 2022 of the Saratoga County Planning Board containing its comments and recommendations, (ii) the report of LaBella Associates (signed by Paul Guillet) dated June 21, 2022 as revised and updated on July 21, 2022; and

WHEREAS, consistent with the review of the lighting plan (Sheet C-203, Luminaries Schedule) by the Malta Planning Staff and LaBella Associates, the Planning Board finds that the plan consists of landscape design elements that are integral to the aesthetic value of the design and, as such, are exempt from the requirements of the lighting regulations; and

WHEREAS, the Planning Board deems the Project to be consistent with the Stillwater Zoning Code and such other local laws and ordinances as may be applicable to the Project and the Planning Board further determines that the best interests of the Town of Stillwater are served by approval of the pending site plan application; and

WHEREAS, the Planning Board reviewed a presentation by the Applicant on this date and engaged in a question and answer dialog with the Applicant's representatives on matters of interest to the Planning Board; and

WHEREAS, the Planning Board is satisfied that all necessary and appropriate procedural requirements have been met so as to enable it to render a determination on the application; and

WHEREAS, the Planning Board deems it necessary and appropriate to condition approval of the Site Plan on the following conditions (the "Conditions of Approval"):

1. Applicant shall obtain an Air State Facility Permit from NYS DEC for Fab 8.2 to comply with applicable State and Federal Air Emissions Regulations. As necessary to obtain that permit, acquire additional adjacent lands from Luther Forest Technology Campus Economic Development Corporation ("LFTCEDC") (tax parcels 230.-1-76.112 and 230.-1-72.111), and from Luther Forest Corporation (an approximate 3.424-acre portion of tax parcel 230.-1-16.11 also adjacent to the lands of Applicant) as shown within previous submission relative to Air Dispersion Modeling. Upon start-up of first emission unit associated with the construction of the 8.2 Facility; Applicant will obtain an Air Title V Permit from NYSDEC to consolidate operations from each Fab into a single permit.
2. Applicant shall, upon receipt by Applicant or by the Town of Stillwater of noise complaints from property owners or tenants in the vicinity of Fab 8.2, provide post-construction noise monitoring at the nearest residential receptor under a plan developed in conjunction with the planning staff of the Town of Stillwater.
3. Applicant shall complete new or amend current service agreements sufficient to accommodate the Project from the Saratoga County Water Authority and the Saratoga County Sewer District #1. In addition, Applicant shall obtain all

necessary approvals related to water and sanitary sewer from involved municipal and State agencies, including the SCWA, SCSD#1, NYSDOH and NYSDEC.

4. Applicant shall obtain design approvals and highway work permits from the appropriate authorities of NYSDOT, Saratoga County and the Town of Stillwater for, and construct the following six (6) off-site transportation mitigation measures by or on behalf of the Applicant prior to full production ramp for Fab 8.2.
 - a. Construction of an eastbound right-turn lane at the US Route 9/Malta Avenue/Malta Avenue Extension intersection.
 - b. Construction of northbound and southbound left-turn lanes on East Line Road at NY Route 67.
 - c. The impacts to the US Route 9/NY Route 67 /Dunning Street roundabout will be mitigated by decreasing intersection usage and thereby improving intersection operation by constructing connector roads around the intersection (i.e., northwest-Kelch and northeast-Hemphill quadrants) instead of adding new slip lanes, as proposed in the SSEIS. In addition, modifications will be made to the Route 9/Route 67/Dunning Street roundabout to allow east/west through movements to use the existing eastbound and westbound left-turn only lanes. Eastbound and westbound approaches to the roundabout will also be modified to improve deflection angles and decrease approach and entering speed.
 - d. Modification to the travel lane assignments of the US Route 9/NY Route 67/Round Lake Bypass roundabout to provide an eastbound left-turn lane and vehicle deflection on the eastbound approach.
 - e. Installation of a traffic signal at the Interstate 87 Exit 11 southbound ramp with Round Lake Road.
 - f. Traffic signal coordination between the new traffic signal at the southbound ramp with the existing traffic signal at the northbound ramp at Exit 11.
5. Applicant shall address any minor site related items that correlate with building design, concurrent with the building permit process (e.g. pending administrative action).
6. Applicant shall post a bond or letter of credit in the amount of \$ (To Be Determined) in accordance with Stillwater Town Code section 211-169 prior to the issuance of a building permit for the project.
7. Applicant shall pay the Town of Stillwater \$3million toward the purchase of

Brown's Beach upon "Groundbreaking" for the project in compliance the 2013 Joint Community Benefit Development Agreement ("JCBDA") between the Applicant and the Towns of Malta and Stillwater. As specified in the JCBDA, "Groundbreaking" is defined as the commencement of construction of Fab 8.2, following final site plan review and approval by the Towns and their respective planning boards, and the issuance of building permit(s) from the Town(s)' building inspector(s).

8. Applicant shall pay the Town of Stillwater \$100,000.00 toward the Town's Master Plan or Zoning Ordinance update prior to the issuance of a building permit for the Project in compliance with section 211-183 (F)(1) of the Stillwater Town Code.
9. The Applicant shall pay the Town of Stillwater \$.69 per square foot of development, or \$ (To Be Determined), prior to the issuance of a building permit, in compliance with section 211-183(F)(2)(b) of the Stillwater Town Code.

NOW THEREFORE, be it

RESOLVED, that the Site Plan Application for the GlobalFoundries 8.2 Project is renewed, adopted and approved for a period of two (2) years, subject to the findings, reviews and conditions of Resolution 12 of 2022 and as set forth herein above.

A motion by Member Reilly, seconded by Member Marshall to adopt Resolution No. 6 of 2025.

A roll call vote was taken on Resolution No. 6 of 2025 as follows:

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

Resolution No. 6 of 2025 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 28, 2025.

Ms. Marshall made a motion to adjourn, seconded by Mr. Cresswell, at approximately 6:16 pm.