

**PLANNING BOARD MEETING  
TOWN OF STILLWATER  
STILLWATER TOWN HALL  
March 24, 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  
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)  
Ellen Vomacka, Town Board Liaison  
Sheila Silic, Secretary**

**Absent:**

**Carol Marotta, (CM) Alternate Member**

**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. Rathbun made a motion to approve the February 24, 2025 meeting minutes, seconded by Ms. Reilly.

Chairman Bisnett	Abstained
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Rathbun	Yes
Member Reilly	Yes
Member Smith	Yes

**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 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. Stormwater will be managed on site. The Planning Board inquired about a roadway connecting the two projects. They reviewed the topography and there is a deep ravine between the two parcels. They submitted the detailed Site Plans to the Planning Department.

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
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Rathbun	Yes
Member Reilly	Yes
Member Smith	Yes

Chairman Bisnett:

Asked Mr. Male about his comment letter dated March 20, 2025 regarding item #7 landscaping and item #8 lighting meet the zoning requirements.

Mr. Male:

Stated that he did not go back and review everything but, his best guess is the landscaping plan does meet the zoning requirements and he believes that the lighting plan meets the zoning requirements.

Mr. Rathbun made a motion to table the application for further review by Saratoga County Planning Board, seconded by Ms. Reilly. A roll call vote was taken.

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

**PB2024-12 and 13 Shenandoah Drive Apartments Site Plan and Lot Line Adjustments, 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 south side of Shenandoah Drive consisting of 46.25-acres in the BP Zoning District. The development consists of twenty-four eighteen-unit multi-family two-story apartment buildings, two fourteen-unit multi-family two-story apartment buildings and one 64-unit multi-family four-story apartment building for a total of 524 units with a mix of one, two, and three-bedroom units. The apartments will have access for ingress and egress from Shenandoah Drive. The project will be serviced by public water and sewer, stormwater will be managed on site. There is also a Lot Line Adjustment for this project to adjust the boundary of Lot 4 into the remaining three lots. They submitted the detailed Site Plans as requested.

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

Michael Van Patten 65 Fitch Rd

Asked if there would be access from the apartment project onto Luther Forest Blvd.

Mr. Dell:

The access will be onto Shenandoah Drive from the apartment project.

Michael Van Patten 65 Fitch Rd

Asked if there will be buffer between the apartment project and the roadway.

Mr. Dell:

There will be a landscaping buffer between the roadway and the apartment project.

Michael Van Patten 65 Fitch Rd

Asked if all the apartments buildings are 2-story.

Mr. Dell:

There is one 4-story apartment building and 26 2-story apartment buildings.

Chairman Bisnett:

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

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

Mr. Buck made a motion to table the application for further review from the Saratoga County Planning Board, seconded by Mr. Smith. A roll call vote was taken.

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

**PB2025-05 Barszcz 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 consist of 14.01-acres in the LDR Zoning District. The applicant would like to subdivide a 2.05-acre for her daughter to build a single-family dwelling. The proposed lot will meet all zoning requirements. There will be on-site septic system and well.

Ms. Buck:

The building envelope where it opens up to 300ft. will have to be shown on the map.

Mr. Cresswell made a motion to schedule the public hearing, seconded by Mr. Rathbun. A roll call vote was taken.

Chairman Bisnett	Yes
Member Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Rathbun	Yes
Member Reilly	Yes
Member Smith	Yes

**PB2025-01 & 02 Voventzie Minor Subdivision and Lot Line Adjustment, 508 NYS Route 9P**

**The above projects were reviewed simultaneously**

Chairman Bisnett:

The applicant asked to have the public hearing rescheduled for the April 28, 2025 Planning Board meeting.

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

Chairman Bisnett	Yes
Member Buck	Yes
Member Cresswell	Yes
Member Marshall	Yes
Member Rathbun	Yes
Member Reilly	Yes
Member Smith	Yes

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