

**PLANNING BOARD MEETING  
TOWN OF STILLWATER  
STILLWATER TOWN HALL  
May 27, 2025 @ 6:00 PM**

**Present:**

**Chairman Frank Bisnett (FB), Chairman  
Peter Buck (PB), Vice-Chairman  
Eliot Cresswell (EC) Member  
Randy Rathbun, (RR) Member  
Dale Smith, (DS) Member  
Timothy Scrom (TS) Alternate Member**

**Also Present:**

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

**Absent:**

**Kimberlee Marshall (KM) Member  
Marybeth Reilly (MR) Member  
Carol Marotta, (CM) Alternate Member  
Ellen Vomacka, Town Board Liaison**

**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:**

Mr. Cresswell made a motion to approve the April 28, 2025 meeting minutes, seconded by Mr. Buck.

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Rathbun	Yes
Member Scrom	Yes
Member Smith	Yes

**PB2024-12 and 13 Shenandoah Drive Apartments Site Plan and Lot Line Adjustment**  
**The above projects were reviewed simultaneously**

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

Mr. Robertson:

Stated that Mr. James Kehrer is also present this evening. 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 proposed for this project to adjust the boundary of four lots into 3 lots for financing purposes. Lot 1 will consist of 12.93-acres, Lot 2 will consist of 13.27-acres, and Lot 3 will consist of 20.05-acres. They have submitted the response letter on May 5, 2025 to Mr. Male's comment letter dated April 25, 2025.

Chairman Bisnett:

Asked if the applicant received a response from the Saratoga County Sewer District #1 relating to the sewer connection, the Town of Stillwater regarding the water line, or the Stillwater Fire District.

Mr. Robertson:

They have not received a response form the Saratoga County Sewer District #1 or the Stillwater Fire District. The Town of Stillwater is working on the water will serve letter.

Ms. Buck:

The Town of Stillwater is working on the water will serve letter with LaBella but have not received a response as yet.

Ms. Buck:

Asked if the mailboxes will be located in the clubhouse.

Mr. Kehrer:

The mail boxes will be placed in four different locations on the site.

Mr. Scrom:

Asked if there are any other 4-story apartment buildings in the area.

Ms. Buck:

There are 4-story apartments at Ellsworth Commons which is located in Town of Malta.

Mr. Scrom:

Asked if there are areas for visitor parking throughout the site.

Mr. Robertson:

There are visitor parking areas within the development.

Mr. Scrom:

Asked if the applicant is offering electric charging stations in the development.

Mr. Kehrer:

There will be level 3 charging stations located in the parking areas and level 2 charging stations in the garages. They are working with NYS Electric and Gas regarding the charging stations.

Mr. Scrom:

Asked if the radius between the buildings will allow fire apparatus to maneuver around the buildings.

Mr. Kehrer:

The radius between the buildings will allow the fire apparatus to maneuver within the development.

Mr. Scrom:

Asked what is the height of the 4-story building and is there a fire escape plan in place.

Mr. Kehrer:

The 4-story building is proposed to be 48 to 55 ft. in height and they are required to follow the NYS Fire Code.

Mr. Scrom:

He spoke with Fire Chief Hopeck regarding the project. He stated that Chief Hopeck is agreeable to the plan layout of the development as long as it is acceptable to the Town of Stillwater.

Ms. Buck:

Asked Mr. Scrom if the Planning Department Chief Hopeck could respond with a written response to the proposal.

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. 7**

**A RESOLUTION PURSUANT TO SEQRA  
REGARDING THE APPLICATION BY FOREST RIDGE DEVELOPMENT, LLC  
RELATING TO SHENANDOAH DRIVE APARTMENTS  
FOR LOT LINE ADJUSTMENTS ON SHENANDOAH DRIVE**

WHEREAS, Forest Ridge Development, LLC (Shenandoah Drive Apartments) has submitted an application for lot line adjustments on Shenandoah Drive, more particularly described as SBL’s 241.-1-8, 241.-1-6.31, 241.-1-6.32 and 241.-1-6.33; and

WHEREAS, the applicant has submitted a fully completed Full Environmental Assessment Form (FEAF); 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 FEAF 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 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 Scrom, seconded by Member Rathbun to adopt Resolution No. 7 of 2025.

A roll call vote was taken on Resolution No. 7 of 2025 as follows:

Chairman Bisnett	Yes
Member Buck	Yes
Member Reilly	Absent
Member Marshall	Absent
Member Rathbun	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Marotta	Absent
Alternate Member Scrom	Yes

Resolution No. 7 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 27, 2025.

**TOWN OF STILLWATER  
PLANNING BOARD  
2025 RESOLUTION NO. 8**

**A RESOLUTION  
REGARDING THE APPLICATION BY FOREST RIDGE DEVELOPMENT, LLC  
RELATING TO SHENANDOAH DRIVE APARTMENTS  
FOR LOT LINE ADJUSTMENTS AT SHENANDOAH DRIVE**

WHEREAS, Forest Ridge Development, LLC (Shenandoah Drive Apartments) has submitted an application for lot line adjustments on Shenandoah Drive, more particularly described as SBL's 241.-1-8, 241.-1-6.31, 241.-1-6.32 and 241.-1-6.33; and

WHEREAS, pursuant to Resolution 7 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 the lot line adjustments at Shenandoah Drive, more particularly described as SBL's 241.-1-8, 241.-1-6.31, 241.-1-6.32 and 241.-1-6.33 conditioned upon:

1. Compliance with the requirements described in the letter dated May 20, 2025, from Paul Male, P.E.

A motion by Member Rathbun seconded by Member Scrom to adopt Resolution No. 8 of 2025.

A roll call vote was taken on Resolution No. 8 of 2025 as follows:

Chairman Bisnett	Yes
Member Buck	Yes
Member Reilly	Absent
Member Marshall	Absent
Member Rathbun	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Marotta	Absent
Alternate Member Scrom	Yes

Resolution No. 8 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 27, 2025.

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. 9**

**A RESOLUTION PURSUANT TO SEQRA  
REGARDING THE APPLICATION BY FOREST RIDGE DEVELOPMENT, LLC  
(SHENANDOAH DRIVE APARTMENTS)  
FOR SITE PLAN APPROVAL AT SHENANDOAH DRIVE**

WHEREAS, Forest Ridge Development, LLC (Shenandoah Drive Apartments) has submitted its Site Plan application for a multi-family development on Shenandoah Drive known as Shenandoah Drive Apartments Site Plan, more particularly described as SBL's 241.-1-8, 241.-1-6.31, 241.-1-6.32 and 241.-1-6.33; and

WHEREAS, pursuant to Resolution 1 of 2025, the Planning Board classified the application as a Type I action, declared itself as lead agency, and initiated coordinated review; and,

WHEREAS, the required notices were sent to the involved agencies on February 26, 2025, and no opposition was received; and

WHEREAS, the applicant has submitted a full environmental assessment form ("FEAF"); 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 Rathbun to adopt Resolution No. 9 of 2025.

A roll call vote was taken on Resolution No. 9 of 2025 as follows:

Chairman Bisnett	Yes
Member Buck	Yes
Member Reilly	Absent
Member Marshall	Absent
Member Rathbun	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Marotta	Absent
Alternate Member Scrom	Yes

Resolution No. 9 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 27, 2025.

**TOWN OF STILLWATER  
PLANNING BOARD  
2025 RESOLUTION NO. 10**

**A RESOLUTION  
REGARDING THE APPLCATION BY FOREST RIDGE DEVELOPMENT, LLC  
(SHENANDOAH DRIVE APARTMENTS) FOR SITE PLAN APPROVAL FOR  
APARTMENTS AT SHENANDOAH DRIVE**

WHEREAS, Forest Ridge Development, LLC (Shenandoah Drive Apartments) has submitted its Site Plan application for a multi-family development on Shenandoah Drive known as Shenandoah Drive Apartments Site Plan ; and

WHEREAS, pursuant to Resolution 9 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 multi-family development at Shenandoah Drive, more particularly described as SBL’s 241.-1-8, 241.-1-6.31, 241.-1-6.32 and 241.-1-6.33 conditioned upon:

1. Compliance with the requirements described in the letter dated May 19, 2025, from Paul Male, P.E;
2. Obtaining a written “will-serve” letter giving approval for sanitary sewer service from the Saratoga County Sewer District;
3. Obtaining a written “will-serve” letter giving approval for water service from the Town of Stillwater Water Department; and

4. Obtaining written approval from the Arvin Hart Fire Department.

A motion by Member Rathbun, seconded by Member Buck to adopt Resolution No. 10 of 2025.

A roll call vote was taken on Resolution No. 10 of 2025 as follows:

Chairman Bisnett	Yes
Member Buck	Yes
Member Reilly	Absent
Member Marshall	Absent
Member Rathbun	Yes
Member Smith	Yes
Member Cresswell	Yes
Alternate Member Marotta	Absent
Alternate Member Scrom	Yes

Resolution No. 10 of 2025 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 27, 2025.

Mr. Rathbun made a motion to adjourn, seconded by Mr. Cresswell, at approximately 6:40 pm.