



TOWN OF STILLWATER

ESTABLISHED 1788 - SITE OF THE TURNING POINT OF THE AMERICAN REVOLUTION

PO Box 700 ~ 881 Hudson Ave., Stillwater, NY 12170 ~ (518) 664-6148 ~ www.townofstillwaterny.gov

PLANNING BOARD MEETING MINUTES

February 23, 2026 @ 6:00 PM

PRESENT

Frank Bisnett, Chairman
 Peter Buck, Member
 Eliot Cresswell, Vice-Chairperson
 Kimberlee Marshall, Member
 Mary Beth Reilly, Member
 Dale Smith, Member
 Randy Rathbun, Member
 Timothy Scrom, Alternate Member
 Geoffrey Warren, Alternate Member

ALSO PRESENT

Ryan Pezzulo, Attorney for the Town
 Lindsay Buck, Senior Planner
 Erin Herring, Planner
 Ellen Vomacka, Town Board Liaison
 Sheila Silic, Secretary for the Planning Board

ABSENT

Paul Male, Town Engineer

Chairman Frank Bisnett called the meeting to order at 6:00 PM and led everyone in the Pledge to the Flag.

Minutes of Planning Board Meeting December 8, 2025

Member Reilly made a motion to approve the December 8, 2025 meeting minutes, seconded by Member Cresswell.

Vote

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

PB2025-18 Lill Minor Subdivision, 540-546 NYS Route 9P

Chairman Bisnett recognized Brien Ragone of Environmental Design Partnership, LLP, who will be representing Saratoga Lake Townhouses, LLC (Thomas Lill) and presenting the project this evening. Thomas Lill is also present this evening.

Brien Ragone:

The property is located on the east side of NYS Route 9P in the SLZ-1 Zoning District and consists of 4.51-acres. The Minor Subdivision and Lot Line Adjustment was previously approved in 2021. The applicant is proposing a Minor Subdivision and Lot Line Adjustment that affects three parcels by reconfiguring the existing parcels boundaries to create a new buildable flag lot. The applicant is proposing a two-family residence in place of the approved garage and will share the existing driveway. They have received Paul Male's comment letter dated January 21, 2026. Regarding Item #26 sidewalks are not feasible due to the drainage ditch and NYS Department of Transportation right-of-way in the front of the property.

Dale Smith:

Asked why some projects are required to install sidewalks and other projects are not required to install sidewalks. There should be consistency with the Town of Stillwater Zoning Code regarding sidewalks.

Frank Bisnett:

The Planning Board needs to review the physical restraints of each property along NYS Route 9P regarding the installation of sidewalks.

Lindsay Buck:

The Town adopted an Open Space Plan in June of 2025. That plan outlines recommendations for the Board to consider when reviewing projects for trail and sidewalk connections. For instance, the Planning Department requested sidewalks for the Voyentzie project to provide for pedestrians to have safe access to Brown's Beach. She would email the information regarding sidewalks to the Planning Board.

Marybeth Reilly:

There are no requirements for sidewalks along the entire roadway of NYS Route 9P.

Lindsay Buck:

Correct, there are no requirements for sidewalks along NYS Route 9P.

Dale Smith made a motion to schedule the public hearing, seconded by Randy Rathbun. A roll call vote was taken.

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

PB2026-02 Forest & Foundry Apartments (formerly Shenandoah Drive Apartments) Site Plan Shenandoah Drive

Chairman Bisnett recognized Scott Lansing of Lansing Engineering, who will be presenting the project this evening.

Scott Lansing:

The project is located on the south side of Shenandoah Drive in the BP Zoning District consisting of 46.25-acres. The project proposes a 482 multi-family development consisting of 6 three story buildings with 12 apartment units and 10 garages, 41 Two story buildings with 10 apartment units and 8 garages. The project will include a clubhouse, outdoor patio area, sidewalks, a walking trail, 964 parking spaces, open space, public water and sewer, and stormwater will be managed on-site. They showed the apartment renderings to the Planning Board. The Lot Line Adjustment is decreasing from 4 phases down to 3 phases. They have received and answered Paul Male’s comment letter dated February 11, 2026. The applicant is requesting to waive the public hearing and to deem SEQRA as previously approved.

Frank Bisnett:

Asked about the retaining wall and the vegetation.

Scott Lansing:

The applicant is proposing a retaining wall that will be designed by a geotechnical engineer. The applicant has replaced the white pines with red spruce.

Peter Buck:

Asked what the rent will be for the apartments and the number of bedrooms.

Scott Lansing:

The rent for the apartments is \$1,800.00 to \$2,800.00 and there are 1, 2, 3-bedroom apartment units.

Peter Buck made a motion to waive the public hearing, seconded by Randy Rathbun. A roll call vote was taken.

Chairman Bisnett	Yes
Member Buck	Yes
Vice-Chairperson Cresswell	No
Member Marshall	Yes
Member Rathbun	Yes
Member Reilly	Yes
Member Smith	Yes

Peter Buck made a motion to table this item for additional engineering review, seconded by Randy Rathbun.

PB2025-17 Winding Brook Site Plan Amendment, Sidewalk Removal

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

Lindsay Buck:

Following the December 2025 Planning Board meeting, the applicant requested a meeting with the Planning Department and Planning Board Chairman. We met with the applicant, their engineer from Lansing Engineering, Mike Robertson, William Doughty- Highway Superintendent, Frank Bisnett, and Code Enforcement Officer Eric Rutland. We discussed what options there were to keep the sidewalks on the side of the roadway. One piece of information that was not clear to our department or the Board at the last meeting was how the roadways were increased in width. The applicant stated that after the pre-construction meeting for the project, they had a conversation with the previous Highway Superintendent where it was discussed that the 11 ft. drive lanes that were approved on the subdivision plans were not in conformance with the Town Highway standards roadways and it was requested that they had to be 12 ft. drive lanes. The increase in total road width impeded the placement of the sidewalks, condominiums and the wing edge. It is unclear why the applicant did not reach out to the Planning Department to inform the department that this discussion had taken place so that the appropriate Site Plan Amendment could have been submitted. At our meeting, the discussion involved the option of narrowing the sidewalks from 60 inches to 36 inches. From an ADA compliant stand point it was discussed what would be the allowed for width for the narrowing of the sidewalks. The reduction of width to a 3 ft. walking path was the best option and would require pull offs every 200 ft. The discussion was that the applicant would install the sidewalks on the interior circle of the roadway.

Michael Robertson:

The applicant is requesting to install sidewalks on the interior of the roadway which will provide connectivity for the residents.

Mary Beth Reilly:

Asked about the sidewalks that are currently along the roadway at the entrance of the site.

Michael Robertson:

The current sidewalks will be removed from the entrance to the first condominium building.

Mary Beth Reilly:

She has concerns with the removal of the entrance sidewalks as this is a safety issue. People from the neighboring community will want to walk in this community, and they should have a safe way to access this neighborhood.

Randy Rathbun:

Asked why the sidewalks are not being brought out to the end of the roadway at the entrance.

Michael Robertson:

There was no reason to bring the sidewalks out to the end of the roadway.

Eliot Cresswell:

The current sidewalks at the entrance are not compliant sidewalk.

Lindsay Buck:

The sidewalk at the entrance is not ADA compliant. The proposal is ADA compliant.

Kimberlee Marshall:

Asked what the rational was to start the sidewalk after the first building.

Randy Rathbun:

Asked how the residents of the first two buildings will access the sidewalks.

Michael Robertson:

The residents will walk across the roadway or down the driveway to access the sidewalks.

Ellen Vomacka:

Asked why the sidewalk was started past the first building and if was due to snow removal.

Michael Robertson:

The sidewalk was started past the first building due to the wing edge coming into the development. They can extend the sidewalk past the first set of driveways, if that would satisfy the Board.

Frank Bisnett:

Acknowledged item 6 from the Paul Male Review Letter, dated December 3, 2025, which recommended internal sidewalks crossing the middle open space and stated he did not think internal sidewalks were necessary, and suggested Item 6 be removed.

Peter Buck made a motion to waive the public hearing, seconded by Randy Rathbun. A roll call vote was taken.

Chairman Bisnett	Yes
Member Buck	Yes
Vice-Chairperson Cresswell	No
Member Marshall	Yes

Member Rathbun	Yes
Member Reilly	Yes
Member Smith	Yes

Eliot Cresswell made a motion to approve the prior SEQRA, seconded by Randy Rathbun. A roll call vote was taken.

TOWN OF STILLWATER

PLANNING BOARD

2026 RESOLUTION NO. 1

A RESOLUTION REGARDING THE APPLICATION BY AMEDORE HOMES FOR AN AMENDMENT OF ITS SITE PLAN FOR THE WALDEN BROOK PDD AMENDMENT

WHEREAS, Amedore Homes has made an application for an amendment of its site plan regarding the plans for sidewalks and pathways for the Walden Brook PDD Amendment, more particularly described as tax parcel numbers 219.-1-1.1 & 219.9-1-1; and;

WHEREAS, On March 1, 2018, the Town Board enacted Local Law No. 2 of 2018, a Local Law approving the Winding Brook PDD Amendment and amending Local Law No. 1 of 2001 and Chapter 211 of the Town Code; and,

WHEREAS, The applicant made an application for Site Plan Approval and a public hearing was conducted on August 27, 2018, and the Planning Board allowed additional written comments to be submitted and public comments were received and considered; and,

WHEREAS, By Resolution No. 18 of 2018, the Planning Board issued a Negative Declaration pursuant to 6 NYCRR 617.6 (SEQRA); and,

WHEREAS, by Resolution No. 19 of 2018, the Planning Board granted the application for Site Plan Approval; and,

WHEREAS, Pursuant to Resolution No. 37 of 2023, the Planning Board adopted the prior determinations pursuant to 6 NYCRR 617.6 SEQRA and renewed the previously granted Site Plan Approval that had expired pursuant to the Town Code; and,

WHEREAS, The applicant now seeks to amend the current Site Plan Approval regarding the plans for sidewalks and pathways within the development.

NOW, therefore, be it

RESOLVED, the Planning Board hereby adopts its prior findings and hereby makes a Negative Declaration pursuant to 6 NYCRR 617.6 (SEQRA) as stated in Resolution 18 of 2018; and be it further,

RESOLVED, the Planning Board hereby waives any further public hearing for the application for a Site Plan Amendment; and be it further,

RESOLVED, the application is granted for amendment of the Applicant's Site Plan Approval for the Walden Brook PDD Amendment, more particularly described as tax parcel numbers 219.-1-1.1 & 219.9-1-1 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated December 3, 2025; except for item 6 therein.
2. Compliance with the conditions set forth in the original approval stated in Resolution 19 of 2018 except to the extent said conditions are amended by the instant approved Site Plan Amendment.

A motion by Member Cresswell seconded by Member Rathbun to adopt Resolution No. 1 of 2026.

A roll call vote was taken on Resolution No. 1 of 2026 as follows:

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

Resolution No. 1 was Passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on February 23, 2026.

Appointment Vice Chairperson

Eliot Cresswell was appointed Vice-Chairperson of the Planning Board for 2026.

Adjournment

Eliot Cresswell:

Made a motion to adjourn, seconded by Kimberlee Marshall, at approximately 6:44 pm.