



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.townofstillwater.ny.gov

PLANNING BOARD MEETING MINUTES

March 23, 2026 @ 6:00 PM

PRESENT

Frank Bisnett, Chairman
Peter Buck, Member
Eliot Cresswell, Vice-Chairperson
Randy Rathbun, Member
Geoffrey Warren, Alternate Member

ALSO PRESENT

Ryan Pezzulo, Attorney for the Town
Paul Male, Town Engineer (via zoom)
Lindsay Buck, Senior Planner
Erin Herring, Planner
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary for the Planning Board

ABSENT

Kimberlee Marshall, Member
Mary Beth Reilly, Member
Timothy Scrom, Alternate Member
Dale Smith, Member

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 February 23, 2026

Member Rathbun made a motion to approve the February 23, 2026 meeting minutes, seconded by Member Buck.

Vote

Chairman Bisnett	Yes
Member Buck	Yes
Member Cresswell	Yes
Member Rathbun	Yes
Member Warren	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. There was a Minor Subdivision and Lot Line Adjustment that 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 previously approved garage and will share the existing driveway. The project meets all of the Town of Stillwater Zoning Code requirements. They received a response from the Stillwater Fire District, who stated they have no issues with the project.

Frank Bisnett:

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

Vote

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Rathbun	Yes
Member Warren	Yes

Frank Bisnett:

Asked Paul Male if there are any outstanding issues with the project.

Paul Male:

There is information that needs to be added to the map.

Lindsay Buck:

The Saratoga County Planning Board response was that there is no significant county-wide or intercommunity impact.

Chairman Frank 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
2026 RESOLUTION NO. 2**

**A RESOLUTION PURSUANT TO SEQRA
REGARDING THE APPLICATION BY SARATOGA LAKE TOWNHOUSES LLC
FOR A MINOR SUBDIVISION AND LOT LINE ADJUSTMENT**

WHEREAS, The applicant has submitted an application for a minor subdivision and lot line adjustment at 544 NYS Rt. 9P, more particularly described as SBLs 218.20-1-43.1; 218.20-1-43.2 and 218.20-1-43.3; 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 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 Alternate Member Warren seconded by Member Rathbun to adopt Resolution No. 2 of 2026.

A roll call vote was taken on Resolution No. 2 of 2026 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	ABSENT
Member Marshall	ABSENT
Member Rathbun	YES
Member Smith	ABSENT
Member Cresswell	YES
Alternate Member Warren	YES
Alternate Member Scrom	ABSENT

Resolution No. 2 of 2026 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 23, 2026.

**TOWN OF STILLWATER
PLANNING BOARD
2026 RESOLUTION NO. 3**

**A RESOLUTION
REGARDING THE APPLICATION BY SARATOGA LAKE TOWNHOUSES LLC
FOR A MINOR SUBDIVISION AND LOT LINE ADJUSTMENT**

WHEREAS, The applicant has submitted an application for a minor subdivision and lot line adjustment at 544 NYS Rt. 9P, more particularly described as SBLs 218.20-1-43.1; 218.20-1-43.2 and 218.20-1-43.3; and

WHEREAS, pursuant to Resolution 2 of 2026, the Planning Board issued a negative declaration pursuant to SEQRA; and,

WHEREAS, on March 23, 2026, 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 minor subdivision and lot line adjustment at 544 NYS Rt. 9P, more particularly described as SBLs 218.20-1-43.1; 218.20-1-43.2 and 218.20-1-43.3 conditioned upon

1 Compliance with the requirements described in the letter March 13, 2026 from Paul Male, P.E.

A motion by Member Cresswell seconded by Member Buck to adopt Resolution No. 3 of 2026.

A roll call vote was taken on Resolution No. 3 of 2026 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	ABSENT
Member Marshall	ABSENT
Member Rathbun	YES
Member Smith	ABSENT
Member Cresswell	YES
Alternate Member Warren	YES
Alternate Member Scrom	ABSENT

Resolution No. 3 of 2026 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 23, 2026.

PB2026-03 Kings Isle East Site Plan Amendment, NYS Route 67

Chairman Bisnett recognized Scott Lansing of Lansing Engineering, who will be presenting the project this evening. Ms. Tamara Sullivan of Tanski Construction is also present this evening.

Scott Lansing:

The applicant is proposing to remove the access location from the development to NYS Route 67 that was approved on the site plan due to the utility poles which cannot be moved. They reviewed alternative access points which they showed the Planning Board on the map. The location to the east of the roadway would be in the wetlands and next to the property line. The location to the west is wetlands. The site would connect to the original Kings Isle for ingress and egress. The previously proposed access to Route 67 would terminate with a hammerhead at the end of Gallant Drive. The applicant would also like to add a maintenance building in the southwest portion of the property that would serve the development.

Lindsay Buck:

I had a conversation with a gentleman from NYS DOT relating to this, and they were in favor of the removal of the additional curb cut on NYS Route 67 due to the location of directional signs that exist directly across from where Farley Road comes out onto Route 67. Saratoga County Water Authority has a fire hydrant that's in this location as well that they are also not interested in moving.

Frank Bisnett:

Asked Paul Male if there are any outstanding issues with the project.

Paul Male:

If there are any issues it would be in my March 13, 2026 comment letter.

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

Vote

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	No
Member Rathbun	Yes
Member Warren	Yes

**TOWN OF STILLWATER
PLANNING BOARD
2026 RESOLUTION NO. 4**

**A RESOLUTION REGARDING THE APPLICATION FOR KING’S ISLE PDD, KING’S
ISLE EAST (PHASE 6) SITE PLAN AMENDMENT BY BRUCE TANSKI
CONSTRUCTION**

WHEREAS, Bruce Tanski Construction has made an application for site plan amendment within the King’s Isle PDD, King’s Isle East (Phase 6) more particularly described as tax parcel number 251.-1-14.12; and;

WHEREAS, Planning Board made its SEQRA determination issuing a negative declaration in Resolution 21 of 2023 that it now reaffirms and adopts; and,

WHEREAS, a public hearing was held on April 24, 2023, to receive public comments and no public comments were received so the Planning Board has determined to waive further public hearing for the instant application.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for site plan amendment within the King’s Isle PDD, King’s Isle East (Phase 6) more particularly described as tax parcel number 251.-1-14.12 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated March 13, 2026.

A motion by Member Cresswell seconded by Member Buck to adopt Resolution No. 4 of 2026.

A roll call vote was taken on Resolution No. 4 of 2026 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	ABSENT
Member Marshall	ABSENT
Member Rathbun	YES
Member Smith	ABSENT
Member Cresswell	YES
Alternate Member Warren	YES
Alternate Member Scrom	ABSENT

Resolution No. 4 of 2026 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 23, 2026.

PB2025-16 Scenic View Estates PDD Amendment #4 Referral from Town Board for Recommendation

Chairman Bisnett recognized Dominic Arico of Arico Associates, who will be presenting the project this evening. Mr. Justin Crandall is also present this evening.

Dominic Arico:

The applicant is asking for a recommendation from the Planning Board to the Town Board. The applicant was before the Town Board at the February 19, 2026 meeting regarding the changes to the sewer connection. The project itself has not changed since the applicant was before the Planning Board on May 22, 2023. We made some improvements as far as design standards to the development. The applicant purchased the property to the south of the proposed project that was previously owned by Camelot Associates. The applicant is proposing to change the gravity sewer connection originally proposed that would run east along County Route 76 that is approved in the existing PDD language, and are now proposing to run a low-pressure sewer line south to the existing Saratoga County Sewer District manhole on Morgan Court. The applicant's proposal will reverse the sewer connection from the Village of Stillwater to Saratoga County Sewer District #1. In doing that, we are also proposing to add a pump station and an additional low-pressure station that could allow the Village and the Town access to future properties to the north and west on County Route 76. The proposal is to install two parallel 4-inch low-pressure lines with only one activated initially to service this project and the second line for future expansion which would be inactive. The system capacity of 400,000 gallons per day could serve approximately 1,300 additional units beyond the Scenic View development. The low-pressure system is more cost-effective than the gravity line which would cost 1.2 million dollars.

Paul Male:

Either system engineering-wise is fine. The gravity line would provide sewer access to 68 homes between the connection point and the Village line.

Frank Bisnett:

Stated that he was concerned about public benefit for 68 homes along Route 76 who would have direct gravity sewer access with the original plan.

Randy Rathbun:

Questioned capacity issues with the County line based on previous information about INI problems.

Dominic Arico:

Saratoga County Sewer District #1 provided a service letter confirming capacity, no issues reported.

Randy Rathbun:

Asked why a 4-inch sewer line instead of a 6-inch sewer line.

Dominic Arico:

A larger sewer line would require a larger the pump.

Frank Bisnett:

Asked if the sewer lines and pump station would be dedicated to Saratoga County Sewer District #1.

Dominic Arico:

Yes, the sewer lines and pump station would be dedicated the Saratoga County Sewer District #1.

Peter Buck:

Asked about the new NYS DEC wetland regulations and if it interferes with the number of dwellings in the development.

Dominic Arico:

There are 4-acres of wetlands on the parcel and the new wetland regulations does not change the number of dwellings in the development.

Lindsay Buck:

The applicant had one PDD Amendment in 2022 that was approved by the Town Board that allowed them to have a 10% slope for the new public road that's proposed for the 16 homes as well as to move the sidewalk off of that road because of the slope and place one along County Route 76. The applicant was before the Planning Board for Site Plan Review on May 22, 2023. The Site Plan Review was started, the public hearing was held and left open, and the project was tabled for further engineering review. During the public hearing, the Board did have some discussion with some of the property owners, and one residence is surrounded by this property. There are other residents that are in between the mobile home park and the applicant's property that had concerns along with one resident who is further south. The public hearing was left open at the time in order for the applicant to satisfy some of that public comment. But in the meantime, they came back to amend the PDD again between the first approval and the second PDD amendment. The applicant came with a third PDD Amendment and then withdrew it. This is the applicants fourth PDD Amendment application.

Randy Rathbun:

Asked Mayor Judy Wood-Zeno, Village of Stillwater what the Village of Stillwater's opinion is on the new sewer layout.

Mayor Judy Wood-Zeno:

The Village of Stillwater has no preference either way on the Planning Board decision.

Eliot Cresswell:

The applicant would have to amend the PDD language.

Lindsay Buck:

Correct.

Frank Bisnett:

Asked if the applicant has taken core samples due to the rock formation.

Dominic Arico:

They are aware of the rock formations and do not foresee any issues as it would be direct drill.

Geoff Warren:

The new sewer line would support development going north on County Route 76.

Dominic Arico:

Correct.

Ellen Vomacka:

Asked if residents would be able to connect to Saratoga County Sewer line.

Dominic Arico:

Yes, residents would be able to connect to the sewer line.

Eliot Cresswell:

Asked if the Town Board would hold a public hearing.

Ryan Pezullo:

Yes, the Town Board will need to hold a public hearing because it's a change to legislation.

Lindsay Buck:

The original public hearing was left open and is still open.

Eliot Cresswell:

Could one of our conditions be that the Town Board extend Public Hearing notices beyond the required 500feet to include properties who would be losing the ability to connect?

Ryan Pezullo:

Yes, you could do that.

Ellen Vomacka:

Would the applicant be willing to bring the sewer line down to High Street?

Dominic Arico:

He would have to speak with the owners of the development.

Randy Rathbun:

Asked Dominic Arico if the one the owners are present.

Dominic Arico:

Yes, one of the owner's is present this evening.

Justin Crandell:

He is one the owners of the project. They will bring the sewer line down to High Street but, not all the way to the Village line down County Route 76.

Paul Male:

The applicant cannot use a grinder pump for the development it would need to have a pump station.

Geoff Warren:

Asked if Stillwater Elgen Mobile Home Park is on public sewer.

Randy Rathbun:

Yes, Stillwater Elgen is on public sewer.

Pursuant to Chapter 210, Article VII, Section 21-53,C, the Planning Board may “*render either a favorable or unfavorable report to the Town Board. The Planning Board report should articulate how the project meets the objectives and considerations of this chapter and may require changes to the concept plan and PDD language as are deemed reasonably necessary to preserve and promote land use in harmony with adjacent land use, achieve the objectives and considerations of this chapter and to promote the orderly growth and the sound development of the Town pursuant to this article.*”

The above allows for the Planning Board to require changes to the proposed PDD language and concept. After a thorough discussion, the Planning Board concluded on a favorable report conditioned on two required changes to the proposal.

1. That the applicant provides a sewer service line east of the project site to High Street, approximately 1,000 ft +/- in addition to the proposed parallel line proposed to the northwest property corner.
2. The Town Board extends the public hearing notification area beyond the required 500ft radius to include the 68+/- homes that would have had the ability to connect to the public sewer if the line was constructed as currently outlined in the PDD language that proposed connection east from the project site to the Village of Stillwater boundary.

Eliot Cresswell made a motion for a positive recommendation with conditions that

1. That the applicant provides a sewer service line east of the project site to High Street, approximately 1,000 ft +/- in addition to the proposed parallel line proposed to the northwest property corner.
2. The Town Board extends the public hearing notification area beyond the required 500ft radius to include the 68+/- homes that would have had the ability to connect to the public sewer if the line was constructed as currently outlined in the PDD language that proposed connection east from the project site to the Village of Stillwater boundary.

to the Town Board, seconded by Randy Rathbun. A roll call vote was taken.

Vote

Chairman Bisnett	Yes
Vice-Chairman Buck	Yes
Member Cresswell	Yes
Member Rathbun	Yes
Member Warren	Yes

Forest & Foundry Apartments (formerly Shenandoah Drive Apts) 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 MB (Mixed Use Business) 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 lots down to 3 lots.

Frank Bisnett:

Asked about Paul Male's comment letter dated March 13, 2026 regarding Item #3, required parking spaces, Item #12 importing/exporting of soils, Item #18 retaining walls, Item #27 Landscaping, Item #33 bicycle racks, Item #37 dumpster location.

Scott Lansing:

He will adjust the parking spaces to the acceptable number. The importing of soils will come from across the street from the project. The retaining walls will be stamped engineer drawings provided before construction. The landscaping trees have been replaced with red spruce trees. There will be bike racks in the vicinity of the clubhouse. There will be a central trash compactor in the northwest corner. The applicant is considering a concierge trash pickup service.

Lindsay Buck:

Asked if the trash compactor has secondary containment.

Scott Lansing:

Yes, the compactor has a secondary containment.

Eliot Cresswell:

Asked if the development will have a clubhouse.

Scott Lansing:

Yes, the development will have a clubhouse.

Paul Male:

Stated that he had concerns with the limits of disturbance for each phase being so close to the 5-acre threshold.

Lindsay Buck:

The buildings will need 911 numbers and road names reviewed and accepted by the Town. The Town will require stormwater inspectors to document the disturbed area calculations in reports for each construction phase.

**TOWN OF STILLWATER
PLANNING BOARD
2026 RESOLUTION NO. 5**

**A RESOLUTION REGARDING THE APPLICATION FOR SITE PLAN AMENDMENT
AND LOT LINE ADJUSTMENT FOR THE FOREST AND FOUNDRY APARTMENTS
(FORMERLY SHENANDOAH DRIVE APARTMENTS)**

WHEREAS, The applicant has submitted an application for a Site Plan Amendment and Lot Line Adjustment for a multi-family development on Shenandoah Drive (formerly, Shenandoah Drive Apartments), 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, 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; and,

WHEREAS, pursuant to Resolution 10 of 2025, the Planning Board approved the site plan, subject to enumerated conditions; and,

WHEREAS, the applicant now seeks amendment to the site plan and a lot line adjustment.

NOW, therefore, be it

RESOLVED, the Planning Board re-affirms and adopts its prior negative declaration pursuant to SEQRA; and be it further,

RESOLVED, that the Planning Board waives any further public hearing; and be it further,

RESOLVED, the Planning Board hereby approves the application for a Site Plan Amendment and Lot Line Adjustment for a multi-family development on Shenandoah Drive (formerly, Shenandoah Drive Apartments), more particularly described as SBL's 241.-1-8, 241.-1-6.31, 241.-1-6.32 and 241.-1-6.33 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated March 13, 2026.

A motion by Member Cresswell seconded by Member Buck to adopt Resolution No. 5 of 2026.

A roll call vote was taken on Resolution No. 5 of 2026 as follows:

Chairman Bisnett	YES
Member Buck	YES
Member Reilly	ABSENT
Member Marshall	ABSENT
Member Rathbun	YES
Member Smith	ABSENT
Member Cresswell	YES
Alternate Member Warren	YES
Alternate Member Scrom	ABSENT

Resolution No. 5 of 2026 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 23, 2026.

Adjournment

Eliot Cresswell:

Made a motion to adjourn, seconded by Peter Buck, at approximately 7:15 pm.