



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

April 27, 2026 @ 6:00 PM

PRESENT

Frank Bisnett, Chairman
Peter Buck, Member
Eliot Cresswell, Vice-Chairperson
Randy Rathbun, Member
Kimberlee Marshall, Member
Mary Beth Reilly, Member
Dale Smith, 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 March 23, 2026

Vice-Chairman Cresswell made a motion to approve the March 23, 2026 meeting minutes, seconded by Member Buck.

Frank Bisnett:

Members do not need to have been present at the meeting to vote on the minutes.

Vote

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

PB2026-05 & 06 RM Dalrymple Site Plan and Special Use Permit

Chairman Bisnett recognized Jason Dell of Lansing Engineering, who represented R.M. Dalrymple Co. Inc. R.M. Dalrymple Co., Inc.'s general manager, James Ether, was also present.

Jason Dell:

The applicant is requesting reapproval of the Site Plan and Special Use Permit. The project is located on the northern side of Lake Road, at the corner of Lake Road and Grace Moore Road. There are numerous existing structures at the project site. The project was originally approved by the Planning Board in January of 2022. We have received reapprovals, but the most recent approval has now expired. The project was slated for construction that same summer; however, budgetary and supply issues prevented it from proceeding. The project consists of a 16,400 sq. ft. commercial warehouse building, including 3,600 sq. ft. of office space and 12,800 sq. ft. of warehouse space. The main access to this building will be on Lake Road, which will extend around the building to the parking lot. The parking lot will have 25 spaces. We also intend to extend the sanitary sewer to the project, and the new building will be connected to public water. Stormwater will be managed on-site. Since the original approval, the project has remained unchanged. We are requesting that the Board reaffirm the previous SEQR determination and reapprove the project.

Frank Bisnett:

The overview letter requests to delay the sidewalks from the original approval. The Town still wants to see sidewalks on Lake Road. The Board needs to decide if we want to waive the public hearing.

Peter Buck:

Since they already went through this process and had a public hearing for the original approval, and since nothing has changed with the site design, it's my opinion to waive the public hearing.

Randy Rathbun:

Are there any outstanding issues aside from sidewalks? In the past, there were issues that required work to stop. Has that been resolved?

Lindsay Buck:

They have resolved the previous issues, and there are no other recent issues. Sidewalks were included as a condition in their Resolution from 2022. Paul Male's comment letter would have listed any additional issues.

Randy Rathbun:

Paul Male's comment letter mentions money in an escrow account for the sidewalks that need to be added. Where are they with that?

Lindsay Buck:

The sidewalks are required to be installed as a condition from the 2022 Resolution, and they need to fully satisfy all comments from Paul Male's review letters.

Kimberlee Marshall:

Are the applicants disputing the sidewalk requirement? They originally agreed to install them.

James Ether:

We are not disputing the sidewalks. We want to move the project forward as quickly as possible, so we will do whatever the Board wants to see to make that happen. At this time, it would be the only sidewalk on Lake Road and would not connect to other pedestrian infrastructure. We would also be responsible for clearing it, but if it will move the project forward, we will do it.

Frank Bisnett:

We need to start somewhere with sidewalks along Lake Road, and we do not want to keep putting them off. The Comprehensive Plan discusses the importance of sidewalks on Lake Road, and the original approval includes them as a condition.

James Ether:

If that is what the Board requires for approval, that is fine. We would also be extending the sewer line further along Lake Road. We also extended the water line from the Saratoga Golf Course back in 2021, so not only are we serviced, but it also serves residents.

Kimberlee Marshall:

Who would be responsible for the sidewalks? Would they be turned over to the Town?

Lindsay Buck:

The Town would not be taking ownership of the sidewalks.

Kimberlee Marshall:

So, the applicant would be responsible for maintenance of the sidewalks.

James Ether:

We added a hydrant and brought a water line from the Saratoga Golf Course along Grace Moore Road back in 2021

Lindsay Buck:

I am not familiar with the water line extension. Did you go through review for that? It must have been Malta's water supply and would have required a Site Plan if public utility work was done in the right-of-way.

James Ether:

I wasn't involved in that process so I can't tell you much about the water line extension, but we had permits.

Ryan Pezzulo:

Is there a Map Plan Report from Malta that would have as-builts that we could look at? It would not necessarily impact this approval tonight.

Chairman Frank Bisnett asked if anyone had any further questions or concerns, and hearing none, he asked for a motion.

TOWN OF STILLWATER

PLANNING BOARD

2026 RESOLUTION NO. 6

A RESOLUTION REGARDING THE APPLICATION BY R.M. DALRYMPLE FOR AN EXTENSION OF ITS SITE PLAN APPROVAL AND SPECIAL USE PERMIT

WHEREAS, R.M. Dalrymple has submitted an application for a Site Plan and Special Use Permit regarding property located at Grace Moore Road and Route 76, Stillwater, NY 12170, more fully identified as Tax Map Numbers 231.-1-86; 231.-1-87; 231.-1-88; 231.-1-89; 231.-1-70; and 321.-1-37.1; and,

WHEREAS, the project was originally approved for Site Plan and Special Use Permit by Resolution 2 of 2022 with conditions, and the Applicant was granted a two (2) one-year extensions by Resolution 3 of 2023 and Resolution 5 of 2024 respectively; and,

WHEREAS, a Public Hearing was duly noticed and held for that application on January 24, 2022, regarding the application; and,

WHEREAS, the Planning Board completed a SEQRA review and issued a negative declaration pursuant to Resolution No. 1 of 2022; and

WHEREAS, the Resolution 5 of 2024 providing for the additional one-year extension, expired on May 28, 2025; and

WHEREAS, a new application for Site Plan and Special Use Permit was required; and

Now, therefore, be it

RESOLVED, that the Planning Board adopts and reaffirms its negative declaration pursuant to SEQRA as set forth in Resolution 1 of 2022; and be it further,

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

RESOLVED, the application of R.M. Dalrymple for a Site Plan and Special Use Permit regarding property located at Grace Moore Road and Route 76, Stillwater, NY 12170, more fully identified as Tax Map Numbers 231.-1-86; 231.-1-87; 231.-1-88; 231.-1-89; 231.-1-70; and 321.-1-37.1 is hereby granted, conditioned upon the following:

1. Full satisfaction of the items identified in the review letters of Paul Male, P.E. dated December 7, 2021, January 18, 2022, May 22, 2024, and March 30, 2026.
2. The applicant shall be required to install sidewalks per the original site plan approval and Town Code.

A motion by Member Cresswell seconded by Member Buck to adopt Resolution No. 6 of 2026.

A roll call vote was taken on Resolution No. 6 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
Alternate Member Warren	___
Alternate Member Scrom	___

Resolution No. 6 of 2026 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 27, 2026.

Sheila Silic, Planning Board Secretary

PB2026-04 Maher Minor Subdivision, 100 Putnam Road

Chairman Bisnett recognized William Maher, the owner of 100 Putnam Road. Walter Borisenok, owner of 43 Brown Road LLC and prospective buyer of 100 Putnam Road, was also present.

William Maher:

Turned the project over to Walter Borisenok to present.

Walter Borisenok:

This is an application for a Lot Line Adjustment to convey 81.43-acres of vacant land owned by Tina and Bill Maher to 43 Brown Road LLC. The end result would reduce the Mahers' 86.43-acre parcel to the original 5-acres approved by the Planning Board in 2016. In 2016, Joan Compton, Tina Maher's mother, subdivided off 5-acres from her 93.43-acre parcel, which was conveyed to Tina and Bill Maher for them to build their home (PB2016-13). Later in 2018, Joan Compton conveyed 81.43-acres to the Mahers, resulting in her lot on Brown Road being reduced to 7-acres and the Maher lot on Putnam Road being increased to 86.43-acres (PB2018-21). The 7-acre parcel owned by Joan was then further subdivided in 2021 into 2 parcels (PB2021-11). In

2025, the Mahers applied for an Area Variance on their 86.43-acre parcel (ZB2025-1) that was denied. The Mahers now wish to return their property to its 2016-2018 configuration and preserve the remaining 81.43-acres by conveying it to 43 Brown Road LLC.

Kimberlee Marshall:

There are no issues with this proposal, it meets all requirements.

Frank Bisnett:

All requirements appear to be met. The Board should determine whether to schedule a Public Hearing.

Walter Borisenok:

Do Lot Line Adjustments typically require a Public Hearing?

Frank Bisnett:

Due to the size of the parcel and the amount of land being transferred, we want to hold one.

Lindsay Buck:

Due to the boundaries of these 2 parcels being on the Town of Saratoga boundary, it is not possible to merge the two parcels, and this application will need to be treated as a Minor Subdivision. Since 43 Brown Road LLC will keep its SBL as is in the Town of Saratoga, the 86.43-acre lot will be subdivided into 2 lots with two different SBLs in the Town of Stillwater: one 81.43-acre lot and one 5-acre lot containing the Mahers' home. This will create 2 lots in Stillwater, and 43 Brown Road LLC will keep its existing SBL.

Walter Borisenok:

The Town of Saratoga already approved this project.

Ryan Pezullo:

Did the Town of Saratoga approve it as a Lot Line Adjustment?

Walter Borisenok:

The project never went before the Board because it was reviewed as a Lot Line Adjustment and was approved administratively.

Lindsay Buck:

Within the Town of Stillwater, this project would create 2 lots: the 81.43-acre lot and the 5-acre lot. This would qualify as a subdivision and would require a Public Hearing.

Vice Chairman Eliot Cresswell made a motion to schedule the public hearing for May 18, 2026, seconded by Member Mary Beth Reilly. A roll call vote was taken.

Vote

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

PB2026-07 Bocrest Fields Apartments Site Plan Extension, Halfway House Road

Chairman Bisnett recognized Frank Palumbo from CT Male Associates, who presented the project.

Frank Palumbo:

We are here requesting an extension of the Bocrest Fields Apartments Site Plan. The project has already been approved. It is a 13-building apartment complex, with each building having 24 units, for a total of 312 units. The main entrance is located on Halfway House Road, and we have all the necessary approvals for the County Sewer and wetlands. We have experienced delays in securing a builder for the project, but are now ready to proceed.

Randy Rathbun:

It appears everything is consistent with the original approval, with no changes proposed.

Frank Bisnett:

There is also a committee for this project that will be created once construction begins to address trails and landscaping.

Randy Rathbun:

Are there issues with stormwater drainage? There was a previous comment from a neighbor who was concerned with the location of one of the buildings. Has this concern been remedied?

Lindsay Buck:

The applicant worked with the Town to determine a layout that would satisfy the neighbor comments, and the committee was decided on.

Frank Palumbo:

We know there are requirements for landscaping, and the committee will help determine how much landscaping will be used and where it will be located in order to satisfy neighbor comments. The plans are still the same as when they were originally signed, and we are not asking for any changes.

Lindsay Buck:

This project is unique because they were waiting for sign-offs from the County Sewer Department for a long time. The official maps were signed in April of 2025, so they are at the one-year mark for renewal.

Frank Bisnett:

The primary issue was sewer, and the Sewer District had comments that needed to be resolved.

Frank Palumbo:

We have a meeting with the Sewer District later this week. There has been continuous activity on the project, though construction has not yet begun. We do have a few changes to the buildings themselves, but those changes will be contained within the approved building footprints.

Chairman Frank Bisnett asked if anyone had any further questions or concerns, and hearing none, he asked for a motion.

TOWN OF STILLWATER

PLANNING BOARD

2026 RESOLUTION NO. 7

**A RESOLUTION REGARDING THE EXTENSION OF THE SITE PLAN APPROVAL
FOR THE BOCREST FIELDS PDD AMENDMENT**

WHEREAS, Bocrest Fields LLC has applied for extension of its previously approved Site Plan that includes 86.66 acres on the west side of Brickyard Road south of Halfway House Road on tax parcel 253.-2-25 for 2 single family homes and 312 multi-family units; and,

WHEREAS, the Town Board approved the Bocrest Fields PDD Amendment via Local Law No. 3 of 2022 on August 18, 2022 after a positive recommendation from the Planning Board; and,

WHEREAS, the Planning Board conducted a coordinated review pursuant to 6 NYCRR section 617.6 (New York State Environmental Quality Review Act (“SEQRA”)) and issued a negative declaration via Resolution 8 of 2023; and,

WHEREAS, the Planning Board approved the Site Plan for the PDD amendment via Resolution 9 of 2023 after a comprehensive review and consideration of public comments; and

WHEREAS, the Planning Board granted an extension of the approval pursuant to Resolution 1 of 2024 incorporating all prior conditions of approval, said plans were stamped and signed in April of 2025 and thus expire this month per the Town Code; and,

WHEREAS, the Applicant has applied for an extension of its Site Plan approval for a period of one (1) year.

Now therefore it is,

RESOLVED, that the Planning Board adopts and reaffirms its negative declaration pursuant to SEQRA as set forth in Resolution 8 of 2023; and be it further,

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

RESOLVED, that the Planning Board hereby approves renewal of the Site Plan dated December 8, 2022 proposed by Bocrest Fields LLC with the required amendments through February 22, 2023

incorporated therein, and as extended in February of 2025, for a period of one (1) year, conditioned upon each of the following items being completed satisfactorily prior to the issuance of any building permit(s) or certificate(s) of occupancy:

1. Compliance with the Engineering Letter by Paul Male, PE dated April 7, 2026 along with all other prior review requirements.
2. Compliance with the provisions of the PDD amendment authorized by the Town Board on August 18, 2022.
3. Compliance with all prior conditions of approval as set forth in Resolution 9 of 2023 and Resolution 1 of 2024.

A motion by Member Rathbun seconded by Member Reilly to adopt Resolution No. 7 of 2026.

A roll call vote was taken on Resolution No. 7 of 2026 as follows:

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

Resolution No. 7 of 2026 was passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 27, 2026.

Sheila Silic, Planning Board Secretary

Adjournment

Eliot Cresswell:

Made a motion to adjourn, seconded by Kimberlee Marshall, at approximately 6:27 pm.