

**Stillwater Town Board Meeting &  
4 Public Hearings  
September 16, 2021 7:00 PM  
Stillwater Town Hall**

**Present:** Councilman Chris D'Ambro  
Councilwoman Ellen Vomacka  
Councilwoman Valerie Masterson  
Supervisor Ed Kinowski

**Also Present:** Sue Cunningham Town Clerk  
Supt of Highways, Matt Harris  
Joe Lanaro, Engineer for the Town  
Ryan Pezzulo, Attorney for the Town

**Absent:** Councilman Artie Baker

Supervisor Kinowski called the meeting to order and led everyone in the Pledge to the Flag.

Sue Cunningham, Town Clerk took the roll call.

**Adoption of Minutes: Motion** by Councilwoman Vomacka and seconded by Councilman D'Ambro to adopt the minutes of August 19, 2021. **Motion carried.**

**Public Hearing**                      **Saratoga Glen PDD Amendment**

Lindsay Buck, Town Planner stated that in the original PDD this area was intended for commercial use. They would like to amend the PDD to construct 3 apartment buildings with a total of 26 units.

A representative from ABD Engineers gave a brief overview of the amendments on behalf of the developer. They are proposing 26 2 story apartments with a 1 car garage for each unit. They would also like to amend the 100 ft setback.

**Public Input**

Alan Buzanowski comment on the units and his concern on the impact this will have on Cold Spring Road and County Rd 76, County Road 76 and 9P, and the emergency departments. He stated with the 260 apartments planned, up by Cordero Blvd, will create a greater impact on these areas.

Jennifer LeBlanc commented on water issues, a creek that is a water source that goes into the lake, easements and impact on wildlife. She also inquired on square footage of the apartments how many bedrooms and had concerns with people cutting through their property to go to the park or Stewarts.

ABD Engineer stated they would be 1 to 2-bedroom apartments and only road would be to Cold Springs Road.

Mark Eggers commented on the traffic, speeding, speed limit and all the additional traffic will be dangerous to residents and pedestrians.

Karen Lorf commented total units in the entire PDD, SEQRA, type I action, final build out and suggested they put the remaining land available into a conservation easement.

Paul Pastore, Attorney for some residents, inquired about a sunset provision due to lack of development.

Attorney Trainor stated that this under review.

Mr. Pastore commented on the view shed to the lake, residential /commercial traffic, amending the 100ft setback may help with the view shed. He suggested the public hearing be continued and the developer modify the layout.

Sara inquired about the environmental impact statement and wetland protection.

Richard Cline stated they knew the area could be developed and would like to see the setback amended. He commented on the view shed to the lake, traffic and does not believe Cold Spring Road can handle the traffic.

Dale Cline commented on the noise that 26 units in their backyard will bring. She also had concerns that the units not being owner occupied, the residents won't have a vested interest, it will change the tone of the area.

A resident commented on the traffic concerns.

Erin Canning commented on the possible development of apartments and asked if conservation was taken into consideration.

Paul Pastore stated to alleviate concerns of some residents the Town Board recommend that the developer amend and modify the layout, distribute and allow time to review.

Attorney Trainor stated that the developer has heard the concerns and it is up to them to modify the layout.

Supervisor Kinowski stated that the Town Board will take the matter and comments into consideration and hold the public hearing open until the next meeting. If anyone has further comments they can put them in writing and send to the planning board. With everyone having the opportunity to comment Supervisor Kinowski adjourned the public hearing at 7:45pm.

### **Public Hearing**

### **BoCrest Fields PDD**

Lindsay Buck stated that the applicant is proposing a PDD to include apartment style residential development with single family lots.

Frank Palumbo, project manager, gave a brief overview of the project. He stated that project would consist of two single-family lots with access off of Brickyard Road, approximately 19 acres would consist of 336 apartment units with access off of Halfway House Road and 549 shared parking spaces. The additional 64 acres would remain conservation.

### **Public Input**

Marty DelaRosa inquired about a traffic study, setback, a buffer to his property, impact to school & sewer, traffic light/accidents and effective drainage in the area.

Russell Bower stated that he does not want to see 600 cars coming out of this development daily. There is a creek that runs through the area and the runoff of gas & oil will affect wildlife in the area. It is a quiet neighborhood; the size of this project does not fit in this neighborhood and it will no longer be quiet.

Karen Lorf stated that this is a classic reason for a type 1 action. She commented on wetland delineations, wetland density, DEC/army Corp, recreation area for families, build out of actual acres that can be developed and if there was a sunset clause in effect.

Attorney Trainor stated the sunset clause is under review.

Richard Brammer commented on low income apartments, crime rate and environmental impact.

Mary stated that this is a quiet neighborhood and the noise and traffic will affect them. She also inquired about a traffic study, sunset clause, who votes on the project, and when construction would start.

Attorney Trainor that the projects require 2 Board actions; Town Board votes on the legislation than it goes to the Planning Board.

Russell Bower inquired how many bedrooms per apartment and the range of the rent.

Mr. Palumbo stated that they would mostly be 1 to 2 bedrooms and rent would be the market rate.

Amber Carey stated that her home butts up to the bike path and they have a major water issue in their back yard. She commented on traffic impact on Halfway House Rd and Hudson Ave,

speeding, impact on the school, difficulty on school buses, traffic light, bike path and trespassing.

Karen Lorf stated that she encourages Type 1 Action be taken on this project.

Mr. Palumbo stated that they will take all comments into consideration, will provide more information on impact statement, address culvert & flooding issues, and stated that these apartments will not be income based.

With everyone having the opportunity to comment Supervisor Kinowski closed the public hearing at 8:30pm. He stated depending on response and additional comments the Town Board could vote on this at the October 7<sup>th</sup> agenda meeting.

Supervisor Kinowski stated that he will meet with anyone 1 on 1 or group regarding any issue in Town.

### **Public Hearing                      Hudson Heights Apartments PDD Amendment**

Matt Jones gave a brief overview and stated that there are 7 amendments be requested ;5 of those being administrative details.

Scott Lansing of Lansing Engineer stated that the developer is requesting to build 120-unit apartments, surface parking only, clubhouse and accessory garage.

### **Public Input**

Karen Lorf commented on the changes and complimented on how well done this project is.

With everyone having the opportunity to comment supervisor Kinowski closed the public hearing at 8:45.

### **Public Hearing                      Proposed Local Law—Cannabis Law**

Attorney Trainor gave a brief presentation on the purpose of this law. It is intent of this local law to opt out of allowing cannabis retail dispensaries and on-site cannabis consumption sites in the Town of Stillwater that would otherwise be allowed under Cannabis Law.

### **Public Input**

Karen Lorf stated that she hopes the if the Town Board opts out, they opt out on fact not fear.

Councilwoman Vomacka had questions on dispensaries, difference of medical use vs recreational use and regulations against children being harmed.

Patrick Nelson commented on marijuana being legalized. He compared alcohol to marijuana and the responsibility of parents keeping their children safe. He also spoke on data showing marijuana being safer than alcohol.

Councilwoman Masterson commented on dispensaries and consumption sites being near schools & churches.

Discussion was held on health issues, tobacco vs cannabis, addiction and alcohol vs cannabis.

Karen Lorf stated that the State justified the legalization.

With everyone having the opportunity to comment Supervisor Kinowski closed the public hearing at 9:00 pm.

### **Agenda items                      Resolution #69**

Supervisor Kinowski requested that they table Resolution #69 until September 29<sup>th</sup> when they will be holding a special meeting.

**Resolution #69      Accept 1<sup>st</sup> Sgt. Cordani’s Letter of Retirement**

Introduced by: Supervisor Kinowski

WHEREAS, A Great Town is only as great as those people who give exemplary service to their community; and

WHEREAS, it is appropriate to recognize and commend outstanding law enforcement officers such as 1<sup>st</sup> Sgt. Ray Cordani for their valued contributions to the community; and

WHEREAS, Attendant to such concern, the Stillwater Town Board is justly proud to congratulate 1<sup>st</sup> Sgt. Ray Cordani upon the occasion of his retirement after 28 ½ years of dedicated service with the Town of Stillwater Police Department; and

WHEREAS, it is the sense of this Town Board that those dedicated public servants who unselfishly devote their lives to the preservation of order and the protection of others are worthy and due full praise for their commitment and noble endeavors; and

RESOLVED, the Town of Stillwater has been blessed to have such an outstanding citizen, 1<sup>st</sup> Sgt. Ray Cordani, one who is truly worthy of the praise and esteem of his community and the great Town of Stillwater and the Town Board accepts his letter of retirement and wishes him the best of luck on future endeavors.

**Motion** by Councilman D’Ambro and seconded by Councilwoman Masterson to TABLE Resolution No. 69 of 2021.

A roll call was taken on Resolution No. 69 of 2021 as follows:

Supervisor Kinowski	YES
Councilman Baker	ABSENT
Councilman D’Ambro	YES
Councilwoman Masterson	YES
Councilwoman Vomacka	YES

**Motion carried.** Resolution No. 69 of 2021 was TABLED unanimously.

**Public input**

Patrick Nelson spoke on charging stations for electric cars through the Town & Village. Possible sites he was looking at the library, Village Hall, Blockhouse, and Town Hall. He stated he is researching several vendors and grant money.

Supervisor Kinowski stated that Price Chopper and Stewarts are looking at putting charging stations at their locations. He also suggested a possible approach could be a shared service grant with the Town & Village.

Discussion was held on charging stations for cars, bikes, etc.

**Audited Claims**

**Motion** by Councilwoman Vomacka and seconded by Councilman D’Ambro to pay the audited claims. **Motion carried.**

General	\$321,055.44
Town Outside	\$42,776.48
Highway	\$113,343.21
Water/ Sewer	\$1,956.17
Capital Projects	\$6,482.50

**Motion carried.**

**Motion** by Councilwoman Vomacka and seconded by Councilman D’Ambro to adjourn the Town Board meeting at 9:15 pm. **Motion carried.**

Respectfully submitted by

Sue Cunningham, Stillwater Town Clerk