

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
July 24, 2023 @ 6:00 PM**

Present:

**Chairman Frank Bisnett (FB), Chairman
Eliot Cresswell (EC) Member
Carol Marotta, (CM) Alternate Member
Randy Rathbun, (RR)
Marybeth Reilly (MR) Member
Timothy Scrom (TS) Alternate Member
Dale Smith, (DS) (Arrived @6:04)**

Also Present:

**Ryan Pezzulo, Attorney for the Town
Paul Male, Town Engineer, (PM)
Lindsay (Zepko) Buck, Senior Planner (LB)
Ellen Vomacka, Town Board Liaison
Judy Wood-Zeno, Assistant to Planning Department
Sheila Silic, Secretary**

Absent:

**Peter Buck (PB), Vice-Chairman
Kimberlee Marshall (KM)**

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:

Ms. Reilly made a motion to approve the June 26, 2023 meeting minutes, seconded by Mr. Rathbun. A roll call vote was taken.

Chairman Bisnett	Yes
Member Cresswell	Yes
Alternate Member Marotta	Yes
Member Rathbun	Yes
Member Reilly	Yes
Alternate Member Scrom	Yes
Member Smith	Yes

PB2023-10 Forest Ridge Major Subdivision, Cold Spring Road

Chairman Bisnett recognized Mr. Patrick Jarosz of Gilbert Van Gilder Land Surveyor PLLC who is representing Mr. Zackary Dorough.

Mr. Jarosz:

The applicant is proposing to subdivide Lot C located in the Forest Ridge Mixed-Use Development which consist of 50.24-acres and is the location of the multi-family development. The applicant is proposing Lot 1 {C} which consists of 20.6-acres and Lot 2 {D} consist of 29.65-acres. The proposed subdivision is for financial purposes. There have not been any changes to the layout of the original site plan.

Chairman Bisnett proceeded to open the public hearing and asked if anyone wished to comment.

Michael Van Patten 65 Fitch Rd

Asked if they applicant would turn the map toward the public to view the proposed subdivision.

Chairman Bisnett:

Asked if anyone else wished to comment, hearing none he asked for a motion to close the public hearing. Mr. Rathbun made a motion to close the public hearing seconded by Ms. Marotta. A roll call vote was taken.

Chairman Bisnett	Yes
Member Cresswell	Yes
Alternate Member Marotta	Yes
Member Rathbun	Yes
Member Reilly	Yes
Alternate Member Scrom	Yes
Member Smith	Yes

Mr. Rathbun:

There have been no changes made to the approved plans.

Chairman Bisnett:

That is correct.

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
2023 RESOLUTION NO. 23**

A Resolution Making a SEQRA Determination for the application for a Two-Lot Major Subdivision for the Forest Ridge Mixed Use Development by Blue Iron Construction, LLC

WHEREAS, James A. Kehrer Jr. of Blue Iron Construction, LLC has made an application for a two-lot major subdivision of “Lot C” (the original parcel) creating “Lot 1” with an area of 20.60 acres and “Lot 2” with an area of 29.64 acres for a total area of 50.24 acres more

particularly described as tax parcel number 242.-1-6.2; 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 Planning Board hereby determines that the action for the two-lot major subdivision of “Lot C” (the original parcel) creating “Lot 1” with an area of 20.60 acres and “Lot 2” with an area of 29.64 acres for a total area of 50.24 acres, more particularly described as tax parcel number 242.-1-6.2, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Reilly seconded by Member Cresswell to adopt Resolution No. 23 of 2023.

A roll call vote was taken on Resolution No. 23 of 2023 as follows:

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

Resolution No. 23 was Passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 24, 2023.

Sheila Silic
Sheila Silic, Planning Board Secretary

**TOWN OF STILLWATER
PLANNING BOARD
2023 RESOLUTION NO. 24**

A Resolution Regarding the application for a Two-Lot Major Subdivision for the Forest Ridge Mixed Use Development by Blue Iron Construction, LLC

WHEREAS, James A. Kehrer Jr. of Blue Iron Construction, LLC has made an application for a two-lot major subdivision of “Lot C” (the original parcel) creating “Lot 1” with an area of 20.60 acres and “Lot 2” with an area of 29.64 acres for a total area of 50.24 acres more particularly described as tax parcel number 242.-1-6.2; and;

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review and made its SEQRA determination issuing a negative declaration in Resolution 23 of 2023; and,

WHEREAS, a public hearing was held on July 24, 2023 to receive public comments and no public comments were received.

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for a two-lot major subdivision of “Lot C” (the original parcel) creating “Lot 1” with an area of 20.60 acres and “Lot 2” with an area of 29.64 acres for a total area of 50.24 acres more particularly described as tax parcel number 242.-1-6.2 subject to satisfactory completion of the following conditions:

1. Compliance with the engineering letter of Paul Male, P.E. dated July 12, 2023.

A motion by Alternate Member Marotta seconded by Member Reilly to adopt Resolution No. 24 of 2023.

A roll call vote was taken on Resolution No. 24 of 2023 as follows:

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

Resolution No. 24 was Passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 22, 2023.

Sheila Silic
Sheila Silic, Planning Board Secretary

PB2023-11 DeCresente Canopy Site Plan Amendment Hudson Ave

Chairman Bisnett recognized Mr. Owen Speulstra who is representing DeCresente Distributing Company.

Mr. Speulstra:

The site currently has an office and warehouse building with associated loading docks, access drives, and parking areas for the DeCresente Distributing Company. This land has frontage along North Main Street to the east and Best Avenue to the north. A Commercial Retail shopping center borders the site to the south and the railroad track borders the site to the west. The proposal includes the remodel of the offices and the addition of an entrance canopy with concrete under the canopy at the southern façade of the building. The remainder of the site will remain unchanged. The previous variance approval for the site allowed 90.4% impervious coverage. The proposed will increase the impervious coverage slightly from 88.8% to 89.0%. The overall disturbance associated with the proposed project is 0.07± acres. The proposed site is in an area where the surrounding uses consist of mostly commercial and industrial uses. There are no other foreseen impacts on adjoining properties for visual, drainage or others. Utility services (water, sewer, solid waste) the proposed site will have no foreseen impacts on municipal systems, nor any foreseen impacts on Town, County or State roads. The proposed project is an office remodel and does not propose an expansion of the site.

Mr. Scrom:

Asked if the expansion will affect the handicap parking area.

Mr. Speulstra:

The expansion would not affect the handicap parking area.

Mr. Rathbun:

Asked about the expansion of the main entrance.

Mr. Owen Speulstra:

The applicant is adding 1,000 Sq. Ft of impervious surface which will expand the entrance to the main building.

Chairman Bisnett:

Asked Ms. Lindsay Buck if she received a response from the Saratoga County Planning Board.

Ms. Lindsay Buck:

Yes. The County issued a Memorandum of Understanding with the response that there is no significant county-wide or intermunicipal impact.

Mr. Rathbun made a motion to waive the public hearing as the proposed amendment does not impact the surrounding neighbors, seconded by Mr. Scrom. A roll call vote was taken.

Chairman Bisnett	Yes
Member Cresswell	Yes
Alternate Member Marotta	Yes
Member Rathbun	Yes
Member Reilly	Yes
Alternate Member Scrom	Yes
Member Smith	Yes

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
2023 RESOLUTION NO. 25**

A Resolution Making a SEQRA Determination for the application for the DeCrescente Office Remodel and Entrance Canopy Site Plan by DeCrescente Distributing Company Inc.

WHEREAS, DeCrescente Distributing Company Inc. has made an application for site plan approval for an office remodel and entrance canopy at 211 North Main Street more particularly described as tax parcel number 262.-1-20; 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 Planning Board hereby determines that the action for site plan approval for an office remodel and entrance canopy at 211 North Main Street more particularly described as tax parcel number 262.-1-20, will not result in significant impacts on the environment and a negative declaration is hereby issued.

A motion by Member Reilly seconded by Alternate Member Scrom to adopt Resolution No. 25 of 2023.

A roll call vote was taken on Resolution No. 25 of 2023 as follows:

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

Resolution No. 25 was Passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 24, 2023.

Sheila Silic
Sheila Silic, Planning Board Secretary

**TOWN OF STILLWATER
PLANNING BOARD
2023 RESOLUTION NO. 26**

A Resolution Regarding the application for the DeCrescente Office Remodel and Entrance Canopy Site Plan by DeCrescente Distributing Company Inc.

WHEREAS, DeCrescente Distributing Company Inc. has made an application for site plan approval for an office remodel and entrance canopy at 211 North Main Street more particularly described as tax parcel number 262.-1-20; and;

WHEREAS, pursuant to 6 NYCRR section 617.6, the Stillwater Planning Board is the appropriate lead agency for SEQRA review and made its SEQRA determination issuing a negative declaration in Resolution 25 of 2023; and,

WHEREAS, the Planning Board, on a motion by Member Rathburn, seconded by Member Smith, voted unanimously to waive the Public Hearing requirement for site plan approval,

NOW, therefore, be it

RESOLVED, the Planning Board hereby approves the application for an office remodel and entrance canopy at 211 North Main Street more particularly described as tax parcel number 262.-1-20 subject to satisfactory completion of the following conditions:

2. Compliance with the engineering letter of Paul Male, P.E. dated July 10, 2023.

A motion by Member Rathbun seconded by Alternate Member Scrom to adopt Resolution No. 26 of 2023.

A roll call vote was taken on Resolution No. 26 of 2023 as follows:

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

Resolution No. 26 was Passed at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 24, 2023.

Sheila Silic

Sheila Silic, Planning Board Secretary

Mr. Rathbun made a motion to adjourn seconded, by Ms. Reilly at approximately 6:25pm.