

Town of Stillwater
Planning Board Meeting
May 5, 2008

Present: Chairwoman JoAnn Winchell, Peter Buck, Carol Marotta, John Murray, Patricia Paduano, Paul Tompkins

Also Present: Ray Abbey-Building Department, Joel Bianchi-Town Engineer, Daryl Cutler-Attorney for the Town, Joseph Lanaro-Chazen Companies

Chairwoman Winchell called the meeting to order at 7:30 P.M. and led everyone in the pledge to the Flag.

The first order of business was to approve the minutes of April 21, 2008 a motion was in order.

MOTION to approve
the minutes of 4/21/08
Made by C. Marotta, seconded
by J. Murray

MOTION CARRIES 6-0

Chairwoman Winchell inquired if the appropriate mailing were sent, how many were sent and is there a copy of the public notice in the file. The secretary informed the Chairwoman that were sent and there was 57 mailings sent out and there is a copy of the public notice in the file.

Chairwoman Winchell stated that she has received a report from the Building Department on permits that have been issued, and revenue that has been taken in from the permits issued.

**Luther Forest Technology Campus
Site plan Application for electric transmission lines
SPR (2007-07 241.-1-3
Public Hearing 7:40 P.M.**

Michael Reylea from LFTC EDC stated he will meet with any residents who

has question or concerns about the Power Lines. Mr. Reylea also stated thathe will share all information that he has acquired on the Power Lines to any interested party.

Michael Ingersol from the LA Group will be giving the presentation this evening before the Board. Mr. Ingersol stated that the map of the power lines that will be going through Stillwater is hanging on the wall. The power lines up to the Stillwater town line has been approved by Malta. The campus is divided in both Towns (Stillwater and Malta). The substation is located on Luther Forest property and they have a Site Plan application before the Planning Board this evening and the applicant is Luther Forest. The route has been surveyed and reviewed by the Army Corp and other agencies as far wetlands and topography. The power line poles are called an "H" pole, they are 95 feet high the poles are buried 10 feet in the ground, so the poles are only 75 feet high which significantly lowers the visual impact. The Brickyard Road substation will be going in the fenced in area were NYSEG has the training poles, and those training poles will be coming down. Mr. Ingersol provided the Board with pamphlets on the magnetic fields, the electric magnetic field is less as it moves away from the wires. The visuals on George Thompson Road looking south the poles will be hidden by plantings and only 1 pole will be visible. On County Road 75 looking south by the Baker Cemetery the visual impact will be limited. The view from the residents back yard on County Road 75 had asked at a previous meeting about the poles. Mr. Ingersol stated that they lowered the poles to 75 feet, so the residents will only see static wires and the tops of the poles. The Town of Stillwater has requested as a requirement that they are given 25 feet of right away on either side of the road. They would like to begin clearing late this summer if possible.

Mr. Reylea stated that he had looked into the power lines diminishing the property value. Mr. Reylea stated he looked at Realtors, Power Companies, Environmentalist, and found that market values goes by variables (numbers of bedrooms, bathrooms, SQLA). The diminished value is 10% if your residence is next to the power lines, and 1% if your residence is 200 feet away from the power lines. Mr. Reylea stated he found this information on a website by Gogging.

Chairwoman Winchell opened the public hearing at 7:40 P.M., for anyone who has questions or concerns.

Dionne Welch
149 County Rd 75
Mechanicville, NY 12118

Mrs. Welch inquired how far back will the power lines be from the road, will there be an impact on the stream on the back side of my property, will it financially or visually have an impact on my property. The property across the road (Wrights) will the yard be kept up better this summer than last summer, when it was over grown with weeds.

Ron Revers
165 County Rd 75

Mechanicville, NY 12118

Mr. Revers stated he lives on the north side of the power line and spoke to a man from the Power Company who stated that they possibly would be putting up a fence. Mr. Revers stated he does not want a fence across from him, he enjoys sitting in his yard and looking at the open fields. Mr. Revers is opposed to any fence going up and blocking the view of the fields. Will there be any poles getting put on the Palmer Dump Site

Mr. Reylea stated that he and Mr. Dawes have been with LFTC since June, and no one has mentioned a putting a fence on the property that was formerly owned by Mr. Gailor. If a fence was to go up LFTC would have to notify the residents, the Wright property that was purchased is designated wetlands by the Army Corp of Engineers. Mr. Reylea also stated that a lot of information out there that is incorrect. There isn't any plans for the Gailor Property at the present time. Victor Gailor has 3 parcels of property that he kept, one were the house is and two others if he decides to subdivide them at a later date. The wires are going over the top of the dump site. Mr. Reylea stated that will certainly try to there best to keep the grass under control.

Jerry Mormile
102 County Rd 75
Mechanicville, NY 12118

Mr. Mormile inquired why aren't the power lines going to be buried, so there wouldn't be any impact on the home owners. Does it have to do with cost or the maintaining of the lines. I there an outside agency that the Town could hire to evaluate the depreciation of the property.

Joseph Procopio from TRC Engineers stated that it due to quite a few reasons, cost is one-it cost more money to bury the lines and you also need a substation were the lines come out the ground and causes a bigger visual impact. It is also harder to restore power to underground lines, because they have to be dug up to repair. The over head power lines can get restored quicker and easier. The route deviation is from the Army Corp., this is least amount of impact on the wetlands and the aquatics.

Chairwoman Winchell stated that is something that could be taken into consideration.

Bob Myer
123 County Rd 75
Mechanicville, NY 12118

The wetlands on the west side of County Rd 75 has a natural flow to the east side toward the Hudson River. If the wetlands are changed will it cause more water to run onto his property. Will there be upgrades to the Mulberry Station.

Mr. Reylea stated that there shouldn't be any significant change to his property, and they have to build to the standards of the Army Corp., Federal, or Town. Ray Luizzo from CT Male was the surveyor of the topography for this property and stated that Mr. Myer's property is higher than wetlands.

Mr. Procopio stated that the Mulberry Station is a NYSEG station, these lines will give a back feed to the station. Mr. Procopio doesn't think they will be in a new bank right now, because they putting a bank in at Luther Forest Station. They are also maxed out at the Mulberry Station.

James Whalen
70 Brickyard Rd
Mechanicville, NY 12118

Mr. Whalen stated that his property gets flooded and would like to know if that will get worse once they start working at Mulberry Station. Mr. Whalen inquired if property tax would be going up because of the power lines and substation.

Mr. Ingersol stated that every thing comes up the existing roadway and they will only be cutting the trees that would interfere with the power lines. They have no need to clear cut and the small vegetation will be left. The only disturbance to the earth will be around the poles. Mr. Ingersol stated that they will look into the situation next time LFTC is in the area.

Terri Motta
56 Brickyard Rd
Mechanicville, NY 12118

Ms. Motta stated that she is next to the substation and wanted to know how this will effect her property, and will there be an increase in the magnetic field once the new substation is in place.

Mr. Procopio stated that will not be a big impact and the training yard that is there now will be taken down. The new structure will be within the fenced in area. There will two lines split 50 feet apart with switches and only one pole will be outside the fence. Mr. Procopio stated that being there is a magnetic source already they could cancel each other out.

Timothy Brothers
Elmore Robinson Rd
Mechanicville, NY 12118

Mr. Brothers inquired if they are going to put in culvert pipes, does the widening of the road have any effect on the wetlands that are there, there will be a 25 feet of right away from the road and are they looking at acquiring easements from the residents.

Mr. Reylea stated that they will look at all the concerns and get back to Mr. Brothers, but at this time they are following the Bell Atlantic Line. They have gotten all right of ways and easements that they need.

Wendy DeMarco
66 Brickyard Rd
Mechanicville, NY 12118

Mrs. DeMarco stated that she had not received a letter and she is within 500 feet of the substation. Mrs. DeMarco inquired about the power lines that are in the side yard and the lines that are already there will be staying.

Mr. Procopio stated that the lines in the training yard will be coming down and the lines in the back are the NYSEG lines and they will be staying.

Chairwoman Winchell inquired if any one else had any questions or concerns, hearing none she closed the public hearing at 9:55 P.M. Chairwoman Winchell stated all question can be related to the Building department and they given to the appropriate people.

**Luther Forest Technology Campus PDD
Site Plan Application for transmission lines
SPR (PB 2008-32)**

Mr. Ingersol gave brief over view they have a 100 feet of natural vegetation, they are trying to preserve the vegetative state that is there. The two power companies at this site will be National Grid and NYSEG. They will clearing 10 acres for the concrete pad. This will not be visible from Cold Spring Road as there will be buffers around the transformer station. They will be using the logging roads that already exist, there will be a fence around site. There will also be lights at the site, this in case work needs to done at

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night on the lines. There will also be a control building and a gate to secure the road way. Depending on the access road it could be rubber tires or tracks, and every thing gets restored to the way it was. There will be guide wires on poles that are on corners or angles to tie them down.

There was a brief discussion on the following: Does there have to be public hearing on transformer station, in terms of size is it bigger than it needs to be, the banks can be adjusted, these power lines will help increase their liability to the transmission system the Town Board would like the Planning Board to do a technical review, replacement of the plants if something happens within one year, clearing of the land in a drier season because it's easier.

Chairwoman Winchell would like a review in two weeks to decide whether a public hearing is warranted, that was also the consensus of the Board.

**Luther Forest Technology Campus PDD
Referral from Town Board on PDD Amendment**

Joseph Lanero from Chazen Companies stated that the Town Board is looking for a referral this evening from the Planning Board. The Town Board is looking for clarity on the language. The part that refers to Stone Bridge is being interpreted as a inclusive statement and if it taken out then it will relate specifically to the Malta legislation And it doesn't have any application in the Town of Stillwater once so ever.

A motion was made to approve the PDD Amendment with clarifications of the mitigation measures.

MOTION to approve
LFTC PDD Amendment
Made by P. Buck, seconded
by C. Marotta
MOTION CARRIES 6-0

New Business: Mr. Hauf has applied for a cell tower application for his property. The Secretary received communication from the Saratoga County Clerks Office, that Mr. Thomas Amato maps have stamped and signed.

Old Business: There was none.

A motion was in order to adjourn the 5/5/08 Planning Board meeting.

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MOTION to adjourn the
5/5/08 Planning Board
meeting. Made by P. Buck,
seconded by J. Murray
MOTION CARRIES 6-0

Meeting adjourned at 10:55 P.M.

Respectfully Submitted,

Sheila Silic

Sheila Silic

