

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
June 27 2016 @ 7:00 PM**

Present:

Chairman, Bob Barshied (BB)
Carol Marotta (CM)
Peter Buck (PB)
Christopher D'Ambro (CD)
Randy Rathbun (RR)
JoAnn Winchell (JW)
Heather Ferris (HF)

Also Present:

Daryl Cutler, Town Attorney (DC)
Sean Doty, Engineer for the Town (SD)
Paul Male, Town Engineer (PM)
Lindsay Zepko, Town Planner (LZ)
Sheila Silic, Secretary

Absent:

John Murray (JM)

Pledge:

Chairman Barshied called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Mr. Rathbun made a motion to approve the minutes from April 25, 2016 meeting, seconded by Ms. Winchell. Motion passed unanimously. Ms. Winchell made a motion to approve the minutes from May 23, 2016 meeting with minor changes, seconded by Mr. D'Ambro. Both motion passed unanimously.

Public Hearings:

PB2016-13, Compton Minor Subdivision, Putnam Road

Chairman Barshied recognized Mr. James Vianna of James Vianna Land Survey, who is representing Mr. and Mrs. Compton. Mr. Vianna stated that the property is 93-acres which borders both Putnam Road and Brown Road. Mr. Vianna stated that Mr. and Mrs. Compton would like to subdivide out a 5-acre parcel for their daughter and son in-law to build a single family dwelling. Mr. Vianna stated that the entire parcel is out lined in yellow, the wetlands are outlined in red and the contours are outlined in light blue, which leaves 16.5-acres that are buildable. Mr. Vianna read a letter from Mr. Compton stating that he only wants to give his daughter and son in-law a 5-acre lot to build a home on and has no intentions of developing the remaining property.

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

John Fusco, 108 Putnam Road

Mr. Fusco stated that he has no issues with Mr. and Mrs. Compton. Mr. Fusco stated that he has concerns about the project due to the logging trucks that are there until 10:00 p.m., clear cutting, noise and the debris left on the property. Mr. Fusco stated the sand washed down the side of road and into his driveway due to the logging. Mr. Fusco asked who would enforce the construction regulations. Ms. Winchell stated that the building department would be regulating the construction process. Mr. Vianna stated that Mr. Compton was not happy with the progress of the logging and that there is no commercial logging being done on the property.

Betsy Wiesener 76 Putnam Road

Ms. Wiesener asked if the approval gives access to subdivide and develop the rest of the property. Chairman Barshied stated that if Mr. and Mrs. Compton chose to subdivide and develop the remaining parcel they would have to come back before the Planning Board for approval.

Chairman Barshied asked if there was anyone else who wished to provide public comment and hearing none he proceeded to close the public hearing.

Chairman Barshied asked Mr. Male about his review letter and if there are any issues. Mr. Male stated that the erosion issue was addressed and the owner has placed stones in the access road. Mr. Male stated that there is a noise ordinance that states days and times of construction noise. Chairman Barshied stated that the E-Code is on the Town of Stillwater website and it is Chapter 141. Chairman Barshied asked if the property owners are well aware of the restraints on the property. Mr. Vianna stated that they are aware of the restraints. Chairman Barshied asked Mr. Male if there are any other issues that need to be addressed. Mr. Male stated that all the issues have been addressed.

Ms. Marotta stated that Mr. Male's review letter states that access is recommended from Putnam Road to the 13-acre parcel. Mr. Vianna stated to access this parcel from Putnam Road wetlands would need to be crossed. Ms. Marotta asked if the Town of Saratoga and Saratoga County Planning Board responded. Ms. Zepko stated that the Town of Saratoga did not respond and that the County responded stating that this would have no or little impact on the neighborhood.

Ms. Winchell asked Mr. Vianna about the old road that is shown on the map. Mr. Vianna stated that the old road is still there but is not being used and is all over grown.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 17**

WHEREAS, William and Tina Maher have submitted an application for a minor subdivision regarding property located at Putnam Road, more fully identified as Tax Map Numbers 206-1-5.1 and 206-1-18.1; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and

WHEREAS, pursuant to 6 NYCRR §617.6, the Stillwater Planning Board is the lead agency for SEQRA review; and

WHEREAS, the applicant has submitted a fully completed Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has duly reviewed the EAF and has considered the criteria contained in 6 NYCRR §617.7(c), to determine if the proposed action will have a significant impact on the environment;

WHEREAS, the Planning Board reviewed each of the 11 factors contained in Part 2 of the EAF and determined that the proposed action will have no, or only a small, environmental impact;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, William and Tina Maher for a minor subdivision regarding property located at Putnam Road, more fully identified as Tax Map Number 206-1-5.1 and 206-1-18.1, will not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Buck, to adopt Resolution No. 17 of 2016.

A roll call vote was taken on Resolution No. 17 of 2016 as follows:

Chairman Barshied	YES
Member Buck	YES
Member D'Ambro	YES
Member Ferris	YES
Member Marotta	YES
Member Rathbun	YES
Member Murray	ABSENT
Member Winchell	YES

Resolution No. 17 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 27, 2016.

**TOWN OF STILLWATER
PLANNING BOARD**

2016 RESOLUTION NO. 18

WHEREAS, William and Tina Maher have submitted an application for a minor subdivision regarding property located at Putnam Road, more fully described as Tax Map Nos. 206-1-5.1 and 206-1-18.1; and

WHEREAS, a public hearing was conducted on June 27, 2016 to consider the application, and comments were received from the public as well as the applicant; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 17 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of William and Tina Maher for a minor subdivision of lands located on Putnam Road, more fully identified as Tax Map Numbers 206-1-5.1 and 206-1-18.1, is hereby GRANTED; and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Marotta, seconded by Member Winchell, to adopt Resolution No. 18 of 2016.

A roll call vote was taken on Resolution No. 18 of 2016 as follows:

Chairman Barshied	YES
Member Buck	YES
Member D'Ambro	YES
Member Ferris	YES
Member Marotta	YES
Member Rathbun	YES
Member Murray	ABSENT
Member Winchell	YES

Resolution No. 18 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 27, 2016.

PB2016-14, Saratoga Lake Golf Club Clubhouse PDD Amendment Refereral, 35 Grace Moore Road

Chairman Barshied recognized Mr. Tom Andress of ABD Engineering who is representing Saratoga Lake Golf Club on behalf of Mr. Cailean Mackay, General Manager of the Saratoga Lake Golf Club. Mr. Andress stated that the Saratoga Lake Golf Club was built in the 1990's. Mr. Andress stated that the applicant is seeking to amend the PDD to allow for a two level 11, 000 sq. ft. Clubhouse/Banquet Hall. Mr. Andress stated that the first level of the Clubhouse would contain the Pro Shop and the west side of the first level would remain as an open area for golf carts, the second level would contain the Banquet Hall, Restaurant and Bar with a deck to be used by both rooms for outdoor seating. Mr. Andress stated that Mr. Mackay wishes to remove the old Pro Shop and replace it with the new Clubhouse. Mr. Andress stated that the Clubhouse would remain operational year round. Mr. Andress stated that there would be winter activities such as cross country skiing and snow shoeing. Mr. Andress stated that the golf times would remain the same which are from 6:00 a.m. until dusk, DJ until 11:00 p.m. inside the building, outdoor amplified music on the deck until 10:00 p.m., temporary tents for benefits, gazebo for weddings, open air areas on the golf course so golfers can take shelter from approaching storms, 150 parking spaces, possibility of valet parking for events and temporary parking spaces available on the lawn. Mr. Andress stated that a 25 ft. buffer along the property lines adjacent to the clubhouse will be maintained. Mr. Andress stated that there would be some clearing of trees that are dead or dying with no additional plantings required for buffering.

Chairman Barshied proceeded to open the public hearing and asked if anyone wished to comment. Chairman Barshied stated that he received two letters that were read into the minutes.

John Murray 53 Grace Moore Rd

Sheila Silic

From: Robert Barshied <rbarshi1@gmail.com>
Sent: Friday, June 24, 2016 12:19 PM
To: Paul Male; Lindsay Zepko
Subject: Fwd: Golf Course PDD

----- Forwarded message -----

From: Murray <jdmurray@spa.net>
Date: Fri, Jun 24, 2016 at 11:12 AM
Subject: Re: Golf Course PDD
To: Robert Barshied <rbarshi1@gmail.com>

Bob;

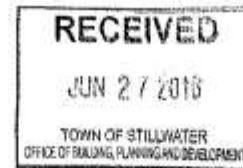
I request as a condition for approval be added that No Pyrotechnics displays or shows be allowed at the facility. The homes along Grace Moore Road were built before the Golf Course was constructed and having displays of Fireworks would be a disruption of the tranquility of the neighborhood. Such a condition will have no impact of either the core business or the new banquet facility.

thank you

Jack

Jonathan and Christina Meyer 18 Grace Moore Rd

June 24, 2016



Planning Board of the Town of Stillwater
881 Hudson Avenue
Stillwater, NY

RE: "Saratoga Lake Golf Course" Tax Map # 231-1-66
Seeking amendment to existing PDD

We have decided to write this letter, as we will not be present for the public hearing scheduled on June 27th at 7:00pm. We reside at 18 Grace Moore Rd. The following list has raised concerns, which we believe will negatively impact our residential community & our lives living here.

1. Banquet Facility
 - a. What size facility is being requested??
 - b. Increased traffic on our road that is already impacted by the seasonal golf season. Each spring we experience increased volume and speed on our road. People tend to drive above speed limits in areas where they do NOT live. When winter arrives, so does the calm of drivers.
 - c. Increased & regular delivery from commercial food & beverage trucks.
 - d. Grace Moore Road is maintained through a tar & gravel application each spring. Additionally, Grace Moore Rd has no driving lines (white sidelines & double yellow middle). Is the town of Stillwater willing to increase their Highway Department budget to upgrade this road to accommodate weekly commercial delivery traffic and increased commercial customer traffic to a standard found at commercially zoned areas, should this requested PDD be approved?
 - e. Brighthman Road, next road east, to my knowledge, is 100% residential and that road is wider, with pavement & driving lines. Grace Moore Rd does not have these upgrades.
2. Changes to Parking Requirement
 - a. What is the current approved parking requirement?
 - b. What is the new parking being requested?
 - c. Assuming it is an increase, since the notice only states "changes", we are again concerned at the increased volume of traffic.
 - d. 2016 season has demonstrated a significant speed increase of vehicles I'm presuming these speeders do not reside on Grace Moore Rd. Speeding ticket distributions could remind the current customers of Saratoga Lake Golf Course that Grace Moore Road is predominately a residential street.
3. Changes to the approved business hours
 - a. What are the currently approved business hours?
 - b. What are the new hours being requested?

- c. Increased business hours will extend the traffic volume beyond the current allowable times.
- 4. Allowance for Outdoor Music
 - a. Outdoor Music in coordination with increased business hours will impact the outdoor enjoyment of our yards. Purchased home in a quiet neighborhood filled with residences & a golf course, which is a quiet sport.
 - b. Currently, we hear the "hmmm" of Global Foundaries and the Friday Saratoga Raceway Track (race cars – seasonal) and those facilities are several miles from our home, located in Malta, not regulated by the town of Stillwater.

In considering other commercial properties in the area, such as Furniture House located in the midst of residential homes, a furniture store with less traffic, normal business hours and no outdoor music. It is interesting to know that they do receive commercial deliveries though the trucks access either from 9P or Cedar Bluff Rd, both roads which are designed & maintained for such large vehicles. Grace Moore Rd has experienced an increase in large commercial trucks, as vacant land has been built upon. However, those same commercial trucks disappear after the house is completed. A Banquet facility, increased parking accommodations, increased business hours and outdoor music at Saratoga Lake Golf Course will become permanent with an approval to their current PDD. This permanence will negatively impact our residential life and property value.

Thank you for hearing our voice on the matter and we look forward to reading the detailed application and minutes from this public hearing / meeting.

Sincerely,

Jonathan & Christina Meyer
18 Grace Moore Rd

Benjamin Tennyson 33 Grace Moore Rd

Mr. Tennyson presented the Planning Board Chairman with a letter that he read into the minutes. Mr. Tennyson asked when the site plan will be available for the public to review other than just this evening. Chairman Barshied stated that the applicant is being allowed to present the site plan this evening to the Board. Mr. Male asked Chairman Barshied to clarify that the site plan is just for review this evening and not for public comment. Ms. Zepko stated that if anyone would like to contact the Planning Department to review the site plan application they can call our office and make an appointment or they can foil the information.

Rec'd 6/27/16 @ Planning Board Meeting

June 27, 2016
33 Grace Moore Road

To: Town of Stillwater Planning Board
From: Tennyson 33 Grace Moore Road (GMR)

Subject: Review of SLGC Application to amend PDD Chapter 211 Town Zoning Code Article VIII

Introduction:

With the beginning of summer this week, there are residents of GMR that cannot attend. May they email a letter to the Board with their concerns?

I am grateful for getting this notice. Several GMR residents would have been here three years ago for Calvin Court, if we had received notices. Perhaps meeting notices should be sent registered mail to ensure receipt by impacted property owners. I would like to provide this letter to the board. If someone would provide an email address, I will send a pdf file tomorrow.

It is ironic that the day after my wife and I decided the frustration of trying to work with SLGC management, particularly during the past few years, was no longer worth it and that it was finally time to turn to the Town for help, we got this hearing notice. Regardless, I have called the Town Office to speak with a code officer.

Background

The original PDD was approved in 1994 after numerous issues were raised during the February-August 1994 review period including:

- Increased traffic on GMR and the intersection with the proposed golf course entrance
- Equipment noise in the maintenance building area, and vehicle, patron and event noise in the parking lot, pro shop, snack shack and 18th green areas and
- Location of the club house to the interior of the property to minimize negative impact.

Traffic

- Studies have been conducted and although a reduced speed limit of 30 or 35 MPH has been supported by the town and county, NYSDOT Region 1 traffic has not concurred and the limit

Rec'd 6/27/16 @ Planning Board Meeting

June 27, 2016
33 Grace Moore Road

To: Town of Stillwater Planning Board
From: Tennyson 33 Grace Moore Road (GMR)

Subject: Review of SLGC Application to amend PDD Chapter 211 Town Zoning Code Article VIII

Introduction:

With the beginning of summer this week, there are residents of GMR that cannot attend. May they email a letter to the Board with their concerns?

I am grateful for getting this notice. Several GMR residents would have been here three years ago for Calvin Court, if we had received notices. Perhaps meeting notices should be sent registered mail to ensure receipt by impacted property owners. I would like to provide this letter to the board. If someone would provide an email address, I will send a pdf file tomorrow.

It is ironic that the day after my wife and I decided the frustration of trying to work with SLGC management, particularly during the past few years, was no longer worth it and that it was finally time to turn to the Town for help, we got this hearing notice. Regardless, I have called the Town Office to speak with a code officer.

Background

The original PDD was approved in 1994 after numerous issues were raised during the February-August 1994 review period including:

- Increased traffic on GMR and the intersection with the proposed golf course entrance
- Equipment noise in the maintenance building area, and vehicle, patron and event noise in the parking lot, pro shop, snack shack and 18th green areas and
- Location of the club house to the interior of the property to minimize negative impact.

Traffic

- Studies have been conducted and although a reduced speed limit of 30 or 35 MPH has been supported by the town and county, NYSDOT Region 1 traffic has not concurred and the limit

was set and remains at 40 MPH, despite the league/event rushes of 10 cars per minute for 50, 100 or more vehicles. Not sure if those events were witnessed by NYS DOT.

- Stillwater police set up radar at Dalrymple's (Willow Dr.). Police came to our house and gave a verbal report. Vehicles would not be ticketed unless going 50 MPH or driving erratically. In addition, the officer commented that it is common for the initial patrons leaving an establishment to warn by mobile phone those still at the establishment that there is radar.

Noise - Parking Lot and Maintenance Area

- During construction my family dealt with late night log truck loading in what would become the parking area. Our complaints were without results. Not even a slap on the wrist or an apology, until opening day in front of the crowd.
- With the proposed location at the top of the hill and due west of our home, the clearing of trees at the top of the hill to construct the parking lot would result in higher winds and higher heating bills during heating season. Historically, based on Heating Degree Days and varying propane prices, this added \$100-\$200 per heating season.
- When the parking lot was constructed, there were the frequent dust clouds that engulfed our home since it was downwind. I had to ask that Calcium Chloride be applied to the parking area to minimize dust.
- Given the projected volume of vehicles and number of patrons and the fact that our home is directly downwind, the parking lot noise was a major concern. The Town's consultant engineer from Clough-Harbor stated an earthen berm should be built to isolate the parking lot from the Tennyson residence and entrance road traffic noise should be minimized. I discussed this with the golf course construction supervisor since at that time work was just beginning in that area. He stated there was sufficient earth to be moved out of the area that could stay and be used to build the berm. I brought this up at a subsequent Planning Board meeting. Alec Mackay, the owner, objected. I later sent him a drawing for a proposed berm with the SLGC logo. I verbally indicated that we would consider asking for a reduction of the 50 ft. buffer between the golf course and the property line to provide sufficient area for the berm to be built on a reasonable slope. He said it was costly to build and to maintain. I countered with: the soil had to be moved any way and that slow growth ground cover could be used to reduce mowing

frequency. Other courses do it!! Mr. Mackay proposed to the board that there would be plantings along the entrance road and the parking lot perimeter to reduce sight and sound impact. The board approved his proposal; rejecting their engineer's recommendation of a berm which would have addressed our increasing heating bill and the most importantly the negative impact of parking lot activities. The row of hemlock plantings along the NE corner of the parking lot and along the south side of the entrance road were removed when Saratoga Water Sources installed the water line to Calvin Court in 2014/2015.

Current Situation

The issues of traffic and varieties of noise highlighted in 1994 have worsened with the growth of the business. Not a surprise since these were not addressed.

Traffic

- There has been a significant increase in volume of golf course and through traffic. A week does not go by without incidents of vehicles burning tires and racing into and out of the parking lot and on GMR and Lake Rd. Fortunately (or unfortunately) there has been only one property damage incident at the intersection of the golf course road and GMR. Very few drivers STOP at the intersection when leaving. There are too many close calls at mailboxes. Residents on GMR must get a vehicle description and FULL plate number for the authorities to take action. Getting the full plate number continues to be a challenge. Are we counting on luck? The Town should request NYSDOT Region 1 Traffic to take another look at GMR.
- There may be highway signage deficiencies on GMR, including:
 - Out of Date/no longer legal Children At Play signs. I have a copy of the current NYHSDOT MUTCD sign.
 - Check existing signs for correct location and spacing between speed limit signs. The first Speed Limit sign North Bound may be too far from the Lake Rd. intersection. The next speed limit is not within 1100 feet of the first sign. This also applies to GMR South Bound from Luther Road.
 - Multiple signs on the same sign post.

- Consider police patrolling GMR and the SLGC parking lot more frequently.
- Setup radar to check SLGC and GMR traffic during the rush after an event.
- Consider setting up a sobriety checkpoint.

Noise - Parking Lot and Maintenance Area

The Parking and Pro Shop area has proven to be the most significant problem with this commercial facility bordering single family residences. Parking lot noise consists of:

- Waking up to mowing at 5:00- 5:30 AM in parking lot and at the entrance. I have had a least one conversation with each superintendent (Randy DeBacco, Mark DeSorb, Nate Jordan and Joe Lash) since the course opened. In all cases they have adjusted their operations and mowing is done early down the hills away from the pro shop and further out on the course. This was and is much appreciated.
- Vehicle alarms going off due to wind, etc.
- Vehicle horns
- Frequent screeching of golf cart tires (abrupt start and stop) and excessive acceleration/tire squealing) – 12 year old adults
- Numerous daily loud conversations, particularly on league nights and at events. There have been instances each season where I have gone into the parking lot and pointed out to a group of patrons that our home is downwind and in close proximity. We hear everything. The frequent use of the F word in nearly every sentence is unnecessary and offensive. I have asked patrons to enjoy their round and take the conversation on to the course. Most are apologetic; a few have been threatening.
- Patrons throw refuse into the woods, some of which blows onto our property.
- And last, but not least, patrons frequent the woods to urinate in plain site of us and our home. On one occasion 12 years ago, a patron defecated in the woods within my sight. I was able to take a video capturing the latter stages of this activity and the humor he and his friends enjoyed! If I have to find the tape, I will.

Notable Events, Recent History and Present Situation

- Saturday July 13, 2013 Event

Three pickup trucks at very high rpm burned tires in the (overflowed) parking lot they continued on the golf course road, the lead truck stopping at one point and did a standing burn. All three, in succession, continued the constant tire burning to the intersection, down GMR and on Lake Road toward the Lake. I photographed the second and third vehicles, but the tire smoke obscured the plate numbers beyond identification. I called the pro shop (have done it too many times), asked if they were aware of the situation, and had they attempted to do anything about it-vehicle descriptions, plates nos. names, etc. Nothing had been done since the two employees in/near the pro shop were busy. The pro shop employee did not know the contact person for the organization. Susan DeBonis (34 GMR) called Lauren to complain and ask what was SLGC doing about it. I called Lauren on Tuesday afternoon. Lauren stated that SLGC cannot control the parking lot. The employees are dedicated to the pro shop, monitoring the course and cleaning/rotating golf carts. I suggested that management needs to have an action plan in place rather than ignoring a situation. This was a dangerous situation particularly in the parking lot. The employees need to at least gather information from an incident. In addition, I asked what measures are taken to limit alcohol consumption on the premises. I recommended that Management needed to take actions to protect their business. I stated that perhaps a surprise sobriety checkpoint was long overdue. Not long after this, the "No Outside Alcohol" signs were posted. I later discussed this incident with a town official. Note that Joan (Rathbun?) who works the pro shop in the evening, has been helpful identifying patrons associated with other incidents and has asked them not to do it again.

- During July 2015, I was at home frequently working on projects-decks, staining the house, etc. There were daily multiple incidents of patrons coming through the trees to urinate before they teed off or just before they drove away after completing a round. In some cases, patrons had to hang on to trees behind our tractor shed to avoid falling due to varying degrees of apparent intoxication. My reminder that "rest rooms were provided" was always ignored. They always finished what they were doing and just walked away!!! This resulted in phone calls to Cailean, who always responded that he was too busy (200 tee times, could we meet the next day when he left work, etc.). I made it clear that we needed to work together to resolve this issue rather

than involving the Town. Subsequent calls requesting corrective action were met with "not going to spend \$2,000 to put up a fence, maybe shrubs can be planted, signs posted to use the restrooms and a port-a-potty in the parking lot. The meeting never happened, a couple of weeks later I saw Superintendent Joe Lash, early one morning. He had time, we surveyed the situation and he agreed that something needed to be done. They were having an issue with a path toward the Maintenance building where bottles and cans were being tossed. He suggested initially stakes with connecting ropes be installed and then large shrubs ordered and planted to block the paths. A couple of weeks later there were disappointing knee high shrubs (ordered by the owner) planted on the 4 paths. Subsequently patrons still entered the woods to urinate.

- Last Fall as the noise and urination incidents continued, we finally had enough and decided to begin addressing both the wind chill and urination issues. A fence 64 feet long was built. Although it was a mild winter, the wind break was an improvement. On opening weekend this April, golfers were seen beyond both ends of the fence urinating in the woods. Since then an additional 24 feet of fence has been built. The fence has eliminated some of the sight issue when we are in the yard and on the 1st floor of our home, but not on the second floor. Sound is unabated as significantly more mass, such as a berm, is needed in a barrier to mitigate sound. Patrons continue to go into the woods beyond the ends of the fence. We have expended enough resources.
- On Thursday June 9, at about 8:30PM, I was returning from walking with my dog on the back nine. As I came over the 10th black tee, a patron backed out of a parking spot by the Snack Shack, began to drive out stopped in the north end of the lot, got out of the vehicle, said "nice dog" and proceeded to urinate in the parking lot next to his car!! Not a big deal only 6-7 cars in the lot! I called Cailean the next day and said that something must be done. In July 2015, he said Port-a-Potties would be placed in the parking lot and signs to "Please use the restrooms" would be posted. Those did not happen. Last week the Port-a-Potties appeared, but not for those reasons.
- Late Saturday June 18 or very early Sunday June 19, 2016. SLGC Snack Shack Break-In. The Snack Shack is currently operated by Nanola. Stillwater police officer came to our home and

told us of the incident. Unfortunately we had not seen or heard any activity at the entrance road and were of little help. He indicated there was a strong suspicion that it was carried out by a former snack shack employee who had a key and was money for drugs related. The cash register was broken into and the day's record earnings stolen. The officer indicated there is an increasingly high incidence of drug related crime with seasonal and part time food service workers. All residences surrounding SLGC should fully utilize the Town of Stillwater Property Watch Program and install a home security system. The SLGC proposal adds to this risk and is not appropriate for the GMR neighborhood. Our homes were here first.

- June 21, 2016 5:15 AM. Daily for several weeks an employee driving into work at SLGC has been playing car sound system very loud. I left Cailean a message requesting that he ask the employee to turn down the volume. It appeared this issue had been resolved, but this morning, the volume was the loudest ever. Cailean said he would address the issue again.

Summary:

- The RUSH TO REVENUE (Increased revenue for SLGC, more tax revenue for the town, county and state) should not be the priority. That is how this all got started in 1994.
- The lack of success in working with local authorities in the earlier years (ex. phone calls and emails to previous supervisors, radar) and SLGC management unfortunately led to complacency on GMR. In my case I got tired. This should not be an excuse to avoid overdue corrective action now.
- The Town should contact NYSDOT Region 1 Traffic to survey GMR and its signage to ensure it is up to date. Since traffic volume has increased both due to new homes and increased SLGC business and through traffic, a speed limit study should be discussed.
- It is certain, that the proposal would negatively impact values of bordering and nearby GMR properties, especially ours and more importantly the quality of life that all of us here came for.
- We would like to leave house windows open (I close them around 6AM daily) and be able to enjoy our backyard and deck, and carry on conversations without the interruption from loud and vulgar parking lot conversations and bad humor and vehicle noise.

- The historical impact of undesirable activities at SLGC which operates in a non-responsive or reactive mode must be addressed through:
 - management policy changes and administrative controls
 - increased resources (staff) particularly during events, league nights (worst behavior), summer weekends,
 - increased monitoring by local government and law enforcement and
 - significant investment in physical assets to isolate, contain and control sight and sound of existing activities at SLGC within their open perimeter.
 - And a re-energized effort of GMR residents to call the authorities when something is wrong rather than assume nothing will come of it, as in the past.

SLGC must take responsibility for the impact of their EXISTING operation, genuinely respect the neighborhood and be required to take corrective action now. Extending hours, constructing banquet facilities for more and larger events and outdoor music are unthinkable. The proposal is not appropriate for this residential area. The current situation is unacceptable and the proposal would only make it worse.

David Coolman, 13 Stone Clover Dr

Mr. Coolman stated that he built his house behind the 7th hole of the golf course and his property value has gone up. Mr. Coolman stated that he hears music on the weekend from Browns Beach and never closes his windows. Mr. Coolman stated that he is favor of the project and the PDD amendment. Mr. Coolman stated that in order for the golf course to operate it needs to sustain a profit financially.

Mary Tennyson 33 Grace Moore Rd

Ms. Tennyson stated that she has concerns about her property value, the influx of cars entering and exiting the golf course if the banquet hall is approved. Ms. Tennyson stated that Grace Moore Road is not equipped for the increase in traffic the road is narrow and has no shoulders for pedestrians to move out of the way of oncoming traffic.

Brenda Rice 43 Grace Moore Rd

Ms. Rice asked for clarification on the extension of the parking area both on the pavement and on grass. Ms. Rice has concerns with cars not stopping before exiting the golf course, additional traffic on the road, the noise and the impact on property value.

Louis Powell 14 Stone Clover Dr

Mr. Powell stated that he has concerns about the noise and the use of fireworks. Mr. Powell stated that the noise ordinance and not allowing the use of fireworks at the golf course should be written as part of the PDD Amendment Language.

James Renner 48 Russell Dr

Mr. Renner stated that there is need in the Town of Stillwater for a club house/banquet hall to host events and will be an asset to the Town of Stillwater. Mr. Renner stated that he is in favor of the project.

Ronald Rice 43 Grace Moore Rd

Mr. Rice stated that all these problems would be solved if they were addressed at the beginning when the golf course was first constructed. Mr. Rice stated that Mr. Mackay could alleviate these problems if he placed the banquet hall further into the interior of the golf course and away from the residents. Mr. Rice stated he has concerns about the noise and how it is going to impact the neighbors.

Susan DeBonis 34 Grace Moore Rd

Ms. DeBonis stated that she lives across the road from the golf course. Ms. DeBonis stated that she has concerns about the increase in traffic and the speed limit should be taken into consideration along with the noise and the use of fireworks.

Dennis DeBonis 34 Grace Moore Rd

Mr. DeBonis stated that he understands the golf course has to make a profit to operate. Mr. DeBonis stated that this is residential neighborhood and that he has concerns about the noise, property value and hours of construction.

Marguerite Amodeo Grace Moore Rd

Ms. Amodeo stated that she has concerns about the property value. Ms. Amodeo stated that she appreciates the Planning Board listening to the concerns of the residents.

Cheryl Keosky 68 Grace Moore Rd

Ms. Keosky stated that her father used to work at the golf course and that it is a beautiful golf course. Ms. Keosky stated that she has concerns about the traffic and the speed limit. Ms. Keosky asked if there would be a possibility for a new entrance off Luther Road to the golf course and if the clubhouse/banquet hall could be moved back into the interior of the golf course.

Chairman Barshied stated that he is keeping the public hearing open for anyone who would like to provide public comment at the next Planning Board meeting on July 25, 2016.

Ms. Winchell stated that the Town Board will hold a public hearing for the PDD Amendment and the public notice is published in the Express Paper. Ms. Winchell asked if the Town Board, Town Attorney and Planning Board together would collectively be writing the PDD language. Mr. Cutler stated that the applicant writes the PDD language and the Town Board and Town Attorney review the PDD language.

Mr. Cutler stated that the Town Board cannot act on the Site Plan until the Planning Board refers the PDD Amendment back to the Town Board for action.

Chairman Barshied stated that all golf courses in the area have a clubhouse/banquet hall. Chairman Barshied stated that there are some serious community issues that need to be addressed. Chairman Barshied stated that the PDD as it was adopted by the Town of Stillwater in the 1990's is also on the Town website titled E-Code 360. Chairman Barshied stated that the proposed amendments are for private or public events, specifically the banquet hall, hours of operation until 11:00 p.m. or 11:30 p.m., noise inside and outside the building as well as the 25ft. buffer.

Ms. Marotta stated that there are two proposed amendments. Ms. Marotta stated that there is a discrepancy in the proposals one states 200 seats and the second proposal states 250 seats with the parking staying the same. Mr. Andress stated that they sent in a submission and then sent in a second submission which makes the first submission no longer applicable.

Mr. Male suggested that the applicant take the existing PDD and put in the proper places what the applicant wants for the PDD Amendment. Mr. Male stated that the PDD is Chapter 211 Section 8.

Ms. Zepko stated that both Mr. Male's and her email addresses are on the Town of Stillwater website under the Building, Planning and Development Department. Ms. Zepko stated that all correspondence can be sent via email and will be submitted to record.

Mr. Rathbun stated that the golf course is an amenity to the Town of Stillwater and for the residents. Mr. Rathbun stated that there are two remaining issues, the speed limit and the impact

from the parking lot. Mr. Rathbun stated that some sort of mitigation can be accomplished either by working with Mr. Mackay or the golf course and the neighbor.

Ms. Marotta made a motion to table the application until the July 25, 2016 Planning Board meeting, seconded by Ms. Winchell. A roll call vote was taken. Motion passed 6 to 1.

Chairman Barshied	Yes
Ms. Ferris	Yes
Mr. D'Ambro	Yes
Ms. Winchell	Yes
Mr. Buck	No
Ms. Marotta	Yes
Mr. Rathbun	Yes

PB2016-14, Saratoga Lake Golf Course Site Plan, 35 Grace Moore Road

Chairman Barshied recognized Mr. Tom Andress of ABD Engineering who is representing Saratoga Lake Golf Course on behalf of Mr. Cailean Mackay who is the General Manager of the Saratoga Lake Golf Course. Mr. Andress stated that the project is for a two story clubhouse/ banquet hall. Mr. Andress stated that from the front it will resemble a one story building and from the back it will be a two story building and the existing snack shack will be removed. Mr. Andress stated the building will have a restaurant and bar, banquet hall, pro shop, storage space for golf carts, maintenance area, snack bar, locker room and a deck that can be utilized by both the banquet hall and restaurant. Mr. Andress stated that there are some site improvements that will need to be done to the property. Mr. Andress stated these improvements include grading the building in due to the area around the clubhouse being sloped, in the parking area making the isles 24 ft. in width, adding grass parking spaces, improving the access around to the back of the building, adding handicap parking spaces, installing a new water and sewer connection, installing a water and oil separator for the restaurant, and adding lighting for the parking area.

Chairman Barshied asked Mr. Male about his review letter. Mr. Male stated that all his comments are site related and that Mr. Andress has not addressed the comment letter yet. Mr. Male stated that one issue is the delineation of the grass parking spaces. Mr. Andress stated that there will be white lines on the grass indicating the parking spaces. Chairman Barshied stated that the description maybe to specific regarding some of the events that are mentioned. Mr. Andress stated it is Sunday Brunch and then named other events such as Easter, Mother's Day etc. Chairman Barshied asked about the restaurants hours of operation. Mr. Andress stated that it will be open for lunch and dinner until 11:00 p.m. Chairman Barshied stated that there are a number of issues in Mr. Male's review letter. Mr. Male stated the issues are parking, handicap access, and access to the lower level. Mr. Andress stated there is handicap parking in the main parking area and that the lower level is golf related only. Chairman Barshied asked if the demolition permit has been issued. Mr. Male stated that the permit has been issued.

Ms. Winchell asked about the lighting on the map were it indicates "as desired by the owner". Mr. Andress stated that has been changed and the maps now show the type of lighting to be installed. Ms. Winchell asked if a business plan has been submitted. Mr. Andress stated that there has not been a business plan submitted. Mr. Mackay stated that the golf course has been

open for 16 years and that the facility will be operating the same as it does now. Ms. Winchell stated that the business plan may be beneficial to the Board as far as knowing what the operation of the banquet hall will be and how it will be used. Chairman Barshied stated that a lot of this information will be in the PDD language.

Ms. Marotta stated that the restaurant dining room seems very small. Mr. Address stated that the restaurant is to accommodate the golfers and gives them another option besides the snack bar. Ms. Marotta stated that the seating has gone from 200 to 250 which will impact the parking. Mr. Address stated that the total number of seating is 250 which include both the restaurant and deck seating. Mr. Male stated that the parking is based on 200 seats. Mr. Male stated there are no specified parking regulations in the Town Code for a clubhouse but for a restaurant it is one parking space per four people. Ms. Marotta asked if the snack bar has been demolished. Mr. Mackay stated that it has not been demolished yet.

Ms. Zepko stated that the 1995 NYSHPO report is illegible and a legible copy of the report should be submitted for review. Mr. Address stated that he would get a legible copy to her. Ms. Zepko asked for a copy of the original site plan that shows the marked areas of the archeological study and where they are located. Mr. Address stated the area where the clubhouse is being built is on same site that was graded for the original building. Ms. Zepko asked for a map that shows the parking and the distance between the neighbors houses.

Mr. Male stated that they need a letter from Saratoga County Sewer. Mr. Male stated that he received an email from Chairman Barshied regarding a plugged sewer line. Mr. Male stated that this issue needs to be addressed. Mr. Mackay stated that it is a maintenance issue and is being addressed. Mr. Mackay stated that he has temporary portable toilets being delivered. Mr. Male stated the Storm Water Pollution Prevention Plan should be submitted as a full SWPPP as it is over an acre of disturbance. Mr. Address stated that they did the calculations of the square footage of the disturbance but will go back and review the numbers to determine if it is over an acre. Mr. Male stated that another issue is the siltation in the stream. Mr. Male stated that he and Ms. Zepko walked the stream for about a half of a mile and only saw one golf ball and does not believe the silt is coming from the golf course. Ms. Zepko stated that they started from NYS Route 9P and had to walk in the stream because of the topographical layout of the land and the steep banks on each side. Ms. Zepko stated that there is a natural erosion pattern of the bank, the water was running clear and had no signs of silt coming down from the golf course and saw just a couple of golf balls.

Mr. Buck stated that a lot of the public's concerns are legitimate and some of the concerns have nothing to do with the golf course but are Town issues.

Mr. Rathbun stated that there are a number of concerns that were brought up by the public which seem to relate to issues within some Town Departments. Mr. Rathbun asked Mr. Mackay if he would be willing to put a berm between the parking area and the neighbor. Mr. Mackay stated that he believes that once the clubhouse is built it will resolve those issues. Mr. Mackay stated that the golfers don't think there are restrooms because the building is so small and that there is only signage on the restroom doors at the present time.

Mr. D'Ambro stated that the applicant needs to take the neighbor's concerns into consideration. Mr. D'Ambro stated that he wants the applicant to be aware that if there is inadequate parking for an event the neighbors are not going to allow the attendees to park on the Grace Moore Road.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he stated that the application was tabled until the next Planning Board meeting on July 25, 2016.

PB2015-23, Cold Spring Road Mixed Use Project, Cold Spring Road

Chairman Barshied recognized Mr. Scott Lansing of Lansing Engineering, who is representing Mr. Cailean Mackay and Ms. Marissa Mackay. Mr. Lansing stated that the applicant is asking for the Board to consider preliminary approval for the project this evening. Mr. Lansing stated the project requires a review from the NYS Department of Health, Saratoga County Sewer District #1 and the NYS Department of Environmental Conservation. Mr. Lansing stated that this is a conservation (Cluster) subdivision located within the Business Park (BP) and Residential (R-R) Zoning Districts. Mr. Lansing stated that there 39 residential lots with public water and sewer, and stormwater basins on site. Mr. Lansing stated that the proposal is within the zoning regulations and that the primary focus is on the residential subdivision. Mr. Lansing stated that they reviewed the buildout for the Business Park parcel and analyzed it for SEQRA evaluation. Mr. Lansing stated that they are using the traffic impact study that was used for Global Foundries, the archeological study found two archeologically sensitive areas next to the wetlands, they updated the narrative, the updated water and sewer reports, and they updated EAF as part of the SEQRA. They have provided drainage district documents and the HOA documents. Mr. Lansing stated that he had spoken with Mr. Minick, Highway Superintendent, regarding sidewalks at the beginning of the project and he is not in favor of the sidewalks. Mr. Lansing stated that the applicant is asking the Board to waive the sidewalk portion of the project.

Chairman Barshied asked Mr. Cutler what decision the Town Board made regarding the trails and/or sidewalks. Mr. Cutler stated that the Town Board decided on the trails in lieu of sidewalks. Mr. Cutler stated that Town will take over ownership of the trails. Chairman Barshied stated that the Planning Board had asked for another 60 day extension to the time limit of the closed preliminary public hearing. Mr. Cutler stated that the extension has been granted. Chairman Barshied stated that segmentation is not a part of SEQRA and what has been presented to date is as far as it can be pursued at this time. Chairman Barshied stated that the applicant will have to come back before the Board to finish the SEQRA for the Business Park portion of the application. Chairman Barshied stated that the Board should address SEQRA for the residential portion of the project only. Chairman Barshied asked who is supplying the water to the subdivision. Mr. Doty stated that letter from the Chazen Companies was submitted to the Town Board that describes a method to allow Saratoga Water Services to supply the site. Chairman Barshied asked the applicants who will supply the water to the site. Ms. Mackay stated Saratoga Water Services.

Ms. Zepko stated that the applicant is proposing Saratoga Water Services. Ms. Zepko stated that she has not seen the letter nor has the Planning Department received the letter as of yet.

Mr. Male stated that the Town of Stillwater has an existing water line on Cold Springs Road and that Saratoga County is proposing a water line on Cold Springs Road to supply Town of

Halfmoon for future development. Mr. Male stated that the placement of Saratoga Water Services' line has not yet been determined. Mr. Male stated that the HOA document has some issues that need to be addressed.

Ms. Marotta stated that the commercial entrance is now off Luther Forest Blvd. Mr. Lansing stated that part of the entrance is over a right-of-way and they will have to modify for the stormwater area. Ms. Marotta asked about the calculations of the total buildout. Mr. Lansing stated that the Business Park is 115-acres and that they removed the wetlands and ravines from the total. Ms. Marotta asked for clarification about the subdivision parcel being on one deed. Mr. Lansing stated that the 223-acres will be subdivided from the overall parcel that is on one deed.

Mr. Doty asked Mr. Lansing if the proposed Business Park at this point is speculative. Mr. Lansing stated that is correct, the applicant does not have any businesses interested at this time. Mr. Doty stated that it perceives that there is enough information to address SEQRA on the residential portion of the project. Mr. Doty stated that the Business Park has been preliminarily reviewed but there is not enough information to address SEQRA at this time. Mr. Doty stated that the Town will take ownership of the trails in fee and not through easements. Mr. Doty stated that Chazen Companies gave a recommendation to the Town Board regarding the public water supplier for the project. Mr. Doty stated to his knowledge the Town Board has not issued a decision as of yet.

Mr. Cutler stated that he has concerns about the trails 1) what do the trails look like, 2) where are the location of the trails in the development, 3) what is going to be acceptable to the Town and the applicant regarding the trails. Mr. Cutler asked if there was any other information regarding the trails. Ms. Zepko read the Town Boards Resolution #39 of 2016.

Ms. Winchell asked Ms. Zepko if she would read the resolution again. Ms. Winchell stated that it is the Town's recommendation to accept the trails in lieu of sidewalks and also mentions a wider road with a wing at the roads edge. Ms. Zepko stated that is correct.

Ms. Ferris asked who would handle the placement of the trails. Mr. Male stated that who would install the trails would be up to the Planning Board.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 19**

WHEREAS, Cold Springs Road Mixed Use has submitted an application for major subdivision regarding property located at Cold Springs Road, more fully identified as Tax Map Number 242-1-96.1; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and

WHEREAS, pursuant to 6 NYCRR §617.6, the Stillwater Planning Board is the lead agency for SEQRA review; and

WHEREAS, the applicant has submitted a fully completed Long Environmental Assessment Form (LEAF); and

WHEREAS, the Planning Board has duly reviewed the LEAF and has considered the criteria contained in 6 NYCRR §617.7(c), to determine if the proposed action will have a significant impact on the environment;

WHEREAS, the Planning Board considered the potential impact to the residential development by the development of the commercial lot. The Board requested that the applicant provide an analysis of that impact;

WHEREAS, the applicant submitted drawings, reports and an analysis of the impacts caused by the development of the commercial lot to the extent feasible given the uncertainty of what future commercial usages will actually occur;

WHEREAS, the Board determined that the information provided was too speculative to be able to accurately perform a full SEQRA review of the commercial development at this time and that segmentation was not applicable given the uncertainties of the specifics regarding such commercial development;

WHEREAS, the information provided did demonstrate that the commercial project will likely have traffic impacts that will need to be mitigated, but that such impacts and mitigation measures would be appropriately determined and addressed in the future when the actual commercial usages are known, therefore, this SEQRA review would be limited to the impacts of the Residential Development

WHEREAS, the Planning Board reviewed each of the 18 factors contained in Part 2 of the LEAF and determined that the proposed action will have no, or only a small, environmental impact;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Cold Springs Road Mixed Use, for a major subdivision regarding property located at Cold Springs Road, more fully identified as Tax Map Number 242.-1-96.1, will not have a significant impact on the environment.

A motion by Member Buck, seconded by Member Ferris, to adopt Resolution No. 19 of 2016.

A roll call vote was taken on Resolution No. 19 of 2016 as follows:

Chairman Barshied	YES
-------------------	-----

Member Buck	YES
Member D'Ambro	YES
Member Ferris	YES
Member Marotta	NO
Member Rathbun	YES
Member Murray	ABSENT
Member Winchell	YES

Resolution No. 19 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 20**

WHEREAS, Cold Springs Road Mixed Use have submitted an application for subdivision approval regarding property located at Cold Springs Road more fully described as Tax Map No. 242-1-96.1; and

WHEREAS, a public hearing was conducted on April 25, 2016 to consider the application, and comments were received from the public as well as the applicant; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 19 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Cold Springs Road Mixed Use for subdivision of lands located on Cold Springs Road, more fully identified as Tax Map Number 242-1-96.1, is hereby GRANTED preliminary subdivision approval; and be it further

RESOLVED, that the application is GRANTED preliminary Subdivision Approval, provided the applicant comply with the following conditions:

1. That the Applicant amend the map to include trails to be dedicated to the Town in a location and design which is acceptable to the Town Board.
2. That the Applicant provide an HOA for the remaining open space that is acceptable to the Town, unless the Town Board elects to accept dedication of such land to the Town.
3. That the Applicant obtains final determination from the Town as to the source of the public or municipal water to be supplied to the residences.

4. That the Applicant addresses the presence of archeologically sensitive sites on the property in a suitable manner without substantial change to the roads or changes to the locations of the lots.

5. That the Applicant address all other conditions contained in the Chazen Companies Review letters dated 2/26/16, 3/25/16, 4/22/16, and 8/5/2016.

and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Buck, seconded by Member Ferris to adopt Resolution No. 20 of 2016.

A roll call vote was taken on Resolution No. 20 of 2016 as follows:

Chairman Barshied	YES
Member Buck	YES
Member D'Ambro	YES
Member Ferris	YES
Member Marotta	NO
Member Rathbun	YES
Member Murray	ABSENT
Member Winchell	YES

Resolution No. 20 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 27, 2016.

PB2016-10, White Sulphur Springs Major Subdivision, SE Corner of NYS Route 9P and Luther Road

Chairman Barshied recognized Mr. David Bogardus of Northeast Land Survey, who is representing Mr. Karl Yang who is one of the owners. Mr. Bogardus stated the White Sulphur Springs is an old project and was designed as a PDD in 2006. Mr. Bogardus stated that the property is located on the corner of NYS Route 9P and Luther Road and is in LDR Zoning District except for a small portion in the front which is in the RRD Zoning District. Mr. Bogardus stated that the project has been redesigned to make it more economical and environmentally friendly. Mr. Bogardus stated that there is 3400 ft. of roadway with no grade greater than 7% with a 3% grade at the intersection of the new road with Luther Road. Mr. Bogardus stated that they are working with the Army Corp of Engineers on the wetlands. There are two streams one of which will have a span bridge and if a pipe is used it has to be 25% wider than the stream and imbedded into the stream to allow wildlife to pass through. Mr. Bogardus stated that the site will be serviced by Saratoga County Sewer and by Glen Hollow Water. Mr. Bogardus stated that the archeological study of 2006 identifies an old dam, an old pump house

and the White Sulphur Springs prehistoric site. Mr. Bogardus stated that both streams empty into the HDPE pipe that the Town Highway Department installed and runs along Luther Road, crosses under NYS Route 9P, and discharges into Saratoga Lake. Mr. Bogardus stated that they directed all the water from the lots and the roadway of the development into the open swales along the town roads and into the stormwater management system. Mr. Bogardus stated that they went down 9 ft. and 11 ft. without hitting ledge rock for the roadway. Mr. Bogardus stated that there is one entrance with a divided 18 ft. two-lane roadway. Mr. Bogardus stated that he is in receipt of Mr. Male's comment letter but has not yet addressed Mr. Male's comments.

Ms. Marotta asked if the road cut off NYS Route 9P has anything to do with this project. Mr. Bogardus stated it does not have anything to do with this project and that property is adjacent to the applicant's property.

Mr. Rathbun stated that the map is showing very steep terrain on this property. Mr. Rathbun asked if the retaining walls that are going to be used are redi-rock walls. Mr. Bogardus stated that is correct.

Ms. Zepko asked if there will be one builder for the entire site or will there be other builders for the rest of lots. Mr. Bogardus stated that he is not sure if there will be one or multiple builders. Ms. Zepko asked Mr. Bogardus if he would speak to the neighbors across the street about the project. Mr. Bogardus stated that he would explain the project to the neighbors.

Motion to adjourn: made by Mr. Rathbun, seconded by Ms. Marotta, motion passed unanimously at approximately 11:15 PM.

**The Next Planning Board Meeting will be
Monday, July 25, 2016**