

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
September 26, 2016 @ 7:00 PM**

**Present:**

**Chairman, Bob Barshied (BB)**  
**Carol Marotta (CM)**  
**John Murray (JM)**  
**Peter Buck (PB)**  
**Christopher D'Ambro (CD)**  
**JoAnn Winchell (JW)**  
**Heather Ferris (HF) Alternate Member**

**Also Present:**

**James Trainor, Town Attorney (JT)**  
**Paul Male, Town Engineer (PM)**  
**Lindsay Zepko, Town Planner (LZ)**  
**Ellen Vomacka, Town Board Liason**  
**Sheila Silic, Secretary**

**Absent:**

**Randy Rathbun (RR)**

**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:**

Ms. Winchell made a motion to approve the minutes from the July 25, 2016 meeting, seconded by Mr. Buck. The motion passed unanimously. Ms. Winchell made a motion to table the minutes from the August 22, 2016 meeting until the next Planning Board meeting on October 24, 2016.

**PB2016-29, Fusco/Goldstein Lot Line Adjustment, 588 and 589 NYS Route 9P**

Chairman Barshied recognized Mr. Salvatore Fusco. Mr. Fusco stated that currently owns the lake front property that belongs with property located at 586 NYS Route 9P. Mr. Fusco stated that he wants to take the lake front property on the west side of NYS Route 9P and merge it with 588 NYS Route 9P. Mr. Fusco stated that he is going to sell 586 NYS Route 9P and make 588 NYS Route 9P his permanent residence and want to keep the lake front property.

Ms. Marotta stated that you own the lake front property at 589 NYS Route 9P and want it to go with the property at 588 NYS Route 9P. Mr. Fusco stated that is correct.

Chairman Barshied asked if it is the small strip of land on the west side of NYS Route 9P. Mr. Fusco stated that is correct. Chairman Barshied asked Mr. Male if there are any issues that need to be addressed. Mr. Male stated that there were some corrections that needed to be made to the application and the applicant has made those corrections this evening.

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. 37**

WHEREAS, Salvatore Fusco has submitted an application for a lot line adjustment regarding property located at 586 Route 9P, more fully identified as Tax Map Numbers 218.12-1-59 and 218.12-1-22; 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, Salvatore Fusco for a lot line adjustment regarding property located at 586 Route 9P more fully identified as Tax Map Number 218.12-1-59 and 218.12-1-22 will not have a significant impact on the environment.

A motion by Member Marotta, seconded by Member Winchell, to adopt Resolution No. 37 of 2016.

A roll call vote was taken on Resolution No. 37 of 2016 as follows:

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

Resolution No. 37 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

**TOWN OF STILLWATER  
PLANNING BOARD  
2016 RESOLUTION NO. 38**

WHEREAS, Salvatore Fusco has submitted an application for lot line adjustment regarding property located at 586 Route 9P, more fully described as Tax Map No. 218.12-1-59 and 218.12-1-22; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for a lot line adjustment; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 37 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Salvatore Fusco for a lot line adjustment of lands located on 586 Route 9P, more fully identified as Tax Map Numbers 218.12-1-59 and 218.12-1-22, 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. 38 of 2016.

A roll call vote was taken on Resolution No. 38 of 2016 as follows:

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

Resolution No. 38 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

**PB2016-28, D'Amico, Burke, Wheland Minor Subdivision, 52 County Route 75**

Chairman Barshied recognized Mr. Fred Metzger of Fred Metzger Land Surveyor who is representing Mr. Joseph D'Amico. Mr. Metzger stated that the property is located on the west side of County Route 75 in the LDR Zoning District. Mr. Metzger stated that they are subdividing Lot 3 that has the existing farm house with 1.5 acres and leaving Lot 1 with the remaining 79.86 acres. Mr. Metzger stated that the Planning Department has received a letter that states that the house has been connected to the public water in August. Mr. Metzger stated that at the last Planning Board on August 22, 2016 the Board requested that the Lot numbers are changed on the map. Mr. Metzger stated that he has changed the lot numbers on the map to reflect the first subdivision of the property as Lot 1 and Lot 2 and with this subdivision being shown as Lot 3. Mr. Metzger stated that he added the information that Mr. Male requested prior to the map and updated the plans.

Chairman Barshied proceeded to open the public hearing and asked if anyone wished to comment and hearing none he proceeded to close the public hearing.

Ms. Marotta asked about Mr. Male's most recent comment letter dated September 26, 2016 regarding an easement to the Town of Stillwater. Mr. Male stated that he is going to refer the question to Mr. Metzger. Mr. Metzger stated that there is an easement to the Town of Stillwater to access the water line that crosses D'Amico's property. Ms. Winchell stated that this is an existing water line from the 1990's.

Chairman Barshied asked Mr. Male if there were changes needed on the SEQRA Form. Mr. Male stated that he has received the changes to the SEQRA Form from Mr. Metzger this evening.

Ms. Winchell stated that the wetlands and the archeological sites are not an issue as per Mr. Male's review. Mr. Metzger stated that when you use EAF mapper it shows that there are sensitive areas in and around the site.

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. 39**

WHEREAS, Joseph D'Amico has submitted an application for a minor subdivision regarding property located at 52 County Route 75, more fully identified as Tax Map Number 261.02-1-2.11; 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, Joseph D'Amico for a minor subdivision regarding property located at 52 County Route 75, more fully identified as Tax Map Number 261.02-1-2.11, will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Murray, to adopt Resolution No. 39 of 2016.

A roll call vote was taken on Resolution No. 39 of 2016 as follows:

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

Resolution No. 39 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

**TOWN OF STILLWATER  
PLANNING BOARD  
2016 RESOLUTION NO. 40**

WHEREAS, Joseph D'Amico has submitted an application for a minor subdivision regarding property located at 52 County Route 75, more fully described as Tax Map No. 261.02-1-2.11; and

WHEREAS, a public hearing was conducted on September 26, 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. 39 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Joseph D'Amico, for a minor subdivision of lands located on 52 County Route 75, more fully identified as Tax Map Number 261.02-1-2.11, 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 Murray, seconded by Member Buck, to adopt Resolution No. 40 of 2016.

A roll call vote was taken on Resolution No. 40 of 2016 as follows:

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

Resolution No. 40 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

**PB2016-12 and PB2016-27, Skidmore College Horseshow Specail Use Permit and Site Plan, 28 Brickhouse Road**

Chairman Barshied recognized Mr. David Carr of the LA Group who is representing Skidmore College, also present from Skidmore College is Dan Rodecker Director of Facilities and Adele Einhorn Executive Director of the Horse Show, Mark Naldony of Creighton Manning and Doug Heller of the LA Group. Mr. Carr stated that they are seeking approval for the Special Use Permit and Site Plan Approval. Mr. Carr stated that they updated the narrative as requested by the Board. Mr. Carr stated that they met with Mr. Male and Ms. Zepko on August 24, 2016 and responded to all of Mr. Male's comments. Mr. Carr stated that the property is located at 28 Brickhouse Road and is 103 acres with an existing 5/8 stone dust track, the existing barns have a total of 84 stalls, there is a building with two apartments and an existing house, 17 paddocks on the property, the property has wetlands, ponds and wooded areas. Mr. Carr stated that Skidmore wants to use the property for two weeks in June for the horse show and will be utilizing the property from spring until fall to board horses with no activity during the winter months. Mr. Carr stated that Skidmore wants to turn the apartments into an office and before the house can be utilized it needs to be renovated. Mr. Carr stated that they will keep the parking area in the front and have added a second access point for ingress and egress. Mr. Carr stated that there will be days before and after the event for setting up and tearing down of port-a-johns, vender area and temporary stables. Mr. Carr stated that the hours for the horse show will be from 8:00 am. through 5:00 pm. five days a week with no events schedules for the evenings.

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

**Jill Michaels Ballston Spa, NY & Apalachicola, Fl**

Ms. Michaels stated that she was previous owner and operator of the property and owns two lots across the road from the 28 Brickhouse Road, a small horse farm and a wooded lot up the road from 28 Brickhouse Road. Ms. Michaels stated that she is very happy that Skidmore College is interested in this property and the proposed project is an asset to the Town of Stillwater. Ms. Michaels stated that she supports the project.

**Edward Michaels Ballston Spa, NY & Apalachicola, Fl**

Mr. Edwards stated that he was the previous owner Northway Farms located at 127 Gronczniak Road. Mr. Michaels stated that there is a common boarder of 1500 ft. between 127 Gronczniak Road and the property at 28 Brickhouse Road. Mr. Michaels stated that he supports higher education and Skidmore College is a stamp of approval for the Town of Stillwater. Mr. Michaels stated that he supports the project.

**Sylvia Hoysic 54 Jack Halloran Road**

Ms. Hoysic asked about the security of the property which is a concern. Ms. Hoysic asked if there will be someone staying on the premises. Ms. Einhorn stated that there will not be anyone staying on the premises. Ms. Einhorn stated that Mr. Rodecker had mentioned that the house needs to be renovated which will take time and resources. Ms. Einhorn stated that all resources are going into preparing of the grounds for the horse show. Mr. Rodecker stated that security will be there 24/7 while the horse show is going on. Ms. Hoysic asked when they start stabling the horses if there will people at the farm. Mr. Rodecker stated that there will be people there when stabling starts.

**Richard Dantz 427 County Route 76**

Mr. Dantz stated that he may have misunderstood something that was said earlier. Mr. Dantz asked about Skidmore adding an additional 600 stalls. Mr. Dantz stated that he was under the understanding that there were 84 existing stalls. Mr. Carr stated that there are 84 existing stalls the 600 additional stalls are temporary stalls. Mr. Carr stated that the temporary stalls are tents that are set up for the two weeks in June for the horse show and then removed.

**Paul Hoysic 54 Jack Halloran Road**

Mr. Hoysic stated he has concerns about not having security on the premises and the possibility of young adults having parties in the fields/woods. Mr. Rodecker stated that Skidmore could commit to installing cameras throughout the property. Mr. Rodecker the cameras would be monitored by campus safety. Mr. Rodecker stated that he can also contact the college's IT Department to set up a hotline to the campus safety office. Ms. Einhorn stated that the college owns other property off campus that are not monitored and there has been no problems.

**Jeff Finkle 25 Brickhouse Road**

Mr. Finkle asked about lighting being installed in the parking area for the event. Ms. Einhorn stated that there will be no additional lighting installed other than what is already there. Mr. Finkle asked about the increased in traffic for those two weeks. Mr. Naldoney stated that the increase in traffic would be about 130 cars entering and exiting during the peak hours between 2:00 pm. and 3:00 pm.. Mr. Finkle stated that includes horse trailers, workers and spectators. Mr. Naldoney stated that is correct. Mr. Finkle asked if there are any evening events planned for the horse show. Mr. Rodecker stated that there are no evening events associated with the horse show.

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

Chairman Barshied asked Mr. Male if he had any issues that needed to be addressed. Mr. Male asked about the manure bins being covered. Mr. Carr stated that by regulations the manure bins do not need to be covered. Mr. Carr stated that if the Town would like them covered they can cover them with tarps in the evening. Mr. Carr stated that the bins are emptied every day into a dumpster and when the dumpster is full it taken off site. Ms. Einhorn stated that the bucket tractor pushes up the manure every hour or periodically depending how the bins look. Ms. Einhorn stated that they could be covered at night but during the day it would not be feasible. Mr. Male asked about the well. Mr. Carr stated that the college had the well tested and the existing well is sufficient for the horse show. Mr. Carr stated that they have spoken to the NYS Department of Health who's only involvement on the project is for the RV Area. Mr. Carr stated what they are proposing is to obtain the approval from NYS Department of Health and Mr. Male signing off on the RV Area as a condition. Mr. Male asked if there are any new permanent covered structures being built. Mr. Carr stated that there is one new building that will be used for storage and a septic system.

Ms. Marotta stated the way the college is operating the stables and treating the manure now opposed to the way it is currently operated. Mr. Carr stated that is the way it is currently being operated now. Mr. Carr stated that he believes they are putting the manure into a dumpster.

Ms. Winchell asked about email that relates to another neighbor that is not present this evening. Mr. Carr stated that the Mr. Dantz who is the neighbor is present and that they have spoken with Mr. Dantz before the meeting. Mr. Carr stated that Mr. Dantz's property is to the north of 28 Brickhouse Road. Mr. Carr stated that they had to move the show rings closer to Mr. Dantz's property due to the wetland issues. Mr. Carr stated that Mr. Dantz asked if they could move the bleachers to other side of the show rings and for a fence to be installed so that people cannot walk onto his property from the horse show. Ms. Winchell stated that there has been some remediation between the two parties. Mr. Carr stated that is correct. Mr. Rodecker stated that there is some rock removal/blasting that may need to be done in that area and they would meet with Mr. Dantz to go over the plan with him prior to doing any of the rock removal/blasting so he would be comfortable with the plan. Mr. Rodecker stated that they looked at Mr. Dantz's house and took a visual of the house along with notes pertaining to the house and will look at the house again after the rock removal/blasting and if there is any damage that has been done to the house it will be the responsibility of the college to fix the damage. Ms. Winchell stated that the application includes the 4x6 ft. signage. Mr. Carr stated that is correct. Ms. Winchell stated that there is no signage on NYS Route 423. Mr. Carr stated that there is no off site signage. Mr. Carr stated that the vendors and participants are given the route directions to get too the horse show. Ms. Einhorn started that they also use email and there is also an APP for the horse show that has the information available.

Mr. Trainor stated that the college is not seeking a tax exemption on the property. Mr. Rodecker stated that the college is not seeking an exemption from taxes. Mr. Rodecker stated that with the improvements that are going to be made to the property the college would like the assessment to stay at the current assessed value with no increase in the assessment. Mr. Trainor stated that they would have to speak to the Assessor. Mr. Trainor asked if this an annual Special Use Permit or a permanent Special Use Permit. Mr. Carr stated that the college is seeking a permanent Special Use Permit.

Mr. Buck asked about boarding horses in the winter months. Ms. Einhorn stated that there are not boarding horse in the winter months because there would be no place to exercise the horses due to the track and the show rings being covered with snow.

Chairman Barshied asked about the rock removal and the amount of rock to be removed. Mr. Carr stated that he believes the largest area is where Mr. Dantz's house is located and it is about 2 ft. of rock that would be removed. Mr. Carr stated that there excavator is present this evening Mr. Morris of Morris Excavating.

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

**TOWN OF STILLWATER  
PLANNING BOARD  
2016 RESOLUTION NO. 41**

WHEREAS, Skidmore College has submitted an application for a permanent special use permit regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52; 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, Skidmore College for a permanent special use permit regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52, will not have a significant impact on the environment.

A motion by Member Murray, seconded by Member Marotta, to adopt Resolution No. 41 of 2016.

A roll call vote was taken on Resolution No. 41 of 2016 as follows:

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

Resolution No. 41 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

**TOWN OF STILLWATER  
PLANNING BOARD  
2016 RESOLUTION NO. 42**

WHEREAS, Skidmore College has submitted an application for a Permanent Special Use Permit regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing was held on September 26, 2016; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 41 of 2016; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has duly considered the application and the elements necessary to consider the granting of a Permanent Special Use Permit by taking into consideration the benefit to the applicants if the permit is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant;

Now, therefore, be it

RESOLVED, that the Planning Board hereby makes the following findings:

1. The Use is in harmony with and does promote the general purposes and intent of the comprehensive plan and the overlay district legislation, and the use does not have a negative effect on the health, welfare, and safety of the Town and its residents because it preserves the rural character of the neighborhood;
2. The overall compatibility of the Use has a positive impact on the neighborhood or community character, including the character of adjoining properties, districts, and uses and the Use has a positive impact on density, including the density of adjoining properties, districts, and uses because horse shows are

compatible with the use of surrounding properties;

3. The Use does not have a substantially negative impact on vehicular congestion and parking, including the provision of adequate parking and the absence of hazardous or traffic conditions, including ingress and egress because while it is estimated that 130 trips per day of traffic may be generated, the traffic study indicates it can be accommodated by existing roads; and
4. The Use has a positive impact on infrastructure and services, including utilities, public facilities, and services, taking into consideration the extent to which the project extends or provides infrastructure and services to the area in need of such infrastructure and services because RV's will not be allowed until the Department of Health approves the digging of a well or water hookups; and
5. The Use has a positive impact on environmental and natural resources, including the environmental and physical suitability site for development, the risk of fire, flood, or erosion taking into consideration the impacts such as emissions of electrical charges, dust, light, vibration, or noise detrimental to the public health, safety, and welfare, because wetlands and manure will be appropriately remediated, cameras will be installed and security will be increased once horses are boarded there; and
6. The Use provides a positive effect on the long term economic stability and community character of the Town and surrounding properties, districts, and uses because the Applicant has offered to waive its non-profit tax exemption in order to allow the property to be fully tax assessable; and be it further

RESOLVED, that the application of Skidmore College for a Permanent Special Use Permit on property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52, is GRANTED provided the applicant comply with the following conditions, and those included in the May 16, August 17, and August 18, 2016 Memorandums from Paul Male, P.E., and that these conditions be met prior to approval of the application:

1. That the use of the 35 RV sites are conditioned upon the Applicant securing sufficient water to meet the Department of Health standards and obtaining Department of Health and Paul Male, P.E. approval, and in such event the use of RV sites shall be limited to the period of one week prior to any horse show to one after that horse show. A note shall be added to the plans stating the above.
2. That the Applicant has advised the Town that the Applicant will not be seeking tax exempt status for this project and property and that approval is granted with that condition.
3. That the Applicant installs a 6 foot x 500 foot solid fence along the Dantz property boundary, move the bleachers away from the Dantz property boundary, and coordinate with Mr. Dantz regarding rock removal and/or blasting.
4. That the Applicant installs security cameras, make security phone numbers available to neighbors, and increase security patrols by Skidmore campus security once horses are boarded on the property.
5. That the daily times of operation of the horse shows are limited to 8:00 a.m. to 6:00 p.m.
6. The applicant will notify the Town and the neighbors should rock blasting be necessary during development
7. The temporary bleacher location on the northeasterly ring shall be shifted away from the neighboring property

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 Murray, seconded by Member Winchell to adopt Resolution No. 42 of 2016.



A roll call vote was taken on Resolution No. 42 of 2016 as follows:

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

Resolution No. 42 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

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

**TOWN OF STILLWATER  
PLANNING BOARD  
2016 RESOLUTION NO. 43**

WHEREAS, Skidmore College has submitted an application for site plan approval regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52; 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, Skidmore College for a site plan approval regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52, will not have a significant impact on the environment.

A motion by Member Buck, seconded by Member Marotta, to adopt Resolution No. 43 of 2016.

A roll call vote was taken on Resolution No. 43 of 2016 as follows:

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

Resolution No. 43 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

**TOWN OF STILLWATER  
PLANNING BOARD  
2016 RESOLUTION NO. 44**

WHEREAS, Skidmore College has submitted an application for site plan approval regarding property located at 28 Brickhouse Road, more fully described as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52; and

WHEREAS, a public hearing was conducted on September 26, 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. 43 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Skidmore College for site plan approval of lands located on 28 Brickhouse Road, more fully identified as Tax Map Numbers 220.12-1-51.1 and 220.12-1-52, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions and any conditions contained in the Engineer Review Letters of Paul Male, P.E. dated May 16, August 17, and August 18, 2016:

1. That the use of the 35 RV sites are conditioned upon the Applicant securing sufficient water to meet the Department of Health standards and obtaining Department of Health and Paul Male, P.E. approval, and in such event the use of RV sites shall be limited to the period of one week prior to any horse show to one after that horse show.
2. That the Applicant has advised the Town that the Applicant will not be seeking tax exempt status for this project and property and that approval is granted with that condition.
3. That the Applicant installs a 6 foot x 500 foot solid fence along the Dantz property boundary, move the bleachers away from the Dantz property boundary, and coordinate with Mr. Dantz regarding rock removal and/or blasting.
4. That the Applicant installs security cameras, make security phone numbers available to neighbors, and increase security patrols by Skidmore campus security once horses are boarded on the property.
5. That the daily times of operation of the horse shows are limited to 8:00 a.m. to 6:00 p.m.
6. That the Applicant construct two entrances and exits in separate locations to be approved by the Town's engineer.

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 Winchell, seconded by Member Ferris, to adopt Resolution No. 44 of 2016.

A roll call vote was taken on Resolution No. 44 of 2016 as follows:

Chairman Barshied	YES
Member Buck	YES
Member D'Ambro	YES
Member Ferris	YES

Member Marotta	YES
Member Rathbun	ABSENT
Member Murray	YES
Member Winchell	YES

Resolution No. 44 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 26, 2016.

Motion to adjourn: made by Ms. Winchell, seconded by Mr. D'Ambro motion passed at approximately 8:00 PM.

**The Next Planning Board Meeting will be  
Monday October 24, 2016**