

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
November 14, 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)
Randy Rathbun (RR)
Heather Ferris (HF) Alternate Member

Also Present:

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

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. Buck made a motion to approve the minutes from the October 24, 2016 meeting, seconded by Ms. Marotta. The motion passed unanimously.

PB2016-30, Kings Isle Sign Application Site Plan, NYS Route 67

Chairman Barshied recognized Mr. Jeff Williams of Bruce Tanski Construction and Development. Mr. Williams stated that Mr. Bruce Tanski is also present this evening. Mr. Williams recapped the project before the Board. Mr. Williams stated that they are proposing a marquis identification sign for Kings Isle Apartments PDD which is located on NYS Route 67. Mr. Williams stated that there are two signs that will be mounted on the wings of the stone structure to give a medieval castle like ambiance to the site. Mr. Williams stated there will be ample landscaping around the proposed structure. Mr. Williams stated there will be stone flower boxes on the stone wall with 4 light fixtures on top of the stone wall. Mr. Williams stated the stone structure is 40 ft. long and 12 ft. high and each wing is 12 ft. long and 8 ft. 10 inches high. Mr. Williams stated that the two signs on the wings are 4 ft. by 5 ft. Mr. Williams stated that the signs will read "King's Isle Luxury Apartments".

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

Richard Dantz 427 County Route 76

Mr. Dantz asked about the type of lighting for the sign and if lighting is directed toward the roadway. Mr. Williams stated that the lighting for the sign will resemble a street lamp and the lighting is only to illuminate the sign. Mr. Williams stated that the lighting is not directed towards the roadway.

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

Chairman Barshied asked Mr. Williams if there were any changes to the application since the October meeting. Mr. Williams stated that there have not been changes to the application.

Chairman Barshied asked Ms. Zepko if she received a response from the Saratoga County Planning Board. Ms. Zepko stated the response from Saratoga County Planning Board stated there would be no significant impact.

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. 47**

WHEREAS, Bruce Tanski has submitted an application for site plan approval regarding property located at Route 67, more fully identified as Tax Map Number 251.-1-15.2; 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, Bruce Tanski, for a site plan approval regarding property located at Route 67, more fully identified as Tax Map Number 251.-1-15.2 will not have a significant impact on the environment.

A motion by Member Buck, seconded by Member Winchell, to adopt Resolution No. 47 of 2016.

A roll call vote was taken on Resolution No. 47 of 2016 as follows:

| | |
|-------------------|-----|
| Chairman Barshied | YES |
| Member Buck | YES |
| Member D'Ambro | YES |
| Member Marotta | YES |
| Member Rathbun | YES |
| Member Murray | YES |
| Member Winchell | YES |

Resolution No. 47 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 14, 2016.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 48**

WHEREAS, Bruce Tanski has submitted an application for site plan approval regarding property located at Route 67, more fully described as Tax Map No. 251.-1-15.2; and

WHEREAS, a public hearing was conducted on November 14, 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. 47 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Bruce Tanski for site plan approval for a sign for lands located on Route 67, more fully identified as Tax Map Number 251.-1-15.2 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 Rathbun, to adopt Resolution No. 48 of 2016.

A roll call vote was taken on Resolution No. 48 of 2016 as follows:

| | |
|-------------------|-----|
| Chairman Barshied | YES |
| Member Buck | YES |
| Member D'Ambro | YES |
| Member Marotta | YES |
| Member Rathbun | YES |
| Member Murray | YES |
| Member Winchell | YES |

Resolution No. 48 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 14, 2016.

PB2016-32, Harte Major Subdivision 364 NYS Route 423

Chairman Barshied recognized Mr. Duane Rabideau of Van Guilder & Associates who is representing Triller Development LLC. Mr. Rabideau stated the proposed project is for a 5 lot Major Subdivision located at 364 NYS Route 423. Mr. Rabideau stated that Lot 1 will retain the existing house and improvements on the parcel, Lot 2 is 1.23 acres, Lot 3 is 2.07 acres, Lot 4 is 4.02 acres and Lot 5 is 5 acres. Mr. Rabideau stated that the Applicant wants to build single family dwelling on remaining four estate lots. Mr. Rabideau stated that they are proposing both public water and sewer which extends from Walden Circle along the front of this parcel and to Saratoga Pointe Development to the rear of this parcel. Mr. Rabideau stated that maps show that gravity was proposed for the sewer, but after review of the gravity system the Applicant has decided on using a force main. Mr. Rabideau stated that force main will have less of an impact on the lots and is a more efficient way of connecting into the public sewer. Mr. Rabideau stated that the wetlands have been delineated as Army Corp of Engineers and should have the Army Corp of Engineers on site in the next couple of weeks to have the official Jurisdictional Determination flagged. Mr. Rabideau stated that there are wetlands that run along the center of Lot 3 and behind Lots 4 & 5. Mr. Rabideau stated that the subdivision is setup so there are no impacts on the wetlands. Mr. Rabideau stated that Lot 1 will retain the two driveways with the existing house, Lot 2 will have a driveway across from Walden Circle, Lot 3 will be utilizing the existing culvert and Lots 4 & 5 will have two separate driveways that merge into the main access entrance. Mr. Rabideau stated that the driveway configuration is to minimize the cutting of the pine trees.

Chairman Barshied stated that a manhole is located on the property between Lots 4 & 5. Chairman Barshied asked if the manhole was closer to the road to avoid being at 90% degrees as

it comes out of the house on Lot 5. Mr. Rabideau stated that the Applicant will be eliminating the manholes since the sewer will be a force main. Chairman Barshied stated that this will be a pressure sewer system. Mr. Rabideau stated that is correct. Chairman Barshied asked Mr. Male about his comment letter and any outstanding issues. Mr. Male stated that he has not received a response back from the Applicant on the comment letter. Mr. Rabideau stated that they are working on the comment letter. Chairman Barshied asked if the sewer changes have been resubmitted to the Planning Department. Mr. Rabideau stated that Lansing Engineering is working on the plans. Chairman Barshied asked if the Applicant's goal is to build this winter or in the spring. Mr. Rabideau stated that the Applicant plans to build in the spring. Chairman Barshied asked Mr. Male about the preliminary SEQRA Review. Mr. Male stated that DEC SEQRA recommends that the Board make a preliminary SEQRA determination. Mr. Male stated that way if there are any SEQRA issues the Applicant is aware of the issues.

Mr. Male stated that the Applicant is proposing a force main system instead of a gravity sewer which precludes future sewers along the street that the Board may want to take into consideration.

Ms. Marotta asked if the force main is just from the house out to the street. Mr. Male stated that the force main will eventually connect to a manhole. Mr. Rabideau stated that the Applicant is proposing to connect into the Walden Circle manhole. Ms. Marotta asked if the adjacent development has a septic system in place that connects to the street. Mr. Rabideau stated that the adjacent development has a gravity system and connects into NYS Route 9P. Ms. Marotta stated that she has concern about shared driveways which creates the need for an easement. Ms. Marotta stated that all utilities easements and the driveway easement will be in one location to get to the property. Mr. Rabideau stated that a portion of the easement will go through Lot 5 to access Lot 4.

Mr. Rathbun asked if any part of the sewer would be gravity or is it all a pressure system. Mr. Rabideau stated it is all a pressure system. Mr. Rathbun asked about moving the driveway over to give that Lot 4 50 ft. frontage. Mr. Rabideau stated that if they move the driveway the lot is decreasing in size.

Mr. Murray asked about the site distance with the trees at the property entrance. Mr. Rabideau stated that it meets the site distance regulations. Mr. Murray asked how much of the sharing would be on a proposed easement. Mr. Rabideau stated that the easement would follow the driveway. Mr. Murray asked what the distance is from the wetlands on Lot 4 to driveway. Mr. Rabideau stated that it is about 20 ft.

Mr. Buck stated that having two driveways on the same piece of property will make it hard for the potential owner to get a mortgage with the new banking laws. Mr. Rabideau stated that an easement should take care of any issues with the banks.

Ms. Winchell stated that there are 2 existing curb cuts and the Applicant is adding two more curb cuts. Mr. Rabideau stated there are two curb cuts for the existing house, the Applicant will be utilizing the culvert as a curb cut and will be adding one more for Lots 4 & 5. Ms. Winchell

asked what the length of the driveway is on Lots 4 & 5. Mr. Rabideau stated that the driveway is under 500 ft. requirement.

Chairperson Barshied asked if anyone had any additional concerns or questions and hearing none he stated the Board will continue its review at future meetings as additional information is received.

A motion to adjourn: made by Mr. Murray, seconded by Ms. Marotta, motion passed unanimously at approximately 7:45 p.m.

**The next Planning Board Meeting will be Monday
December 12, 2016**