

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
December 12, 2016 @ 7:00 PM**

**Present:**

**Chairman, Bob Barshied (BB)**  
**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)**  
**Paul Male, Town Engineer (PM)**  
**Lindsay Zepko, Town Planner (LZ)**  
**Ellen Vomacka, Town Board Liaison**  
**Sheila Silic, Secretary**

**Absent:**

**Carol Marotta**

**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 November 14, 2016 meeting as amended, seconded by Mr. Buck. The motion passed unanimously.

**PB2016-32, Albert Minor Subdivision, 28 Yunch Road**

**\*\*Mr. Buck recused himself for this project\*\*.**

Chairman Barshied recognized Mr. Duane Rabideau of Van Gilder & Associates who is representing Mr. Jessie Albert. Mr. Rabideau stated that the proposed subdivision is to separate the residential use of the house from the agricultural use of the parcel. Mr. Rabideau stated that the 44 acre parcel is located at 28 Yunch Road. Mr. Rabideau stated that the applicant is proposing to subdivide the parcel into 2 lots. Mr. Rabideau stated that Lot 1 is proposed to be 5.65 acres and will retain the existing house and Lot 2 is proposed to be 38.35 acres and will retain the agricultural use of the buildings. Mr. Rabideau stated that the existing driveway will serve as access to the house and the agricultural lot. Mr. Rabideau stated that there will be a utility easement through Lot 2 for ingress and egress for Lot 1. Mr. Rabideau stated that all items on Mr. Male's comment letter date December 8, 2016 have been addressed.

Chairman Barshied asked Mr. Male if there are any outstanding issues or concerns. Mr. Male stated that they have to provide the easement document. Mr. Male stated that all the other items on the comment letter have been addressed.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he stated that the public hearing was set for the next Planning Board meeting on January 23, 2017.

**\*\*Mr. Buck returned to the meeting\*\*.**

**PB2016-32, Harte Major Subdivision, 364 NYS Route 423**

Chairman Barshied recognized Mr. Duane Rabideau of VanGilder & Associates who is representing Triller Development LLC. Mr. Rabideau stated that Mr. Scott Lansing of Lansing Engineering is also present this evening. Mr. Rabideau stated that the proposed project is 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 proposed to be 1.23-acres, Lot 3 is proposed to be 2.07-acres, Lot 4 is

proposed to be 4.02-acres and Lot 5 is proposed to be 5- acres. Mr. Rabideau stated that the applicant is proposing public water and sewer. Mr. Rabideau stated that since the last Planning Board meeting the applicant revised the configuration of the shared driveway for lots 4 & 5 per the Boards request. Mr. Rabideau stated that Lot 4 and Lot 5 each have their own separate driveway. Mr. Rabideau stated that they moved the driveway of Lot 4 10 ft. away from the wetlands. Mr. Rabideau stated that the Army Corps of Engineers visited the site and has made no changes to the wetlands. Mr. Rabideau stated that they are waiting on the paperwork for the Jurisdictional Determination. Mr. Rabideau stated that all engineering questions will be addressed by Mr. Scott Lansing.

Chairman Barshied asked Mr. Male if he had any issues that needed to be addressed. Mr. Male stated he is waiting on letters from the different agencies that will address most of the comments. Mr. Male stated that two significant issues are the extensions of the water and sewer lines past Lots 1 & 2. Chairman Barshied asked Mr. Male about the extension of the two utility lines. Mr. Male stated that normally the utilities are brought to the edge of the property lines in other Municipalities. Chairman Barshied asked Ms. Zepko if the application was sent to Saratoga County Planning Board. Ms. Zepko stated that the application was sent in October but has not received a response from Saratoga County Planning Board. Chairman Barshied stated that regarding Note 17 of the Standard Notes on the drawings regarding the distance between the water and sewer mains, the distance for the water line is 12 inches if it extends above the sewer line or 18 inches if the sewer line extends above the water per the Board of Health Standards.

Mr. Buck asked if these issues will be addressed by the water and sewer line extensions. Mr. Male stated that he wanted the Boards input on the water and sewer lines. Mr. Male stated the information from the different agencies is forthcoming and will address all the other comments.

Mr. Lansing stated that the water line extension is approximately 590 ft. and the sewer line extension is approximately 620 ft. at a cost of \$96,200.00. Mr. Lansing stated the extension of the water and sewer lines would be cost prohibitive to the applicant. Mr. Lansing stated that the applicant would grant an easement for the utilities extension in the future.

Mr. Murray asked about the Archeological Survey and if that could prevent the public hearing. Mr. Lansing stated that they are waiting on the results of the survey. Mr. Murray asked if the project went to the Saratoga County Planning Board. Ms. Zepko stated that it was submitted to the County Planning Board and that she has not received a response back. Ms. Zepko stated that she would contact the Saratoga County Planning Department.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he stated that the public hearing was set for the next Planning Board meeting on January 23, 2017.

Motion to adjourn: made by Mr. Murray, seconded by Mr. Rathbun motion passed at approximately 7:50 PM.

**The Next Planning Board Meeting will be  
Monday, January 23, 2017**