

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
August 24, 2020 @ 6:30 PM**

Present:

**Chairman Peter Buck (PB)
Frank Bisnett (FB), Member
Heather Ferris (HF), Member
Randy Rathbun (RR), Member
Marybeth Reilly (MR), Member
Dale Smith (DS), Member**

Also Present:

**James Trainor, Attorney for the Town (JT)
Paul Male, Town Engineer, (PM)
Lindsay (Zepko) Buck, Town Planner (LB)
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary**

Absent:

**Kimberlee Marshall (KM) Alternate Member
Carol Marotta, (CM), Vice-Chairperson**

Pledge:

Chairman Buck called the meeting to order at 6:30 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Chairman Buck asked for a motion to table the minutes from July 27, 2020. Ms. Ferris made a motion to table the minutes from July 27, 2020 meeting, seconded by Mr. Rathbun. The motion passed unanimously.

PB2020-14 Walsh Minor Subdivision, 130 Gronczniak Road

Chairman Buck recognized Mr. Matthew Walsh II who is presenting the project before the Planning Board this evening. Mr. Walsh II stated that the property is owned by his parents and is located on the east side of Gronczniak Road. Mr. Walsh II stated that the property consists of 5.81-acres and is located in the T2 Zoning District. Mr. Walsh II stated that he is proposing a two-lot subdivision of his parent's property. Mr. Walsh II stated that Lot 1 would consist of 3.81-acres and Lot 2 would consist of 2.00-acres. Mr. Walsh II stated that Lot 1 would remain as his parent's residence and that he is proposing to build a single-family dwelling on Lot 2. Mr.

Walsh stated that there would not be any shared space between the two lots. Mr. Walsh stated that each lot will be owned and maintained by the family who occupies each home.

Chairman Buck proceeded to open the public hearing and asked if anyone wished to comment, hearing none he closed the public hearing.

Chairman Buck asked about the location of the driveway entrance. Mr. Walsh II stated that they selected that location because of the site distance due to the incline of the road.

Mr. Male stated that the wetlands located on the property are NYS DEC wetlands with a 100 ft. buffer. Mr. Male stated that it does not appear that the proposed dwelling is near the wetlands. Mr. Male stated that the driveway would need to be moved out of the wetlands or you would need to obtain a wetland disturbance permit from NYS DEC. Mr. Male showed Mr. Walsh II where the driveway could be placed on the map which would be out of the wetland area.

Mr. Smith asked if the property is overgrown with brush, trees and if the pond overflows. Mr. Walsh II stated that the property is not overgrown. Mr. Walsh Sr. stated that the Town of Stillwater put drain pipes under the roadway years ago that lead from the pond to the stream across the road.

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

**TOWN OF STILLWATER
PLANNING BOARD
2020 RESOLUTION NO. 26**

WHEREAS, Michael Walsh III has submitted an application for a minor subdivision regarding property located at 130 Gronczniak Road, more fully identified as Tax Map Number 220.-1-67.111; 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, Michael Walsh III, for a minor subdivision regarding property located at 130 Gronczniak Road, more fully identified as Tax Map Number 220.-1-67.111, will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No. 26.

A roll call vote was taken on Resolution No. 26 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes
Member Ferris	Yes
Member Marotta	Absent
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Resolution No. 26 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 24, 2020.

**TOWN OF STILLWATER
PLANNING BOARD
2020 RESOLUTION NO. 27**

WHEREAS, Michael Walsh III has submitted an application for a minor subdivision regarding property located at 130 Gronczniak Road, more fully described as Tax Map No. 220.-1-67.111; and

WHEREAS, a public hearing was conducted on August 24, 2020 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. 26 of 2020; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Michael Walsh III, for a minor subdivision of lands located on 130 Gronczniak Road, more fully identified as Tax Map Number 220.-1-67.111, is

hereby GRANTED: and be it further

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

1. Compliance with the comments contained in Paul Male PE's review letter dated August 17, 2020.

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 Ferris, seconded by Member Bisnett, to adopt Resolution No. 27.

A roll call vote was taken on Resolution No. 27 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes
Member Ferris	Yes
Member Marotta	Absent
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Resolution No. 27 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 24, 2020.

PB2020-25 Kings Isle PDD Amendment, NYS Route 67, PDD Referral/Recommendation to Town Board

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Bruce Tanski and Route 67 Holdings LLC for the Kings Isle PDD Amendment. Mr. Lansing stated that Mr. Bruce Tanski is also present this evening. Mr. Lansing stated that the project is located on the north side of NYS Route 67 and consists of 23.97-acres and is located in the Town of Stillwater and the Town of Malta. Mr. Lansing stated that the western portion of the parcel in the Town of Malta consists of 1.55-acres which will remain undeveloped and the eastern portion of the parcel in the Town of Stillwater consists of 22.42-acres. Mr. Lansing stated that the proposal is for Senior Housing/Apartment Building Site Plan and Subdivision. Mr. Lansing stated that the Senior Housing project will be considered Phase 4 for financial purposes. Mr. Lansing stated that the applicant is proposing one building for senior housing with 123 units and with 123 parking spaces. Mr. Lansing stated that there are eight apartment buildings with 11 units each for

a total of 88 apartment units with 176 parking spaces. Mr. Lansing stated that there are additional parking spaces proposed throughout the development. Mr. Lansing stated that the development will have public water that will be serviced by Saratoga County Water Authority and public sewer will be serviced by Saratoga County Sewer District #1. Mr. Lansing stated that the development is in the Shenendehowa School District. Mr. Lansing stated that the applicant is proposing sidewalks throughout the development which meet the ADA requirements and that the stormwater will be managed on-site. Mr. Lansing stated that the benefit to the Town of Stillwater is \$1,000.00 per unit for each of the 88 standard apartments and for the Senior Housing project the donation of a new van for Stillwater Area Community Center Elder Care. Mr. Lansing stated that they submitted a draft copy of the PDD Language to the Stillwater Town Board and the Planning Board for review. Mr. Lansing stated that they are requesting a favorable referral back to the Town Board.

Ms. Lindsay Buck asked Mr. Tanski if the office for Kings Isle Apartments on NYS Route 67 will be added to the PDD. Mr. Tanski stated that the office will be added to the PDD. Ms. Lindsay Buck asked if the cemetery that is on the adjacent property would cause any issues with the proposed project. Mr. Lansing stated that as long as they do not disturb or modify the cemetery there would not be any issues to the project.

Chairman Buck asked about the number of parking spaces per apartment unit. Mr. Lansing stated that there are two parking spaces per apartment and one parking space per Senior Housing unit. Chairman Buck stated that this project is a nice addition for the Town of Stillwater.

Mr. Bisnett stated his concerns with having one parking space per unit. Mr. Bisnett stated that he knows very few people that have one vehicle. Mr. Tanski asked Mr. Bisnett if he was referring to the Senior Housing. Mr. Bisnett stated that is correct. Mr. Tanski stated that there will be a van to take the seniors to and from their destination.

Mr. Bisnett stated that the buffer is being reduced from 50 ft. down to 30 Ft. Mr. Lansing stated that is correct. Mr. Lansing stated that the decrease is only on the northern end of the project. Mr. Bisnett asked if they plan on doing some kind of buffer in that area due to the truck traffic from the Pam Am Inter-Modal. Mr. Lansing stated that they would review that area of the buffer.

Ms. Vomacka asked about guest parking and if they are allowed to park in someone else's parking space. Mr. Tanski stated that there are no assigned parking spaces and that the guest can park in any spot in the parking lot.

Mr. Rathbun asked about the site distance of the proposed roadway. Mr. Lansing stated that this is the best placement of the roadway on the parcel for the site distance.

Mr. Rathbun asked about an area on the map and if it designated as green space. Mr. Lansing stated that particular area may be left to grow naturally.

Mr. Rathbun asked if any of the units in the Senior Housing project are designated for assisted living. Mr. Tanski stated that there are not any Senior Housing units that are designated for

assisted living. Mr. Tanski stated that there are people who come in to help senior residents with tasks.

Mr. Trainor asked if the roadway will be dedicated to the Town of Stillwater. Mr. Lansing stated that the roadways will be privately owned. Mr. Trainor asked if the northern trail will be connected to the southern trail. Mr. Lansing stated that they will review the connection of the trails.

Mr. Smith asked about connecting the apartments to the trails. Mr. Tanski stated that he has contacted Saratoga PLAN regarding connecting the two trails. Mr. Smith asked Mr. Tanski if he will be selling or retaining the ownership of the apartments. Mr. Tanski stated that he will be retaining ownership of both the apartments and the Senior Housing units.

Mr. Male asked if there are any plans to develop the property to the north and west of this parcel. Mr. Lansing stated that he would contact Mr. Male if there are plans to develop that property.

Ms. Reilly asked about a community area for the senior residents. Mr. Tanski stated that there is a community room for gatherings, a kitchenette, a gym, and a library.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked for a positive referral back to the Town Board.

TOWN OF STILLWATER
Planning Board 2020 RESOLUTION NO. 28
A Resolution Regarding Review and Advisory
Recommendation of the Kings Isle PDD North

WHEREAS, Bruce Tanksi has submitted an application to the Town for the Kings Isle PDD North (“PDD”) and has presented the Project to the Town Board on July 16, 2020; and

WHEREAS, the application is being processed under Local Law No. 4 of 2018, which provides for an amended approval process for PDD applications; and

WHEREAS, the project was referred to the Planning Board for its review and advisory recommendations on July 16, 2020 by Town Board Resolution No. 47 of 2020;

Now, therefore, be it

RESOLVED, that the Planning Board recommends approval of the proposed PDD local law and hereby makes the following findings:

- (a) That the proposal meets the intent and objectives of planned development districting as expressed in Section 210-14 and 210-15 of this article.
- (b) That the proposal meets all general requirements and considerations expressed in Sections 210-16 and 210-17 of this article.

- (c) That the proposal is conceptually sound in that it meets a community need and it conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system and drainage system.
- (d) That there are adequate services and utilities available or proposed to be made available in the construction of the development.
- (e) That the proposal furthers the vision, goals and recommendations of the Town's Comprehensive Plan.

A motion by Member Smith, seconded by Member Rathbun to adopt Resolution No. 28 of 2020.

A roll call was taken on Resolution No. 28 of 2020 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes
Member Ferris	Yes
Member Marotta	Absent
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Resolution No. 28 of 2020 was adopted at a meeting of the Town Board of the Town of Stillwater duly conducted on August 24, 2020.

A motion to adjourn was made by Ms. Ferris and seconded by Mr. Rathbun at approximately 7:16 pm.