

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
July 27, 2020 @ 4:30 PM**

**Present:**

**Chairman Peter Buck (PB)  
Frank Bisnett (FB), Member  
Heather Ferris (HF), Member  
Carol Marotta, (CM), Vice-Chairperson (via phone)  
Randy Rathbun (RR), Member  
Marybeth Reilly (MR), Member (Arrived @6pm)  
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**

**Pledge:**

Chairman Buck called the meeting to order at 4:30 PM and led everyone in the Pledge to the Flag.

**Review and approval of minutes of Planning Board meeting:**

Mr. Bisnett made a motion to approve the minutes from February 24, 2020, seconded by Mr. Smith. The motion passed unanimously.

**PB2020-06 Graupner Minor Subdivision, Colonial Road**

Chairman Buck recognized Mr. Brian Holbriiter PLS. of Holbriiter Land Surveyor who is representing Ms. Lori Graupner and Mr. Stephen Jones. Mr. Holbriiter stated that the applicants are proposing a Minor Subdivision of a parcel of land located on the west side of Colonial Road consisting of 65.31-acres. Mr. Holbriiter stated that the applicant would like to divide the parcel into two large lots. Mr. Holbriiter stated that Mr. Anusesky has a 50 Ft. right-of- way on the northerly side of Colonial Road to access his property. Mr. Holbriiter stated that Mr. Anusesky is interested in purchasing Lot #1 which consist of 38-acres and is adjacent to his property and Ms. Graupner and Mr. Jones would retain Lot #2 which consists of 27.31-acres.

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

Judy Wood Zeno 76 Colonial Road

Ms. Zeno asked if the entrance to the property would remain where it currently is located or are there plans to move the entrance. Mr. Holbriiter stated that the entrance will be located in the woods north of Independence Row where the two survey pins are located.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he closed the public hearing.

Chairman Buck asked if there is existing water service to the property currently. Mr. Holbriiter stated that the property is not connected to public water at this time.

Mr. Male asked about the discrepancy between the tax map and the survey map regarding the southwest corner of the property. Mr. Holbriiter stated that the 3-acres in the southwest corner of the map is in Mr. Anusesky's deed.

Ms. Lindsay Buck stated that the application was referred to the Saratoga County Planning Board and their response was that it would have no county-wide or inter-municipal impact.

Mr. Trainor asked if there are plans to bring public water to the property. Mr. Holbriiter stated that there are no plans to connect public water to the property at this time. Mr. Holbriiter stated that the owners will be marketing the property in the future. Mr. Trainor asked Mr. Male if the frontage of Lot #2 is sufficient for future development. Mr. Male stated he has concerns regarding the frontage. Mr. Male stated that there are Army Corp and NYS DEC wetlands on the parcel which will require a permit from both agencies. Mr. Trainor stated that the permits would be required to access the back of Lot #2. Mr. Male stated that is correct.

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. 11**

WHEREAS, Lori Graupner has submitted an application for a minor subdivision regarding property located at westerly side of Colonia Road, more fully identified as Tax Map Number 243.-1-43; 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, Lori Graupner, for a minor subdivision regarding property located at westerly side of Colonial Road, more fully identified as Tax Map Number 243.-1-43, will / will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No.11.

A roll call vote was taken on Resolution No. 11 as follows:

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

Resolution No. 11 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 12**

WHEREAS, Lori Graupner has submitted an application for a minor subdivision regarding property located at westerly side of Colonial Road , more fully described as Tax Map No. 243.-1-43; and

WHEREAS, a public hearing was conducted on July 27, 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. 11 of 2020; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Lori Graupner, for a minor subdivision of lands located on the westerly side of Colonial Road, more fully identified as Tax Map Number 243.-1-43, is hereby GRANTED; and be it further

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

1. Satisfaction of comments in Paul Male P.E.'s June 19, 2020 review letter.

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 Ferris, seconded by Member Smith, to adopt Resolution No. 12.

A roll call vote was taken on Resolution No. 12 as follows:

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

Resolution No. 12 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2020-07 Zecca Major Subdivision, Kellogg Road**

Chairman Buck recognized Mr. Frederick Metzger of Frederick Metzger Land Survey who is representing Mr. Joseph Zecca. Mr. Metzger stated that the applicant is proposing a Major Subdivision of a parcel of land located at 16 Kellogg Road. Mr. Metzger stated that the applicant would like to divide the parcel into 3 lots. Mr. Metzger stated that Lot #1 will remain vacant which is located on the northerly end of the parcel for future development. Mr. Metzger stated that Lot #2 and Lot #3 will be created by running the property line down the center of the existing Townhouse foundation. Mr. Metzger stated that the three lots will be serviced by both public water and sewer and meet all of the zoning requirements for the T5 Zoning District.

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

### Thomas Bielawa 8 Kellogg Road

Mr. Bielawa stated that he owns a residence at 8 Kellogg Road. Mr. Bielawa stated that the development on Kellogg Road has increased over the years and believes that the development should be decreased. Chairman Buck stated that Mr. Bielawa has a valid point and that Kellogg Road does not have a lot of area for expansion. Mr. Rathbun addressed Mr. Bielawa concerns and stated that the Planning Board cannot state whether Mr. Zecca can or cannot build. Mr. Rathbun stated that is up to the Town Board and asked Ms. Vomacka if that is correct. Ms. Vomacka asked Mr. Bielawa what his actual complaint is regarding the buildout of the property. Mr. Bielawa stated if people move into the houses and let them fall into disrepair his property value will decrease and he wants to save the integrity of the Town of Stillwater. Ms. Vomacka stated that these houses are not low-income homes and they range in price from about \$250,000 to \$300,000. Ms. Vomacka stated that the Planning Board reviews all aspects of a proposal before making any decision. Mr. Bielawa asked the Planning Board about information regarding the number of houses that have been sold or refurbished in the Town and sold in the Village of Stillwater. Ms. Lindsay Buck stated that the Planning Board would not have that information. Chairman Buck stated that Saratoga County would have the information that Mr. Bielawa is requesting.

### Russell Hungerford 466 County Route 76

Mr. Hungerford stated that he objects to this project and is also part owner of 8 Kellogg Road.

### Christine Robbins 349 Hudson Avenue

The following letter was read into the record by Ms. Lindsay Buck.

Members of the Stillwater Planning Board,

I am addressing the proposed subdivision scheduled for Kellogg Road in honor of my deceased father Sydney Thomas who lived at 23 Kellogg Rd. for over 50 years. As his eldest child, Executrix of his estate and one of 3 owners of that property I am in opposition of yet another Townhouse. Although tastefully done these homes look very out of place in the area that has much older homes. I am not against progress but I also think we should not be in competition with Halfmoon and Clifton Park, must we build on every inch of available land? I am also concerned about the health of Schuyler Creek another home would be very close to the creek. There are several zombie properties in the town, wouldn't it make more sense to rehab these properties it would not only improve the looks of our town but also regenerate a tax base for now ugly defunct properties.

I am also questioning the sewer hook up to these homes, my father was denied hook up several times and as recently as 2-3 yrs ago, I know because I placed the calls for him and was told a firm "No" the sewer was at capacity, yet 4 town homes have now hooked in with more proposed!?! Not only were we lied to regarding capacity it's a complete disservice to long time tax paying residents.

In closing I hope the board will not only consider the health of Schuyler Creek but the pre existing neighborhood of Kellogg Road. Thank you for your time and consideration in this very serious matter.

Respectfully yours,  
Christine Robbins  
349 Hudson Avenue  
Mechanicville, NY 12118

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he closed the public hearing.

Chairman Buck asked Mr. Male if he had any comment concerning the application. Mr. Male stated the public water will be serviced by the Town of Stillwater and the public sewer will be serviced by Saratoga County Sewer District #1. Mr. Male stated that all sewer connections were put in when the first townhouses were built. Mr. Male stated there are GEIS fees associated with this project.

Ms. Lindsay Buck stated that the application was referred to the Saratoga County Planning Board and their response was that there is no county or inter-municipal impact. Ms. Lindsay Buck stated that she did not hear back from the Village of Stillwater. Ms. Judy Wood Zeno stated that the Village of Stillwater agreed that there would be no village wide impact from the project.

Mr. Smith asked if the public sewer for the town house emptied into the Village of Stillwater's Sewer Disposal Plant. Mr. Male stated that he believes the public sewer empties into the Village of Stillwater's Sewer Disposal Plant and then empties into the Saratoga County Sewer System.

Mr. Bisnett stated that the job of Planning Board is to make sure that the proposal before the board meets all the Zoning Ordinances for that Zoning District.

Ms. Vomacka stated that the Planning Board knows what their job is and they do it well.

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. 13**

WHEREAS, Joseph Zecca has submitted an application for a major subdivision and lot line adjustment and regarding property located at 16 Kellogg Road, more fully identified as Tax Map Number 253.26-1-32; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and the applicant has submitted a fully completed EAF; and

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 Zecca, for a major subdivision and lot-line adjustment regarding property located at 16 Kellogg Road, more fully identified as Tax Map Number 243.26-1-32, is an Unlisted Action and will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No. 13.

A roll call vote was taken on Resolution No. 13 as follows:

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

Resolution No.13 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 14**

WHEREAS, Joseph Zecca has submitted an application for a major subdivision and lot line adjustment regarding property located at 16 Kellogg Road, more fully described as Tax Map No. 253.26-1-32; and

WHEREAS, a public hearing was conducted on July 27, 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. 13 of 2020; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Joseph Zecca, for a major subdivision of lands located on 16 Kellogg Road, more fully identified as Tax Map Number 253.26-1-32, is hereby GRANTED; and be it further

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

1. Satisfaction of comments in Paul Male P.E.'s April 3, 2020 review letter;
  2. Satisfaction of comments in Lindsay Buck's April 20, 2020 review letter;
- 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 Bisnett, seconded by Member Ferris, to adopt Resolution No. 14.

A roll call vote was taken on Resolution No. 14 as follows:

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

Resolution No. 14 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2020-05 Doss Home Occupation, 142 Gronczniak Road**

Chairman Buck recognized Ms. Sally Doss who presented the project before the Board. Ms. Doss stated that Donald Doss and Timothy Doss are also present this evening. Ms. Doss stated that property is located on the east side of Gronczniak Road and consists of 52-acres with two existing barns on the property. Ms. Doss stated that her son would be operating the home occupation which consists of shrouds, building caskets and other products used in funerals. Ms. Doss stated that the materials being used would be biodegradable and eco-friendly materials for a green burial. Ms. Doss stated that the only deliveries that would be made to the property would be for lumber if they did not go to pick-up the lumber. Ms. Doss stated that there will not be a showroom for public visitors to see the products for sale. Ms. Doss stated that they may invite the funeral directors to visit the workshop and view the products. Ms. Doss stated that the sign would have the name of the business and the phone number on it and it would meet all the Zoning Code requirements. Ms. Doss stated that they have not decided on a name as of yet. Ms. Doss stated that the only employee would be her son with help from her husband and herself. Ms. Doss stated that they will be using the existing barns and constructing an addition on both of the barns. One would be used as a finishing room and the other addition on the second barn



would be used as the workshop. Ms. Doss stated that the hours of operation would be from 8:00am until 9:00pm. Ms. Doss stated that there are wetlands on the property which are located in the rear portion of the parcel.

Mr. Trainor asked if there are any toxic chemicals that will be used in the process of the building or finishing of the products to be sold. Mr. Timothy Doss stated that there are no toxic chemicals being used on the premises.

Vice-Chairwoman Marotta stated that this is a positive home occupation for the community.

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 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. 15**

WHEREAS, Timothy Doss has submitted an application for a home occupation regarding property located at 142 Gronczniak Road, more fully identified as Tax Map Number 220.-1-75.1; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and the applicant has submitted a fully completed EAF; and

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, Timothy Doss, for a home occupation regarding property located at 142 Gronczniak Road, more fully identified as Tax Map Number 220.-1-75.1, is an Unlisted Action and will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Rathbun, to adopt Resolution No. 15.

A roll call vote was taken on Resolution No. 15 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes

Member Ferris	Yes
Member Marotta	Yes
Member Reilly	Absent
Member Smith	Yes
Member Rathbun	Yes

Resolution No.15 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 16**

WHEREAS, Timothy Doss has submitted an application for a home occupation regarding property located at 142 Gronczniak Road, more fully described as Tax Map No. 220.-1-75.1; and

WHEREAS, a public hearing was conducted on July 27, 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. 14 of 2020; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Timothy Doss, for a home occupation located at 142 Gronczniak Road, more fully identified as Tax Map Number 220.-1-75.1, is hereby GRANTED; and be it further

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

- 1.Satisfaction of comments in Brandon Myers, CEO’s January 10, 2020 review letter;
2. Satisfaction of comments in Paul Male, P.E.’s June 15, 2020 review letter;

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 Rathbun, seconded by Member Ferris, to adopt Resolution No. 16.

A roll call vote was taken on Resolution No. 16 as follows:

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

Resolution No. 16 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2020-10 Ferris Minor Subdivision, 170 NYS Route 423**

**Ms. Ferris recused herself from the project**

Chairman Buck recognized Mr. James Vianna of James Vianna Land Survey who is representing Ms. Judith Ferris. Mr. Vianna stated that the property is located on both the north and south sides of NYS Route 423 consisting of 103-acres. Mr. Vianna stated that the applicant is proposing a two-lot subdivision consisting of the land on the south side of NYS Route 423. Mr. Vianna stated that Lot #2 will consist of 16.55-acres and Lot #3 would consist of 39.95-acres. The remaining 50.75-acres on the north side of NYS Route 423 consists of the existing residence and barns. Mr. Vianna stated that there are also two Lot Line Adjustments that will be needed for this property. Mr. Vianna stated that the first Lot Line Adjustment is the relocation of the northerly portion of Stillpoint Road, the second Lot Line Adjustment is the former railroad right-of-way that goes through the westerly portion of the property, Mr. Vianna stated that the portion of the railroad right-of-way north of NYS Route 423 will be merged with property that has the existing residence and barns known as Lot #1. Mr. Vianna stated that Lot #2 will be conveyed to the church (Stillwater Christian Fellowship Church), with Lots #1 and #3 being conveyed to her nephew. Mr. Vianna stated that this application meets all the Zoning Code requirements.

Mr. Male stated that the Town of Stillwater Town Board passed a new Local Law which allows for Lot Lines Adjustments to be done internally by the Planning Department. Mr. Male stated that Lot Lines Adjustments are no longer required to come before the Planning Board unless it meets certain criteria. Mr. Male stated that there are 3 Lot Lines Adjustments needed for this parcel and will need to be filed with Saratoga County Clerk's Office. Mr. Male stated that the Lot Line Adjustments are 1) the railroad right-of-way on south side of NYS Route 423 which will be merged with Lot 3, 2) Still Point Road which will exchange land between the Town of Stillwater and Lot 3 in order to straighten out that section of the parcel and 3) is the upper left corner of the property on the north side of NYS Route 423 which is another section of the railroad right-of-way will be merged with Lot 1. Mr. Trainor asked about a section of property that is located on another resident's parcel. Mr. Male stated that the property is owned by The Luther Forest Corporation and uses that portion of the property as a logging station. Mr. Male stated that The Luther Forest Corporation was not interested in doing a land exchange. Ms.

Lindsay Buck asked about the Lot Line Adjustments between the railroad right-of -ways. Ms. Lindsay Buck stated that the boundary lines are not being changed in those areas and separate lot line adjustment applications would not be needed for those areas . Mr. Trainor stated that the railroad right-of -ways are being merged with lot 1 and Lot 3. Lindsay Buck stated that the two Lot Line Adjustments needed are for the Still Pointe Lane realignment.

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

**Michael Cuilla 144 NYS Route 423**

Mr. Cuilla stated that he owns property adjacent to the Town of Stillwater landfill and uses Stillpoint Lane to reach his property. Mr. Cuilla asked if he would still have access to use Stillpoint Lane or would he have to apply for an easement. Ms. Lindsay Buck stated that he would still be able to access Stillpoint Lane to reach his property. Ms. Lindsay Buck stated that the existing roadway that is used now would become private property and Mr. Cuilla would have to use the new roadway to access his property.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he closed the public hearing.

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. 22**

WHEREAS, Judith Ferris has submitted an application for a minor subdivision and lot-line adjustments regarding property located at 170 NYS Route 423, more fully identified as Tax Map Number 219-1-97 and 219-1-63.1; 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, Judith Ferris, for a minor subdivision and lot line adjustments regarding property located at 170 NYS Route 423, more fully identified as Tax Map Numbers 219-1-97 and 219-1-63.1, will not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Bisnett, to adopt Resolution No. 22.

A roll call vote was taken on Resolution No. 22 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	Recused
Member Marotta	YES
Member Reilly	Absent
Member Smith	YES
Member Rathbun	YES

Resolution No. 22 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 23**

WHEREAS, Judith Ferris has submitted an application for a minor subdivision and lots line adjustments regarding property located at 170 NYS Route 423, more fully described as Tax Map No. 219-1-97 and 219-1-63.1; and

WHEREAS, a public hearing was conducted on July 27, 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. 22 of 2020; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Judith Ferris, for a minor subdivision and lot line adjustments of lands located on 170 NYS Route 423, more fully identified as Tax Map Numbers 219-1-97 and 219-1-63.1, is hereby GRANTED/DENIED; and be it further

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

- 1.Satisfaction of comments contained in Paul Male’s July 16, 2020 review letter.

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 Rathbun, seconded by Member Bisnett, to adopt Resolution No. 23.

A roll call vote was taken on Resolution No. 23 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	Recused
Member Marotta	YES
Member Reilly	Absent
Member Smith	YES
Member Rathbun	YES

Resolution No. 23 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**Ms. Ferris returned to the meeting**

**PB2016-10 White Sulphur Springs Final Major Subdivision, Luther Road**

Chairman Buck recognized Mr. John Romeo of Insight Northeast who is representing Mr. Karl Yang. Mr. Romeo stated that Mr. Scott Rhonda is also present this evening. Mr. Romeo stated that the project was before the Planning Board on September 24, 2018 and received preliminary approval. Mr. Romeo stated there have been technical changes made to the project and sent to the Town. Mr. Romeo stated that they were waiting on the approvals from NYS Department of Environmental Conservation, Army Corp of Engineers, NYS Department of Health, Saratoga County Sewer District #1 and Glen Hollow Water, which have been received. Mr. Romeo stated that they are back before the Planning Board this evening to receive final approval for this project.

Chairman Buck asked Mr. Romeo if the applicant is still going to restore the gazebo and park. Mr. Romeo stated that the restoration of the gazebo is part of the project.

Mr. Male stated that there will be a pre-construction meeting prior to the start of construction of the project. GEIS Fees are due at the first Building Permit. A letter of credit for the roadway improvements which will automatically be renewed. Escrow for the construction inspections

will be needed throughout the project. Mr. Male stated that there will need to be weekly inspections for stormwater performed and reported on the site.

Mr. Trainor stated that there are three deed restricted areas located in the development. Mr. Romeo stated that is correct and they will be owned by the Home Owner's Association. Mr. Trainor stated that he will need to review the language for the HOA. Mr. Trainor asked if they still plan to build the pocket park. Mr. Romeo stated that the pocket park is still on the plans to be built and will be dedicated to the Town of Stillwater. Mr. Trainor asked if a drainage district is being created. Mr. Romeo stated that is correct. Mr. Trainor stated that a map, plan, and report will be needed. Mr. Trainor asked if the roads and the drainage district will be dedicated to the Town of Stillwater. Mr. Romeo stated that the roads and the drainage district will be dedicated to the Town of Stillwater. Mr. Trainor asked Ms. Lindsay Buck if she had received a response from Saratoga County Planning Board. Ms. Lindsay Buck stated that Saratoga County Planning Board's response was dated 2016 with no inter-municipal or county wide impact.

Mr. Rathbun asked if they are planning to start construction this year. Mr. Romeo stated that the construction will start once a contractor has been selected. Mr. Romeo stated that they would like to start the construction this year. Mr. Rathbun asked what the time frame is for the construction. Mr. Romeo stated that it will probably take a year for the infrastructure to be completed. Mr. Romeo stated that will depend on the situation with what is happening with COVID. Mr. Romeo stated that he believes the construction of the single-family dwellings will start at the end of 2021 or the beginning of 2022. Mr. Rhonda stated that it will probably take 4 to 5 years to complete the construction of the single-family dwellings. Mr. Rhonda stated that they would probably build 4 to 5 single-family dwellings per year.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked for a motion to approve.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 18**

WHEREAS, White Sulphur Springs LLC has submitted an application for a cluster subdivision regarding property located at Luther Road and Route 9P, more fully described as Tax Map No. 219.-2-24.1; and

WHEREAS, a public hearing was conducted on September 24, 2018 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 2020; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of White Sulphur Springs, LLC, for a Cluster Subdivision of lands located on Luther Road at Route 9P, more fully identified as Tax Map Number 219.-2-24.1, is hereby GRANTED/DENIED; and be it further

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

1. Satisfaction of comments in Paul Males P.E.'s August 1, 2018 review letter;

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 Bisnett, seconded by Member Smith, to adopt Resolution No. 18.

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

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

Resolution No. 18 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2019-05 and PB2019-06 Forest Ridge Final Site Plan, Cold Springs Road**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Forest Ridge Mixed Use Development. Mr. Lansing stated that the project was before the Planning Board on October 28, 2019 and received preliminary approval. Mr. Lansing stated that they were waiting on the approvals from NYS Department of Transportation, NYS Department of Environmental Conservation, NYS Department of Health, Luther Forest Technology Campus Economic Development Corporation, Saratoga Water Services and Saratoga County Sewer District #1, which have been received. Mr. Lansing stated that there have been no changes made to the project. Mr. Lansing stated that they are back before the Planning Board this evening to receive final approval for this project.



Mr. Male asked Mr. Lansing who will be installing the waterline. Mr. Lansing stated that he is not sure who will be doing the installation.

Chairman Buck asked Mr. Lansing if the senior housing development will be serviced by public water. Mr. Lansing stated that the waterline goes through the project to service the senior housing development.

Mr. Trainor stated that he would need to review the easement language. Mr. Trainor asked if the roads will be dedicated to the Town of Stillwater. Mr. Lansing stated that the cul-de-sac will be dedicated to the Town of Stillwater and the interior roads will be privately owned and maintained.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked for a motion to approve.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 19**

WHEREAS, Forest Ridge Development LLC has submitted an application for a major subdivision and site plan review of a mixed-use development on Cold Springs Road, Tax Map No. 242.-1-96.11; and was conditionally approved on July 27, 2020 in Resolution 4 of 2020; and

WHEREAS, the Planning Board as lead agency declared the Project to be a Type I Action, completed a coordinated review, determined that an EIS would not be required and issued a Negative Declaration in Resolution 3 of 2020 on January 27, 2020;

Now, therefore, be it

RESOLVED, that the application of Forest Ridge Development LLC for a major subdivision and site plan review of a Mixed-Use Development of 260 Apartment Units on 50.24 acres on Cold Springs Road, Tax Map No. 242.-1-96.11 is hereby approved, subject to the following conditions:

1. Satisfaction of the comments in Paul Male, P.E.'s review letters dated March 21, August , August 19, October 21 and December 10, 2019, as well as the Project Narrative dated March 18, 2019 and Lansing Engineer's responses of September 16 and November 26, 2019;
2. Satisfaction of the Comments in Lindsay Buck, Town Planner's memorandum of October 21, 2019;
3. The East-West Road to be built connecting Cold Springs Road to Luther Forest Boulevard shall be dedicated to the Town of Stillwater;
4. The Trail to be constructed along Cold Springs Road will be conveyed to the Town for public use;
5. The Applicant shall record a Stormwater Control Facility Maintenance Agreement and post security for its enforcement that is acceptable to the Town; and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all the required annotations, with Saratoga County within 62 days of its execution, or this approval 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 Rathbun, to adopt Resolution No.19.

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

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

Resolution No. 19 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2016-20 Hudson Heights Apartments Final Site Plan, (Turning Point PDD Amendment) Brickyard Road**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Mr. Marshall Whalen and Mr. Victor Gush. Mr. Lansing stated that the project was before the Planning Board on October 28, 2019 and received preliminary approval. Mr. Lansing stated that they were waiting on the approvals from various agencies and have received the approvals from the agencies. Mr. Lansing stated that there have been no changes made to the project. Mr. Lansing stated that they are back before the Planning Board this evening to receive final approval for this project.

Ms. Lindsay Buck asked Mr. Lansing about signage for the project. Mr. Lansing stated that the signage for the project would be submitted at a later date.

Chairman Buck asked Mr. Male if all the conditions from his comment letter have been met for final approval. Mr. Male stated that is correct.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked for a motion to approve.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 20**

WHEREAS, Hudson Heights Apartments has submitted an application for Site Plan Review regarding property located at Brickyard Road, more fully described as Tax Map No. 253.17-3-98; and

WHEREAS, a public hearing was conducted on September 23, 2019 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. 34 of 2019 on October 28, 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Hudson Heights Apartments, for Final Site Plan Review of lands located on Brickyard Road, more fully identified as Tax Map Number 253.17-3-98, 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 made in Paul Male, P.E.'s letters of October 3, 2019 and August 20, 2019.

and be it further

RESOLVED, that the applicant must file the approved Site Plan map, with all required annotations, 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 Rathbun, seconded by Member Bisnett, to adopt Resolution No. 20.

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

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Member Marotta	YES
Member Reilly	YES
Member Smith	YES
Member Rathburn	YES

Resolution No. 20 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2018-19 Flintlock Way Cluster Final Major Subdivision County Route 75**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Mr. Marshall Whalen and Mr. Victor Gush. Mr. Lansing stated that the project was before the Planning Board on October 28, 2019 and received preliminary approval. Mr. Lansing stated that there have not been any changes made to the project. Mr. Lansing stated that the roadway is to be dedicated to the Town of Stillwater. Mr. Lansing stated that they were waiting on the approvals from Army Corp of Engineers, NYS Department of Environmental Conservation, NYS Department of Health and Saratoga County Sewer District #, which have been received. Mr. Lansing stated that they are back before the Planning Board this evening to receive final approval for this project.

Chairman Buck asked Mr. Lansing if all the outstanding issues from Mr. Male's comment letter dated January 24, 2020 have been addressed. Mr. Lansing stated that all the outstanding issues have been addressed. Chairman Buck asked Mr. Male if there are any outstanding issues that have not been met. Mr. Male stated that there are no outstanding issues.

Mr. Trainor asked about the sidewalks or if the Planning Board had waived the sidewalks. Mr. Smith stated that the Planning Board had waived the sidewalks. Ms. Lindsay Buck stated that the sidewalks were waived as the existing development does not have sidewalks. Ms. Marotta stated that in place of sidewalks the developer will be planting trees along the roadway.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked for a motion to approve.

**TOWN OF STILLWATER  
PLANNING BOARD  
2020 RESOLUTION NO. 21**

WHEREAS, Flintlock Way has submitted an application for a residential cluster subdivision regarding property located at County Route 75, more fully described as Tax Map No. 252.-2-22.11; and

WHEREAS, a public hearing was conducted on September 23, 2019 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. 36 of 2019 on October 28, 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Flintlock Way, for final residential cluster subdivision approval of lands located on County Route 75, more fully identified as Tax Map Number 252.-2-22.11, is hereby GRANTED; and be it further

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

1. Compliance with comments contained in Paul Male, P.E.'s letters of October 2, 2019 and January 14, 2020;
2. Approved deed restrictions on the estate lots;
3. The sidewalk requirement is waived at the applicant's request.
4. The main road at the front of the development is to be dedicated to the Town;
5. Assistance to the Attorney for the Town in forming a drainage district and/or entering a Storm Water Maintenance Agreement.

and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations, 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 Rathburn, to adopt Resolution No. 21.

A roll call vote was taken on Resolution No. 21 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Member Marotta	YES
Member Reilly	YES
Member Smith	YES
Member Rathbun	YES

Resolution No. 21 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 27, 2020.

**PB2020-02 Stillwater Senior Housing Site Plan, Cold Springs Road**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing The Spinney Group. Mr. Lansing stated that Mr. Morgan Ruthman is also present this evening. Mr. Lansing stated that the project is located Lot B of the Forest Ridge Subdivision. Mr. Lansing showed the Board Members the location of Lot B on the map. Mr. Lansing stated that Lot B consists of 46.13-acres with 2.11-acres of wetlands throughout the parcel. Mr. Lansing stated that the parcel is located in the Business Park Zoning District which allows for a multi-family senior housing development. Mr. Lansing stated that they are proposing 28 buildings with a total of 222 units which would consist of single-story ranch style dwellings and some two-story dwellings. Mr. Lansing stated that the number of two-story dwellings has not been determined as of yet. Mr. Lansing stated that the dwellings will be town house like structures. Mr. Lansing stated that each unit will have an oversize garage for parking and storage along with 1 parking space in the driveway for a total of 444 parking spaces. Mr. Lansing stated that there are parking spaces throughout the complex for visitors. Mr. Lansing stated that they are proposing a community center with 26 parking spaces, an outdoor pool, community garden, dog park, sidewalks, street lights and a maintenance building. Mr. Lansing stated that the project will be serviced by public water and public sewer, stormwater will be managed on site, there are private roadways within the development and there is greenspace throughout the project. Mr. Lansing stated that this project does not impact the wetlands. Mr. Ruthman stated that he is the President of The Spinney Group and that it is a family owned company located in Delmar New York. Mr. Ruthman stated that they have two Spinney Group Senior Developments. They are Spinney at Van Dyke located in Delmar New York and Spinney at Pond View located in Castleton-on-Hudson New York. Mr. Ruthman stated that both of these senior housing developments have a waiting list of potential renters. Mr. Ruthman stated that there is a strong demand for senior housing in Saratoga County. Mr. Ruthman stated that this cottage style living with amenities and activities for the residents. Mr. Ruthman stated that the dwellings being proposed are two bedrooms, two bathrooms per unit. Mr. Ruthman stated that this is a 3-phase project and that they are in communication with Mr. Cailean Mackay and Mary Beth Slevens. Mr. Ruthman stated that there will be an activity director that will be on the site.

Mr. Bisnett asked what the rental cost is for each unit. Mr. Ruthman stated that the cost is \$1.30 to \$1.40 per square foot which would be about \$1,300.00 to \$2,000.00 per month. Mr. Ruthman stated that includes public water, landscaping, cable, maintenance and taxes.

Chairman Buck asked if the dwellings are handicap accessible. Mr. Ruthman stated that all the dwellings are handicap accessible.

Mr. Smith stated that he believes that senior citizens would prefer one story dwelling instead of a two-story dwelling. Mr. Ruthman stated that they have some senior citizens that prefer a two-story dwelling.

Ms. Vomacka asked what their dwellings in their other developments use for heat. Mr. Ruthman stated that each dwelling is independently heated and cooled. Mr. Rothman stated that it is forced hot air and natural gas. Mr. Ruthman stated that this project will have electric heat. Ms. Vomacka asked if the residents pay for their own utilities. Mr. Ruthman stated that is correct.

Mr. Rathbun stated that this is project will benefit the Town of Stillwater and its residents.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none the project was tabled for engineered plans.

**PB2020-09 Stewart's Gas Island Site Plan, 341 NYS Route 9P**

Chairman Buck recognized Mr. Marcus Andrews of the Stewart's Shops Corporation who will be presenting the project before the Board. Mr. Andrews stated that this Stewart's Shop is located on the south end of Saratoga Lake and on the east side of NYS Route 9P. Mr. Andrews stated that they are proposing to remove the existing canopy, gasoline dispensers, and replacing the underground gasoline tanks. Mr. Andrews stated that they would replace the existing canopy and two dispensers with a 2,254 sq. ft. canopy with four gasoline dispensers with one dispenser to include diesel fuel. Mr. Andrews stated that there will be three 15 sq. ft. digital signs that depict the gasoline prices mounted on the canopy. Mr. Andrews stated that they will also be installing a retaining wall with a guard rail along Route 9P.

Chairman Buck asked about sidewalks along County Route 76 to Cold Springs Road and also along NYS Route 9P to Brown's Beach. Chairman Buck asked if the sidewalks on County Route 76 could extend to the development on Pine Ridge Road. Mr. Male stated that the sidewalks would not extend that far up County Route 76.

Ms. Lindsay Buck stated that the Town of Stillwater completed the Saratoga Lake Local Waterfront Revitalizing Plan (LWRP) in 2019 and will be adopted as part of the Comprehensive Plan update by the end of 2020. Ms. Lindsay Buck stated as part of the revitalizing plan the committee reviewed the pedestrian traffic in regards to Brown's Beach and the intersection of NYS Route 9P. Ms. Lindsay Buck stated that included in the suggested improvements were sidewalks and crosswalks to increase pedestrian safety in the areas of Brown's Beach, as well as the intersection of NYS Route 9P and County Route 76. Ms. Lindsay Buck stated that this is an opportunity to add sidewalks along this area of NYS Route 9P. Mr. Andrews stated that Stewart's is willing to work with the Town of Stillwater regarding the sidewalks and would also involve NYS Department of Transportation and Saratoga County Department of Transportation as the sidewalks are in the right-of way. Ms. Lindsay Buck stated that there is a large parking area on the parcel which does not seem to be utilized. Ms. Lindsay Buck stated that the area in the southwest corner is a common parking area for vehicles with boats and utility vehicles. Ms. Lindsay Buck asked if the drive lanes between the pump dispensers could be made narrower. Mr. Andrews stated that if the driving lanes were made narrower it would make it very tight for two vehicles between the pump dispensers. Ms. Lindsay Buck asked about decorative signage on the retaining wall. Mr. Andrews stated that they can look into some type of decorative signage. Mr. Andrews stated that there is room for some type of landscaping near the retaining wall.

Vice-Chairperson Marotta stated that the current canopy is 25 x 35 (875 SF) with two pump dispensers and the proposal has a canopy that is 44 x 46 (2024 SF) with four pump dispensers which will be four lanes of vehicles entering and exiting onto County Route 76 and NYS Route 9P. Vice-Chairperson Marotta stated her concerns with the expansion into the corner of County Route 76 and NYS Route 9P with the retaining wall which will be 20 ft. from NYS Route 9P. Vice-Chairperson Marotta stated that the Saratoga County Sewer District #1 has an easement that goes through the parcel. Vice-Chairperson Marotta asked if the Stewart's Shop could be

moved to the vacant building on the parcel and remove the existing Stewart's Shop as an alternative which would allow for some flexibility to reconfigure the parcel for the placement of the pump dispensers and the canopy. Mr. Andrews stated that Stewart's has plans to rent the vacant building. Vice-Chairperson Marotta stated that this would allow Stewart's to effectively and sufficiently utilize the entire parcel. Vice-Chairperson Marotta asked about a traffic light and turn lanes from County Route 76 onto NYS Route 9P. Vice-Chairperson Marotta stated that there will be signage on three sides of the canopy. Mr. Andrews stated that is correct; the signage will display the prices of the unleaded and diesel fuel prices. Vice-Chairperson Marotta asked if they are adding any new drainage for the proposed project to eliminate the possibility of oil, gas and dirt that could flow into Saratoga Lake. Mr. Andrews stated that they are not adding new drainage. Mr. Andrews stated that with this proposal they would be installing required hoods in all the drainage pipes that would trap the oil, gas and dirt so, it can be removed before it leaves the site.

Mr. Male stated that there are projects that will be submitting applications to the Planning Board and will be utilizing the sidewalks along NYS Route 9P and County Route 76. Mr. Male stated that there should be crosswalks from Stewart's across County Route 76 to Cold Springs Road and across NYS Route 9P to Brown's Beach. Mr. Male asked if Stewart's has any plans to remodel this store. Mr. Andrews stated that Stewart's does not have any plans to rebuild this store. Mr. Male asked Mr. Andrews for drawings that show the sidewalks, the placement of the canopy and the pump dispensers. Mr. Andrews stated by taking a quick look at the map the sidewalks would be at the bottom of the retaining wall. Mr. Male asked about putting the sidewalks on top of the retaining wall. Mr. Andrews stated that they would lose driving space around the canopy and would not be able to get a fuel truck around the canopy.

Mr. Smith asked what the distance is between the property line and NYS Route 9P. Mr. Andrews stated that he is not sure what the distance is between NYS Route 9P and Stewart's property line.

Mr. Rathbun asked if Stewart's would consider moving the pump dispensers to a different location on the parcel. Mr. Andrews stated that in order to move the pump dispensers away from the intersection it would involve moving the waterline and the sewer line. Mr. Rathbun asked if they would do a visual view of the sidewalks for the next Planning Board meeting.

Ms. Vomacka asked if the site currently has drainage. Mr. Andrews stated that the site has existing drainage.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none the project was tabled for additional information requested by the Planning Board members.

### **PB2020-13 Polyset Expansion Site Plan. NYS Route 4 and 32**

Chairman Buck recognized Mr. Brandon Ferguson of Environmental Design Partnership LLP who is representing the Polyset Company this evening. Mr. Ferguson stated that the Polyset Company owns two parcels that are located on the west side of Hudson Avenue and the east side of East Street which consists of 3.5-acres. Mr. Ferguson stated that Polyset would like to expand the existing building with two 1-story additions totally 10,230 sq. ft. and would look similar to



the existing buildings. Mr. Ferguson stated that the additions would be located on the southern lot which consist of 2.37-acres. Mr. Ferguson stated that they reconfigured the parking area of the southern parcel, the entrance from Hudson Avenue will remain as it exists currently and there are additional parking spaces on the site currently. Mr. Ferguson stated that the East Street entrance would be moved further south and closer to the property line, there will be two loading docks for trucks to load and unload material. Mr. Ferguson stated that the water and sewer would remain as it exists currently, the existing entrance would be returned to greenspace, stormwater management would be filtered through the greenspace and then into a catch basin. Mr. Ferguson stated that the disturbance is under an acre so a NYS DEC Permit is not needed for this project. Mr. Ferguson stated that this project would allow Polyset to expand their business growth on the site.

Chairman Buck asked what is the increased number of employees that Polyset would be employing. Mr. Ferguson stated that he does not have that information and will contact the owner regarding the number of new employees. Chairman Buck asked if the site has been cleaned up. Mr. Ferguson stated that they are working with Hampton Manly on cleaning up the site. Chairman Buck asked what is the square footage of the office. Mr. Ferguson stated that the office is 14,055 sq. ft.

Ms. Lindsay Buck stated that there is currently no stormwater management on the site. Mr. Ferguson stated that is correct. Ms. Lindsay Buck asked what the maximum number of employees on a shift. Mr. Ferguson stated that he does not have information. Ms. Lindsay Buck asked about the reconfiguration of the north lot as a parking area. Mr. Ferguson stated that he would contact the owner to review the parking area.

Vice-Chairperson Marotta stated her concerns with the new driveway entrance being so close to the property line with the playground right next to the driveway. Vice-Chairperson Marotta stated her concerns with tractor trailers using East Street to back into the loading docks with a playground and park across the street. Vice-Chairperson Marotta stated that when there are softball games played at Veterans Park the parents will park along East Street. Vice-Chairperson Marotta asked about the truck that is shown on the plans regarding ingress and egress. Mr. Ferguson stated that the truck shown on the plans is a fire apparatus vehicle showing that it can maneuver within the facility. Vice-Chairperson Marotta asked about the number of tractor trailers entering the site and the peak hours of delivery. Mr. Ferguson stated that he does not have that information but will contact the owner regarding the number of tractor trailers and the peak hours of delivery. Vice-Chairperson Marotta asked about the storage containers on the site and the relocation of the dumpsters. Mr. Ferguson stated that the storage containers would be removed and the contents would be incorporated into the addition. Mr. Ferguson stated that they will review the relocation of the dumpsters.

Mr. Smith stated that his concerns with tractor trailers using East Street. Mr. Smith stated that the expansion of Polyset is a good idea but, it needs to be done correctly

Mr. Rathbun stated his concerns with tractor trailers using East Street with children being at the playground. Mr. Rathbun asked about the tractor trailers using East Street to enter the facility. Mr. Ferguson stated that the tractor trailers would be using East Street to back into the loading

docks. Mr. Rathbun asked if there are any options regarding the reconfiguration of the parking area and the loading docks so, that the tractor trailers could use Hudson Avenue to exit the facility.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none the project was tabled for additional information requested by the Planning Board members.

### **PB2020-08 Mechanicville Reservoir Improvement Plan, George Thompson Road**

Chairman Buck recognized Mr. Daniel Bolke PE of Barton & Loguidice who is representing the City of Mechanicville this evening. Mr. Bolke stated that the City of Mechanicville is proposing to make improvements to the reservoir which is located on George Thompson Road. Mr. Bolke stated that an auxiliary spillway will be constructed and the outlet works headwall reconstructed using reinforced concrete with three 24-inch diameter outlet pipes. Mr. Bolke stated that the terminal reservoir near the water plant on George Thompson Road will be dredged to restore capacity. Mr. Bolke stated that a second spillway will be constructed to increase the overall capacity to pass the required flood event. Mr. Bolke stated that the spillway will be constructed into the right abutment to the dam and will drain into Plum brook. Mr. Bolke stated that the 16-inch water main will be relocated from under the reservoir to the outside of the reservoir. Mr. Bolke stated that they will be dredging 16,000 cubic yards and the material will be hauled to the RJ Valente Gravel Pit near George Thompson and Graves Road.

Ms. Lindsay Buck asked when the City of Mechanicville acted on SEQRA as the lead agency for the waterline project and if it also included the reservoir project. Mr. Bolke stated that is correct. Ms. Lindsay Buck asked about NYS DEC involvement regarding the dredged material and the mine Mr. Bolke stated that they have received a Beneficial Use Permit to use the dredged material as top soil.

Chairman Buck asked where the discarded dredging material is being taken. Mr. Bolke stated that the dredging material is being taken to RJ Valente Gravel Pit. Chairman Buck stated that the residents will have questions regarding the dredging material. Mr. Bolke stated that the dredging material will have dewatering period before it is moved off site to the RJ Valente's Gravel Pit.

Mr. Smith asked if the reservoir was the City of Mechanicville's second water source. Mr. Bolke stated that the primary water supply for the City of Mechanicville is the reservoir and Saratoga County Water Authority will be the supplemental water supply.

Vice-Chairperson Marotta asked where on the Valente property is the material being placed. Mr. Bolke stated that they will identify the location and place it on the map. Vice-Chairperson Marotta asked if there is currently a spillway on reservoir property. Mr. Bolke stated there is a current spillway on the reservoir that empties into Plum Brook. Vice-Chairperson Marotta asked if the spillway is an open channel that goes into the woods. Mr. Bolke stated that it is an open channel that goes around an embankment and into Plum Brook. Mr. Bolke stated that there is not a lot vegetation in that area. Mr. Bolke stated that the channel will be lined to help prevent erosion. Vice-Chairperson Marotta asked if the spillway is covered in the SWPPP. Mr. Bolke

stated that is correct. Vice-Chairperson Marotta stated that there are three projects happening with this proposal. Mr. Bolke stated that is correct.

Mr. Rathbun asked what is the time frame for the City of Mechanicville to start the project. Mr. Bolke stated that the City of Mechanicville would like to start the project in October and work through the winter on the project.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none the project was tabled for additional information requested by the Planning Board members.

A motion to adjourn was made by Ms. Ferris and seconded by Mr. Rathbun at approximately 8:01 pm.