

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
April 25, 2016 @7:00 PM
STILLWATER TOWN HALL**

Present:

**Co-Chairperson JoAnn Winchell (JW)
Carol Marotta (CM)
Peter Buck (PB)
Randy Rathbun (RR)
Christopher D'Ambro
Heather Ferris (HF) Alternate**

Also Present:

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

Absent:

**Robert Barshied (RB)
John Murray (JM)
Randy De Bacco (RD)**

Pledge:

Co-Chairperson Winchell called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

Review and approval of the minutes of Planning Board meetings:

The Planning Board tabled the minutes from the March 28, 2016 meeting until May 23, 2016.

PB2016-006, Lands of King's Isle Apts Minor Subdividsion, NYS Route 67

Co-Chairperson Winchell recognized Mr. Richard Anderson, who is representing Kings Isle Apartments. Mr. Anderson stated that Mr. Tanski is asking for a three parcel subdivision of the existing PDD. Mr. Anderson stated that there will be no change in the number of units or the number of buildings. Mr. Anderson stated this is for financial reasons only. Mr. Anderson stated there will be deed restrictions that states the property will be sold as one parcel, unless there is a foreclosure on the parcel.

Co-Chairperson Winchell proceeded to open the public hearing and asked if anyone wish to comment and hearing none, Co-Chairperson Winchell proceeded to close the public hearing.

Mr. D'Ambro asked about the financial issues and if it is regarding the infrastructure of the project or the vertical financing. Mr. Anderson stated that the infrastructure of the project is completed. Mr. Anderson stated it is for the vertical financing of the construction of the individual units. Mr. Anderson stated that the financing is for the first seven buildings. Mr. D'Ambro stated that the issue is for the financing of

phase 2 and 3. Mr. Anderson stated that is correct. Mr. Anderson stated that on phases 1, 2 and 3 the bank is asking for separate mortgages for each phase. Mr. D'Ambro asked about letters of credit. Mr. Anderson stated that there is a letter of credit for the water and sewer lines. Mr. D'Ambro asked if Saratoga County had approved the application. Mr. Anderson stated that Saratoga County has approved the subdivision.

Mr. Buck asked if natural gas is coming in from NYS Route 9 and is that the builder's intention or are there propane tanks on the premises for each building. Mr. Anderson stated that the natural gas is coming in from NYS Route 9 and there are no propane tanks on the premises.

Co-Chairperson Winchell asked Mr. Anderson to address the conditions in the paper work before the Board on selling any of the parcels. Mr. Anderson stated that no one person can sell any of the parcels unless the bank forecloses on the parcel.

Mr. Cutler stated that there was a concern that there could be two owners if the bank defaulted on the property. Mr. Cutler stated that he requested and the applicant agreed to amend the restricted covenants so the parcels share equally the liability. Mr. Cutler stated that from the Town of Stillwater's perspective the Town would only have to pursue one person and that the parcel would still be bound by the development agreement.

Ms. Marotta stated that Saratoga County Planning Board recommends that the three parcels are to be merged into one parcel at the completion of construction. Mr. Cutler stated that is the intention of the applicant.

Co-Chairperson Winchell asked Mr. Male and Ms. Zepko if they had any comments. Ms. Zepko stated that they asked the applicant to change the boundary lines to accommodate the appropriate setbacks which they have done.

Co-Chairperson Winchell asked if anyone had any additional concerns or questions and hearing none, she asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 13**

WHEREAS, King's Isle Apartments has submitted an application for subdivision approval regarding property located at Route 67, more fully identified as Tax Map Numbers 251.-1-17.2 and 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, King's Isle Apartments for a subdivision approval regarding property located at Route 67, more fully identified as Tax Map Numbers 251.-1-17.2 and 251.-1-15.2 will not have a significant impact on the environment.

A motion by Member Buck, seconded by Member Rathbun, to adopt Resolution No. 13 of 2016.

A roll call vote was taken on Resolution No. 13 of 2016 as follows:

Acting Chair Winchell	YES
Member Buck	YES
Member Ferris	YES
Member D'Ambro	YES
Member Marotta	YES
Member Rathbun	YES

Resolution No. 13 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 25, 2016.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 14**

WHEREAS, King's Isle Apartments have submitted an application for subdivision approval regarding property located at Route 67 more fully described as Tax Map Nos. 251.-1-17.2 and 251.-1-15.2; and

WHEREAS, a public hearing was conducted on April 25, 2016 to consider the application, and comments were received from the public; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 13 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of King's Isle Apartments, for subdivision approval of lands located on Route 67, more fully identified as Tax Map Numbers 251.-1-17.2 and 251.-1-15.2, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the

following conditions,:

1. When the mortgages are satisfied, the lots are combined back into one lot.
2. That the Declaration of Covenants, Conditions and Restrictions is signed and filed with the County Clerk's office.

and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Marotta, seconded by Member Buck, to adopt Resolution No. 14 of 2016.

A roll call vote was taken on Resolution No. 14 of 2016 as follows:

Acting Chair Winchell	YES
Member Buck	YES
Member Ferris	YES
Member D'Ambro	YES
Member Marotta	YES
Member Rathbun	YES

Resolution No. 14 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 25, 2016.

PB2015-23, Cold Spring Road Mixed Use Project, Cold Springs Road

Co-Chairperson Winchell recognized Mr. Scott Lansing of Lansing Engineering, who is representing Mr. Cailean Mackay. Mr. Lansing stated that the project is located on Cold Springs Road. Mr. Lansing stated that the project contains 223-acres with two Zoning Districts within the parcel. Mr. Lansing stated that the northern portion is 115-acres in the Business Park Zoning District, and the southern portion is 108-acres in the Rural Residential District. Mr. Lansing stated that the Rural Residential District is the focus of this project and the district zoning calls for 2-acre lots. Mr. Lansing stated that the applicant is proposing a conservation subdivision with 39 lots containing a minimum of 10,000 sq. ft. Mr. Lansing stated that there are larger estate lots in the cul-de-sac. Mr. Lansing stated that there are two curb cuts for ingress and egress from Cold Springs Road. Mr. Lansing stated that the applicant has preserved as many natural buffers that adjoin the neighbor's property as possible. Mr. Lansing stated that the roadway will be dedicated to the Town of Stillwater Highway Department. Mr. Lansing stated the water is proposed by Saratoga Water Serves, the stormwater will be managed on site and the sewer will be provided by Saratoga County Sewer District. Mr. Lansing stated that he would address the comments from Chazen Engineering's letter dated 4/22/2016 with Mr. Doty. Mr. Lansing stated there are three issues from the last meeting to address 1) The applicant is working with the Town of Stillwater and are proposing Saratoga Water Services as the public water supplier and have supplied a petition and a letter to the Town of Stillwater outlining adequate water capacity for the site. 2) Since the last meeting they have met with Highway Superintendent Mr. Minick to discuss the project changes with the stormwater management area

and slight changes with the configuration of the roadway. 3) The applicant is proposing sidewalks on one side of the street and would like to discuss the Planning Board granting a waiver on the sidewalks for this project. Mr. Lansing stated that he and the applicant have spoken to Mr. Minick and he is not in favor of the sidewalks.

Co-Chairperson Winchell proceeded to open the public hearing and asked if anyone wished to comment. Co-Chairperson Winchell stated that the Board would listen to the concerns and then ask for clarification after the public hearing from the representatives.

Susan Kohler, 26 Joyce Rd

Ms. Kohler stated that her concern is the increased traffic on Joyce Road and it is being used as a thru road for people going to Global Foundries. Ms. Kohler stated that Joyce Road has a higher speed limit than the other surrounding roadways and is a narrow road with no shoulder. Ms. Kohler asked about plans to control the traffic on Joyce during the construction phase of the project and after people actually move into the development.

David Haverly, 3 Joyce Rd

Mr. Haverly asked about the conservation or buffer area between the adjacent properties and that the trails have been removed. Mr. Haverly asked about when the property is clear cut is what area is going to be untouched. Mr. Haverly asked about the stormwater management and if the two ponds out by Cold Springs Road are temporary or permanent. He asked if the development is going to be turned over to a developer or the houses being sold individually by the applicant. Mr. Haverly asked if the utilities are being placed underground or utility poles. Mr. Haverly stated that he is against the sidewalks and the street lights.

Robert Washburn, 15 Joyce Rd

Mr. Washburn stated that he had concerns about the traffic on Joyce Rd. He stated that when Global Foundries was going in there were contractors going by at 4:30 in the morning. Mr. Washburn asked if there is a possibility if this development could be accessed from Luther Forest Blvd instead of Cold Springs Rd.

Edward Quackenbush, 34 Meehan Rd

Mr. Quackenbush stated that he also has concerns on the increased traffic from the development and what impact it will have on the Town of Stillwater's resources such as EMS, Fire, Police and utilities.

Greg Connors, 400 Stonebreak Rd

Mr. Connors stated that he is representing Global Foundries and is in favor of the project as proposed. Mr. Connors stated that the project is consistent with existing zoning in that area. Mr. Connors stated that they are in support of the conservation subdivision which provides a greater buffer and green space for the adjacent neighbors. Mr. Connors stated that he encourages the Planning Board to accept the application as proposed.

Richard Dantz, 427 County Route 76

Mr. Dantz stated that the public hearing notice states that the parcel is 2,429-acres and the applicant's representative stated that it is 223-acres. Ms. Zepko stated that the 223-acres is the portion of the 2,49-acre whole parcel and that is the portion being subdivided out.

Frank Sgambati, 89 Fitch Rd

Mr. Sgambati asked about the watershed around the development and if it is going to affect the Stillwater side of the development.

George Kokinda 66A Fitch Rd

Mr. Kokinda stated that he is not in favor of having sidewalks or lighting. He stated that the sidewalks are a burden to the developer, and they make it harder to do snow removal and are not benefiting the Town of Stillwater in any way. Mr. Kokinda stated that area does not need any more lighting, it is annoying and there is enough light pollution coming from Global Foundries. He stated that he has no problems with the project.

Elizabeth Burke, 3 Joyce Rd

Ms. Burke stated that she agrees about not having street lights in the development. Ms. Burke stated that she is very happy that the trails have been removed from the project because the trails were directly behind her property.

Co-Chairperson Winchell asked if there was anyone else who wished to provide comment and hearing none she proceeded to close the public hearing.

Co-Chairperson Winchell asked Mr. Doty to define streetlights verses individual lot lamps. Mr. Doty stated that street lights are maintained by the Town of Stillwater, there is usually a lighting district created and a user fee associated with street lights. Mr. Doty stated that individual lot lamps are owned and maintained by the property owner. Mr. Doty stated that they both provided lighting for the neighborhood.

Co-Chairperson Winchell stated that in the past the Board has had options with sidewalks. Co-Chairperson Winchell asked Mr. Lansing to explain what he is proposing without having the sidewalks, road widths and the town standards. Mr. Lansing stated that the roadways are to the Town standards with 12 ft. wide lanes, 24 ft. road width with 2 ft. wings for pedestrians to walk on each side of the roadway. Co-Chairperson Winchell asked if there are any markings, elevation or a white line to show that this is a sidewalk. Mr. Lansing stated no, that they are not proposing anything at this time. Mr. Lansing stated that the applicant is asking for a waiver from sidewalks. Co-Chairperson Winchell stated that on the plans sidewalks are shown on one side. Mr. Lansing stated that the Board asked the applicant to show the sidewalks on the plans. Mr. Lansing stated that the applicant didn't want to assume that they would get a waiver that is why the sidewalks are shown.

Co-Chairperson Winchell asked about the traffic study that was submitted and prepared by GPI. Mr. Lansing stated that Mr. Peterson of GPI prepared the traffic study. Mr. Lansing stated that it was submitted to Chazen Engineering for their traffic engineers to review and Chazen found the study to be appropriate. There wasn't a significant amount of trip traffic to the project to impact the roadway or the intersection and the site distance was adequate. Co-Chairperson Winchell asked Mr. Doty if he would like to elaborate on the study. Mr. Doty stated that the statements are correct. Co-Chairperson Winchell asked if the study is the same study that the Town of Stillwater requested for Cold Springs Road. Mr. Doty stated that it is not, but it is formed by previous studies. Ms. Marotta stated that the study states that Cold Springs Road is a connector road between Lake Road and NYS Route 67. Ms. Marotta asked if Global Foundries traffic was taken into account when this study was done. Mr. Doty stated if Ms. Marotta was referring to the contractor traffic volume verses residential traffic volume, then no, this was a trip traffic study only.

Co-chairperson Winchell asked Mr. Lansing or Mr. Doty to address the underground power issue. Mr. Lansing stated that electrical will be provided by the local power company and in residential subdivisions the utilities are all underground; there will be no overhead power lines.

Co-Chairperson Winchell stated that the Arvin Hart Fire District has segmented the project with recommendations. Co-Chairperson Winchell asked Mr. Doty to address the impact on the Town of

Stillwater resources. Mr. Doty stated that after the road is built to town standards, dedicated to the town the highway department would do all the maintenance on the road. Mr. Doty stated that there will be a drainage district which will be conveyed to the Town of Stillwater for stormwater management and there is a fee associated with the drainage district that will effect only this development. Mr. Doty stated that this development will be served by Arvin Hart Fire District, local EMS, and the Stillwater Police Department.

Co-chairperson Winchell asked about water flowing under the road, over the road and impacting neighboring properties. Mr. Doty stated that he believes the question is directed more toward the temporary stormwater basin. Mr. Lansing stated that there an erosion and sediment control (ES&C) plan that has temporary stormwater basins adjacent to the permanent storm basins. Mr. Lansing stated that the temporary storm basins are only during the construction of the development and then will be removed. Co-Chairperson Winchell asked after the construction of the development no water will impact the adjacent properties. Mr. Lansing stated that is correct. Mr. Cutler stated part of the drainage district is the two permanent basins on Cold Springs Road. Mr. Lansing stated that is correct.

Ms. Zepko asked Mr. Lansing to clarify the actual acreage of the total parcel and the portion that being subdivided from the business district. Mr. Lansing stated that the overall parcel is over 2,000 acres. Mr. Lansing stated that this proposed parcel is 223-acres that was subdivided from the larger lot. Ms. Zepko stated that the total parcel is 2,429 acres and gives the section block and lot number. Mr. Lansing stated that this has been subdivided off the larger parcel and it is its own individual parcel. Mr. Doty asked if this parcel was previously subdivided and is not part of the larger lot. Ms. Zepko stated that the application that Mr. Mackay submitted stated that total acreage of the parcel is 2,429-acres. Mr. Lansing stated that there is a particular tax map number for this parcel. Mr. Lansing stated that he believes that is a typographical error on the application. Ms. Zepko stated that the application will need to be amended. Co-Chairperson Winchell asked Mr. Mackay about the Lot Line Adjustment next to Mr. Richard Hopeck's property where the trails have been removed. Mr. Mackay stated that is correct. Ms. Marotta asked if the lot on Joyce Road is going to be part of the open space. Mr. Mackay stated no, it is not part of the subdivision. Mr. Lansing stated that they are showing a lot in this section but it is not proposed for construction and is excluded from the conventional and conservation subdivision. Mr. Lansing stated that the applicant amended the number of lots from forty to thirty-nine. Mr. Doty stated that the lot on Joyce Road will be a buildable lot in the future. Mr. Lansing stated that is correct. Mr. Cutler asked about alternative access into the development from Luther Forest Blvd. Mr. Lansing stated that the access topography from Cold Springs Road was the most appropriate with the least amount of environmental impact. Mr. Lansing stated that Cordero Blvd to the north is owned by Luther Forest Technology Campus and therefore is un-accessible by the applicant.

Mr. Cutler asked about the hours of operation for construction. Mr. Lansing stated the hours of construction are proposed to be Monday through Friday 6:00 a.m. until 7:00 p.m. and Saturday 7:00 a.m. until 5:00 p.m. with no construction on Sunday.

Co-Chairperson Winchell asked if the project has a name besides Cold Springs Road Mixed Use and is there a developer yet. Mr. Mackay stated that there is not a name for the project or a developer. Co-Chairperson Winchell asked if the HOA has been formulated and the language of the HOA has been submitted to the Planning Board for review. Mr. Lansing stated no they have not submitted anything on the HOA.

Mr. Doty asked about buffered areas that were brought up by some of the residents. Mr. Lansing stated the areas proposed to be owned by the HOA. Mr. Lansing stated to the western portion are estate lots that extend back, to the south is HOA, the middle section is HOA and to the north is HOA. Mr. Cutler asked if the open space is part of the HOA and are there points of access for the residents of the development.

Mr. Lansing stated that there are access points within the development and off Cold Springs Road. Ms. Zepko asked for clarification of the surrounding open space to the north, south and west parcels are they one contiguous parcel and the center parcel is separate. Mr. Lansing stated that there are three separate HOA parcels. Mr. Lansing stated that parcel #1 is 5.71 acres, Parcel #2 is 5.7 acres and parcel #3 is 23 acres. Ms. Zepko asked for a new map to be submitted showing the entire project with these proposed parcels clarified.

Mr. Rathbun asked if there are any resolutions with whose water lines will serve this parcel. Mr. Cutler stated that Saratoga Water Services already has Planning Board approval to bring the line down Cold Springs Road. Ms. Mackay stated that in 2007 Saratoga Water Services came before the Planning Board to expand their franchise area on both the east and west sides running south on Cold Springs Road. Ms. Mackay stated on August 4, 2009 Saratoga Water Services came before the Planning Board for Site Plan Review and received Site Plan Approval. Ms. Mackay stated that the water lines will go down Cold Springs Road to Elmore Robinson Road in order to serve the project parcel. Ms. Mackay stated that the water line ends at Elmore Robinson Road and the project parcel is across from Elmore Robinson Road.

Mr. Cutler referred to Ms. Zepko's letter from March 31, 2016 regarding sidewalks. Mr. Lansing stated that they have responded to the letter by showing sidewalks on one side of the street on the plans and are asking for a waiver. Mr. Cutler stated that the applicant is asking for a waiver and wants to know where the authority would come from to grant the waiver. Mr. Lansing stated that the applicant is asking for a waiver from the Planning Board and if not this Board than the Town Board.

Co-Chairperson Winchell asked Mr. Male and Ms. Zepko if there are any submittals that the Planning Department is waiting for. Ms. Zepko stated they are waiting on the mapping that was discussed.

Mr. Male stated in light of Mr. and Ms. Mackay owning 3,000 acres and looking at the property this is segmentation and should be looked at in its overall entity for all different reasons. Mr. Cutler stated that if this parcel had a separate deed would this make a difference. Mr. Male stated no, that the EAF states if you have contiguous parcels owned by the same owner then it is segmentation.

Co-Chairperson Winchell asked if anyone had any additional concerns or questions and hearing none she stated that the application was tabled as the Board is waiting on additional information.

PB2015-25 & 26, ABC Recycled Auto Parts Site Plan and Special use Permit, Brickyard Road

Co-Chairperson Winchell recognized Mr. Gavin Vuillaume of Environmental Design, representing Mr. Jack Cox who is present this evening. Mr. Vuillaume stated that there was a presentation for ABC Recycled Auto Parts before the Board on October 26, 2015. Mr. Vuillaume stated that the applicant is trying to continue the operation of the facility that is located on Doughty Road. He stated the facility was in operation prior to 2010 when the Town of Stillwater Building Department issued a cease and desist order until the property was brought into compliance. Mr. Vuillaume stated that the purpose of this application is to receive the proper approvals and permits to bring the property into compliance and operate the facility. He stated that they have received a letter from the Planning Staff and have made revisions to the plans. Mr. Vuillaume stated that there are stormwater improvements. The 20-acre parcel has ingress and egress access off of Doughty Road. They identified where all the steel bins will be located. There is a concrete pad from the previous building that burnt. They identified all the areas of the salvage units and where the car parts would be dismantled. There will be a car crusher on the premises. All services would be done on concrete pads. The property will have a 6 ft. chain link fence around its entire perimeter and there will be fencing where cars are stored. Mr. Vuillaume stated that the applicant is asking for leniency from the Board on installing the fence. Mr. Vuillaume stated that the access road will be widened to 20 ft. for emergency vehicles and there is a stormwater management plan and report. Mr. Vuillaume stated that they have received a review letter from Chazen Engineering that they will be

addressing. Mr. Vuillaume stated that Chazen has brought up that this site was considered a hot spot and there are certain requirements for these hot spots. Mr. Vuillaume stated that they will elaborate on these issues in the next submission to the Board.

Co-Chairperson Winchell asked if Mr. Cox is the owner of the property. Mr. Cox stated that his father is the owner and that he will be onsite manager. Co-Chairperson Winchell asked if his father was the owner when the cease and desist order was issued. Mr. Cox stated that is correct. Co-Chairperson Winchell asked if the fence would be installed within 2 years. Mr. Vuillaume stated that the fence would be installed within 3 years. Co-Chairperson Winchell asked about getting copies of the business plan narrative for the new Board members. Mr. Vuillaume stated that he would get the updated narratives to the Planning Department. Co-Chairperson Winchell stated that there are 700 cars on the premises that have not been dismantled. Mr. Vuillaume stated that is correct. Mr. Cox stated that he needs to reduce the inventory first before he can shore up and repair the access road, secure the pad that already exists, and construct the building where all the processing will be done and will house the crusher.

Mr. Cutler asked if the applicant is asking for leniency because of the cost of the fence. Mr. Cox stated that the land needs to be graded and retention ponds need to be formed so the fencing could be installed correctly. Mr. Cutler stated that there was approval for a one year Special Use Permit that was not renewed because of the issues in the past. Mr. Cutler stated that Planning Board can only issue a one year Special Use Permit and that the applicant may want to discuss with the Town Board a change in the legislation if he is seeking a two, three or four year Special Use permit. Mr. Cox stated that he was under the understanding that the Special Use Permit was for the life time of the property.

Ms. Zepko asked if the chain link fencing is opaque in color. Mr. Cox stated that there were discussions regarding the fencing in the past when the project was before the Board. Mr. Cox stated that since the property is so far back from the road that the chain link was sufficient for safety issues and not for screening. Ms. Zepko stated that it is in the Town Code that the fence needs to be opaque.

Co-Chairperson Winchell asked if anyone had any additional concerns or questions and hearing none she stated that the application was tabled as the Board is waiting on additional information.

PB2016-007, Bonacorsa and Schniedmuller Lot Line Adjustment, 590 & 592 NYS Route 9P

Co-Chairperson Winchell recognized Ms. Victoria McCarthy who is representing Ms. Bonacorsa and that Mr. George Schniedmuller is also present. Ms. McCarthy stated that she seeking a Lot Line Adjustment for the encroachment of the garage on 592 NYS Route 9P. Ms. McCarthy stated that she had the map redone showing the two parcels will be merged once she purchases Ms. Bonacorsa's property.

Co-Chairperson Winchell asked if all the items have been addressed on Chazen's comment letter. Mr. Doty stated that all items have been satisfied except for the signing of the EAF form.

Ms. Marotta stated that initially you wanted to move the property lines and now the Bonacorsa parcel will be added to your property. Ms. McCarthy stated that is correct.

Co-Chairperson Winchell asked who owns the garage. Mr. Schniedmuller stated that he owns the garage. Co-Chairperson Winchell asked how long the garage has been on the property. Mr. Schniedmuller stated he would estimate the garage has been there for about 50 years.

Co-Chairperson Winchell asked if anyone had any additional concerns or questions and hearing none, she asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 15**

WHEREAS, Bonacorsa and Schneidmuller have submitted an application for a lot line adjustment regarding property located at 590 and 592 Route 9P, more fully identified as Tax Map Numbers 218.12-1-18 and 218.12-1-21; 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, Bonacorsa and Schneidmuller for a lot line adjustment regarding property located at 590 and 592 Route 9P, more fully identified as Tax Map Numbers 218-12-1-18 and 218.12-1-21, will not have a significant impact on the environment.

A motion by Member Marotta, seconded by Member Rathbun, to adopt Resolution No. 15 of 2016.

A roll call vote was taken on Resolution No. 15 of 2016 as follows:

Acting Chair Winchell	YES
Member Buck	YES
Member Ferris	YES
Member D'Ambro	YES
Member Marotta	YES
Member Rathbun	YES

Resolution No. 15 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 25, 2016.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 16**

WHEREAS, Bonacarosa and Schneidermuller have submitted an application for a lot line adjustment regarding property located at 590 and 592 Route 9P, more fully described as Tax Map Nos. 218.12-1-18 and 218.12-1-21; and

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

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 15 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Bonacorsa and Schneidermuller for a lot line adjustment of lands located on 590 and 592 Route 9P, more fully identified as Tax Map Numbers 218.12-1-18 and 218.12-1-21, is hereby GRANTED.

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 Rahtbun, seconded by Member Ferris, to adopt Resolution No. 16 of 2016.

A roll call vote was taken on Resolution No. 16 of 2016 as follows:

Acting Chair Winchell	YES
Member Buck	YES
Member Ferris	YES
Member D'Ambro	YES
Member Marotta	YES
Member Rathbun	YES

Resolution No. 16 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on April 25, 2016.

PB2016-008, Route 67 Self-Storage Facility Site Plan and Special Use Permit, NYS Route 67

Co-Chairperson Winchell recognized Mr. Scott Lansing of Lansing Engineering representing D&N Excavating. Mr. Lansing briefly recapped the project before the Board. Mr. Lansing stated that the project is located on 3.34-acres in the Route 67 West Business District. Mr. Lansing referred to the comment letter received from Chazen Engineering and that all the items have been addressed. Mr.

Lansing stated that they are required to have 32 parking spaces per Town Code and that the northern portion of the property is green space. Mr. Lansing stated they're proposing the existing trees around the project as the buffer. Mr. Lansing addressed the Board's comments from the last meeting. Mr. Lansing stated if the Board likes the new layout of the project they will retain a traffic engineer to do the traffic study. Mr. Lansing stated that the applicant is proposing wall/building lighting that are on timers and motion activated when the gates open. Mr. Lansing stated they have a letter from a wetland scientist and will follow up with DEC and Army Corp. Mr. Lansing stated that the doorways of the storage units will be facing NYS Route 67 and the applicant is proposing wainscoting at the bottom, cultured stone, vertical siding and at the ends of the buildings it will look as if there are windows. Mr. Lansing stated that they increased the aisle widths from 20 ft. to 22 ft. Mr. Lansing stated the parcel is owned by the applicant and believes this is their first storage unit project. Mr. Lansing stated that the applicant agrees with the restrictions on what can be stored in the units and there is no outdoor storage. Mr. Lansing stated that they are working on a signage plan. Mr. Lansing stated that they have included the fencing as shown on the concept plan with a gate at the entrance and there is no fencing proposed for the back of the facility.

Co-Chairperson Winchell asked if this is the only storage unit that they own. Mr. Lansing stated he believes this the only storage unit that they own.

Ms. Zepko stated another restriction that needs to be enforced is that no business can be run out of the storage units.

Ms. Marotta stated that the original proposal was for 155 units that were all the same size and this proposal is for 156 units with a variety of sizes. Ms. Marotta stated that you can see through the trees on the premises and that there should be an under layering of shrubs.

Mr. Rathbun asked Mr. Male and Mr. Doty if they are satisfied that everything was addressed. Mr. Doty stated that they have not addressed everything but, that shouldn't hold up the public hearing.

Mr. D'Ambro asked how the facility is going to operate without an office on site. Mr. Lansing stated that it is fully automated at the gate for ingress and egress. Mr. D'Ambro asked about the first four buildings and not being able to drive all the way around them. Mr. Lansing stated that there is a drive aisle in front for these units and they added a one-way egress for emergency vehicles behind the other units.

Mr. Male asked if the first four buildings could be reconfigured to gain access around the back of the buildings. Mr. Male asked if the green space in the front could be reduced. Ms. Zepko stated that there is a buffer requirement.

Mr. Doty asked if they could reduce the number of parking spaces. Ms. Zepko stated that Town Code requires a certain number of spaces.

Mr. Cutler asked about the storage unit's hours of operation. Mr. Lansing stated the hours of operation are 24 hours/7 days a week.

Co-Chairperson Winchell asked if anyone had any additional concerns or questions and hearing none, she stated that the public hearing was set for the next Planning Board meeting on May 23, 2016.

A motion to adjourn: made by Mr. Rathbun, seconded by Co-Chairperson Winchell, motion passed unanimously at approximately 9:25 p.m.

The next Planning Board Meeting will be Monday June 27, 2016