

TOWN OF STILLWATER  
PLANNING BOARD MEETING  
MINUTES OF 08/20/07

Present: Vice-Chairman Michael Van Patten, Patricia Paduano, Peter Buck, Paul Tompkins

Also Present: Scott Ronda, Town Attorney and Joel Bianchi, Town Engineer

Excused: John Girard, Tom Rinaldi, David Connors

7:30 pm Vice-Chairman Van Patten called the meeting to order.

John Shook  
County Route 76  
Pre-Application Consultation

Mr. Shook informed the Board that he was looking to subdivide his property located on County Route 76 into two lots. The electrical, cable and phone lines are already present on the property. Mr. Shook has met with David Connors and discussed this proposal to ensure that all zoning requirements for this district (LDR) can be met. There is 150' of road frontage and each proposed lot conforms to zoning. One perc test has been completed with good results. There is an existing wetland located in the back of one of the proposed lots; the applicant stated he will not be going near that area with construction. Mr. Shook indicated that his proposal has a shared driveway and each driveway is in excess of 300 ft. He indicated that a turn-around area is planned and is also aware that a driveway agreement would be required and has one in his possession that was published by the Saratoga County Planning Board. S. Ronda informed Mr. Shook that the driveway agreement would need to be put on the subdivision map. The Planning Board encouraged Mr. Shook to file a formal application for this project with J. Bianchi explaining to Mr. Shook the Town of Stillwater requirements for a final plat. Mr. Shook indicated he will complete the application and return to the next meeting.

7:40 PUBLIC HEARING - Saratoga Water Services  
PB2007-08-652.89-999-239.910-1002  
Site Plan Review - Franchise Expansion

Alec Mackay addressed the Board, representing himself. Mr. Mackay stated that Saratoga Water Services applied to the Town Board to expand their franchise area to include Luther Forest lands

and LFTC area. His application for expansion was granted by the Board and Mr. Mackay is here to seek Site Plan Review of the actual waterline. The construction of the waterline extends from their pumping facilities on the north end of Cold Springs Road and approximately 10,000 ft. down and will end before Robinson Road. Saratoga Water Services has been approved for 3.2 million gallons a day. Mr. Mackay explained that his staff has been in contact with Joel Bianchi to address some issues with the storm water permit which they are required to have. Traffic issues were also discussed with the Mr. Mackay stating that proper signage will be posted. DOH approvals were required and they will be acquired as well the applicant confirmed. Mr. Mackay also indicated that the construction of this line would be done prior to the work scheduled for repairing Cold Springs Road. J. Bianchi indicated that the Department of Transportation would like the actual road construction to be underway early to mid-summer next year.

J. Bianchi stated that he recently sent a letter to the Planning Board regarding the SEQR and this project being an unlisted action and that historically the Planning Board has done an uncoordinated review. Also included in that letter was a list of the approvals that would be required.

Vice-Chairman Van Patten opened the floor at 7:47 pm for public comment.

Donald Zee

Mr. Zee informed the Board that he is an attorney representing Saratoga Glen Hallow Water Supply Corporation. Mr. Zee indicated that his client has no objection to this project and that he wanted to go on record stating that in the future, they may seek to put waterlines on the same roads and did not want to be precluded from doing so. Mr. Zee also stated that when his client previously applied to expand his water territory, Mr. Mackay wrote a letter to one of the potential purchasers that during the review process he (Mr. Mackay) wanted an analysis done on the potential draw on the aquifer. Mr. Zee indicated that his client also feels the same way. His client is concerned and does not want this project to adversely impact his current business operation. Mr. Zee also noted that he disagreed that this project is an unlisted action and it should require DOH and DEC approvals.

Alec Mackay stated Mr. Zee's comment about opposing the expansion of the Saratoga Glen Hallow Water Supply company was in regard to an additional draw without appropriate documentation. Mr. Mackay acknowledged that the proper documentation was finally submitted. Mr. Mackay also stated that counsel for Saratoga Glen Hallow Water Supply Corporation should be aware of the fact that private water utilities have a non-exclusive franchise and any private water company also has the right to go into this area as well.

Hearing no further comment from the floor, M. Van Patten closed the public hearing portion of the meeting at 7:57 pm and called for a resolution with regard to SEQRA.

MOTION to approve Resolution 2007-11 which determines that the proposed action by the applicant for Site Plan approval to extend the water district will not have a significant impact on the environment. Made by P. Buck, seconded by P. Tompkins.

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
P. Tompkins	Yes
M. Van Patten	Yes

Resolution 2007-11 was approved.

MOTION to approve Resolution 2007-12 approving the application of Saratoga Water Services Inc. for site plan approval to extend its private water system. Made by P. Paduano, seconded by P. Tompkins.

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
P. Tompkins	Yes
M. Van Patten	Yes

Resolution 2007-12 was approved.

Revolutionary Heights  
PB2005-01  
Site Plan Review – PDD

Eric Bernard, representing the Camelot Associates, who is the applicant addressed the Board. Mr. Bernard informed the Board that Army Corp submissions have been completed and filed and they are here before the Board tonight seeking site plan review so they can go ahead and file their final submissions to the Department of Health and the Department of Environmental Conservation for water and sewer. M. Van Patten inquired about the three conditions that were to be addressed by

Camelot. Mr. Bernard stated that there were three conditions and listed them as 1) the sewer line will be 6' deep instead of the current Town of Stillwater subdivision regulations which call for 8', 2) the water retention basins will be flattened with steps and 4:1 slopes, and 3) sidewalks, Mr. Bernard states that the plans show sidewalks, they will be in this project.

J. Bianchi stated that he has been in contact with Mr. Bernard several times discussing the project and did request that when the applicant was ready to submit to DEC and DOH that they submit it to the Town first for a final review/cursory check.

S. Ronda noted that the water and sewer districts have been established and everything is in place.

MOTION to approve Resolution 2007-13 giving preliminary conditional approval to the application of Camelot Associates for 146 single family homes for the Revolutionary Heights major subdivision. Made by P. Buck, seconded by P. Tompkins.

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
P. Tompkins	Yes
M. Van Patten	Yes

Resolution 2007-13 was approved.

J. Bianchi informed the Board that a SEQRA for this application isn't necessary because it has already been done, but it does need to be reaffirmed

MOTION to approve Resolution 2007-13 granting approval for site plan review to construct 48 town home residences within the Revolutionary Heights major subdivision. Made by P. Buck, seconded by P. Paduano

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes

P. Tompkins      Yes  
M. Van Patten    Yes

Resolution 2007-13 was approved.

Old Business

There was no Old Business presented this evening.

New Business

There was no New Business presented this evening.

MOTION to adjourn the 08/20/07 Planning Board meeting.  
Made by P. Tompkins, seconded by P. Paduano.

MOTION CARRIED 4-0

The meeting adjourned at 8:12 PM.

Respectfully submitted,

Tammy Russell