

**TOWN OF STILLWATER
PLANNING BOARD**

AUGUST 18, 2008

**Stillwater Planning Board
August 18, 2008
7:30 P.M.**

Present: Chairwoman Jo Ann Winchell, Robert Barshied, Peter Buck, Carol Marotta, John Murray, Patricia Paduano, Paul Tompkins

Also Present: Ray Abbey-Building Department, Joel Bianchi-Town Engineer, Daryl Cutler-Attorney for the Town, Ken Petronis-Councilman, Shawn Connelly-Town Supervisor

Chairwoman Winchell called the meeting to order at 7:30 P.M., and led everyone in the Pledge to the Flag.

The consensus of the Board was to suspend the approval of the July 21, 2008 minutes until the September 15, 2008 meeting to allow time for ample review.

**Saratoga Water Services Inc.
P.O. Box 2109
Malta, NY 12020
Extension
(PB2007-08 652.089-9999-239.910-1002)**

Alec Mackey, owner and operator of Saratoga Water Services Inc. was present requesting an extension for his Site Plan Review for the proposed waterline on Cold Springs Road. Mr. Mackey gave the Board members a brief overview of the Site Plan Review, stating that he anticipates the necessary regulatory approvals from interested agencies within the next few weeks. He further stated that the proposed waterline spans west to east approximately 9,000 feet and is necessary to serve as a back-up system for LFTC, as well as, service any future growth in the area. Mr. Mackey reminded the Board that he received preliminary approval from the Planning Board in 2007. He stated that the New York State Health Department had some concerns and they are waiting for the Cold Spring Road Project's review to be completed before New York State Health Department will grant approval.

There was brief discussion on the following: the size of the water line on Cold Spring Road, will the two systems (Saratoga Water and Saratoga County) be connected at some point, and the reference in the Ordinance relating to the extension request.

At this time Chairman Winchell requested Mr. Mackey's help in recreating the application file. She stated that she worked with members of the Building Dept. to prepare information for the members' packets and the file was incomplete. Mr. Mackey

agreed to bring copies of his file to Town Hall in the very near future.
There was a motion to approve a six month extension for Saratoga Water Services Inc.
for the site plan approval regarding 9,000 foot water line along Cold Spring Road.

**Motion to approve
Six Month Extension
as in Resolution NO. 26
Made by P. Buck,
seconded by R. Barshied
MOTION CARRIES 7-0**

**Tawnya Gotti
49 Brightman Road
Mechanicville, NY 12118
Minor Subdivision Review
(PB2008-41 231.1-1-57.111)**

Mr. & Mrs. Anthony Gotti addressed the Board with their request to create one additional lot from the Kenneth Peat estate on Brightman Road. Mrs. Gotti is the granddaughter of the Peats. They displayed revised mapping that shows the property is within the LDR zone. The proposed new flag-shaped lot would measure 13.6 acres with complying building line requirements. The foot print of the house on the new map has been relocated from where it was on the original map. Mr. Gotti stated that the driveway is 12 feet wide, and the lot is similar to the other lots on Brightman Road. Mr. Gotti further stated that there is a stream that runs behind the property and the soil is primarily sandy loam. Mr. Gotti stated that they would like to start building in the spring if possible.

There was brief discussion on the following: the driveway needs to be 16 feet wide with a turn around for emergency vehicles, applicant will need to apply for a grading permit, the need to have a test pit and two percolation tests done and results and locations placed on the map, and the need to identify the location of the Class C stream. All questions were satisfied by the applicants, engineer and attorney.

There was a motion to review SEQRA as prepared and as an unlisted action as in Resolution NO. 27.

**Motion to approve SEQRA
Made by J. Murray,
seconded by C. Marotta
MOTION CARRIES 7-0**

There was a motion to approve a 2-Lot Minor Subdivision with the following conditions:

1. The driveway is to measure 16 feet in width and follow subdivision regulations in regards to a mid-point turn off
2. Plans shall show locations and results of two percolation tests and one test pit in the

- location of the proposed septic system
3. The Class C stream shall be shown on the final plat
 4. the 911 designation be assigned and noted for both parcels

**Motion to approve the Minor Subdivision
Made by R. Barshied,
seconded by J. Murray
MOTION CARRIES 7-0**

**Stillwater Green
Route 423
Saratoga Springs, NY 12866
Planned Development District
(PB2008-43 219.-1-1.1)**

Andrew Kosiba and John Bossalini were present to address the Board on their request to amend the approved PDD of 1993 for Stillwater Woods. It was stated that they appeared before the Stillwater Town Board in July. The Town Board ratified a resolution referring the project to Planning Board for review.

Mr. Kosiba gave a brief overview of the project. He stated that the property is located near the intersection of NYS Route 9P and Route 423. He explained their marketing efforts for a portion of the project zoned Neighborhood Business have not yielded any favorable commitments. They wish to amend the project and allow for 16, 4-unit buildings (total 64 units on one lot). He stated that Amedore Homes owns this property and are builders for Stillwater Woods. Mr. Kosiba further stated that this parcel is 26 acres with a creek and 6.86 acres of wetlands that have been delineated by Northeast Ecological. The wetlands have been accepted by the Army Corp of Engineers. An archeological study was done by Edward Curtin and there is an archeological sensitive site on the property.

Mr. Kosiba stated that each proposed condominium would have its own garage and overflow of 70 parking spaces have been added to the proposal. Mr. Bossalini stated that the condos will be serviced by a private road network and the common ground around the condos would be maintained by a Condominium Owners Association. Saratoga Glen Hollow Water Inc. will be supplying the public water and public sewer would be with the Saratoga County Sewer District #1. Mr. Bossalini stated that they have contracted with Creighton Manning to do an updated traffic study.

There was brief discussion on the following: to what extent did they market the approved PDD for Neighborhood Business, clarification of the two planned basins for stormwater management, the quality and quantity the water vendor can provide, will there be

sidewalks, street lights, fire hydrants, landscaping, and sprinkler systems, the roadway has only one entrance for egress/ingress and the roadway is 24 foot long and 12 foot wide, the eminent need for the Town to form a drainage district for the PDD, and with the absence of recreational amenities, the desire to submit funding in lieu of greenspace.

Mr. Bossalini discussed two similar building projects in the area that have been built by Amadore Homes and have been well received in the community. He encouraged members to check via the website for Putnam Woods and Rowlands Corners.

After a lengthy discussion, the consensus of the Planning Board was to proceed with the project, however, request further justification of the need to modify the PDD. The Planning Board has requested a preliminary traffic study, clarification of the water line and the water flow capacity, documentation from Saratoga County Sewer District, and documentation from the owner showing that he has tried to market this property for business in the past.

The consensus of the Planning Board is that they would like to see a modified plan that is more in compliance with residential density thresholds (120% of the base density), and with interior road patterns looping opposed to the proposed dead ends. There was a motion to review SEQRA as a Type I action with the Stillwater Town Board as the Lead Agency.

**Donnelly Construction
155 Route 67
Mechanicville, NY 12118
Pre-Application Meeting
(PB2008-44 252.-2-39.1)**

Mr. Speshock, owner and operator of Donnelly Construction was present requesting information relating to his application for a Site Plan Review. Mr. Speshock stated that he has operated a construction business at the location on NYRoute 67 since 1997 and employs 25 people. For many years he has leased property from his neighbor, D.A.Collins Inc. He recently received a Minor Subdivision and created a lot within the Industrial Zone that is complying in size. He is requesting to construct an office on the property. The existing out buildings will remain and become auxiliary buildings for the business. He further stated that the existing driveway is located on DA Collins property and that they have easement to the use driveway.

Engineer Bianchi informed the Board that the proposed lot is within the 100-year flood plain and in close proximity to NYSDEC mapped wetland R-14a. He explained that the applicant must provide clarification as to the positioning of the proposed improvements and the impacts to the flood plain/wetland. The final plat must also include parking, landscaping, and stormwater management.

Mr. Speshock stated that there is also a stream that runs on the west side of the property line. He said that he would be willing to work with the Building Dept. to determine a location that would comply with regulations, even if her has to enter from George Thompson Road.

The consensus of the Board is that he needs documentation from DEC, needs to file a SEQRA form and make some correction to the maps.

Old Business: The Stillwater Town Board would like the Planning Board to make a recommendation on the proposed Cemetery Law. Time will be set aside at the next meeting to render a recommendation to either approve, disapprove, or approve with conditions.

Chairwoman Winchell stated that she, John Murray, and Carol Marotta attended the GEIS Public Hearing at the Stillwater Community Center on August 6, 2008. Engineer Bianchi distributed DGEIS CDs to all of the members. Time would be set aside at the next meeting to discuss the DGEIS plan and render a recommendation of approval, disapproval, or approval with conditions to the Town Board.

New Business: Chairwoman Winchell stated that she stamped the maps for Mrs. Palmieri for the Boundary line Amendment approved in July. Chairwoman Winchell inquired of Ray if he has heard from either Mr. Stockli or Mr. Huaf on the cell tower applications. Ray informed the Board that Mr. Springnether called the Building Department and inquired if Crown Communication was on the agenda this evening. The Building Department hasn't received any new information on either of the cell tower applications.

There was motion to adjourn the August 18, 2008 Planning Board meeting.

**Motion to adjourn
Made by P. Buck,
seconded by J. Murray
MOTION CARRIES 7-0**

Meeting adjourned at 9:50 P.M.

Respectfully Submitted,

Sheila Silic

Sheila Silic

