

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
May 22, 2017 @ 7:00 PM**

Present:

Chairman John Murray (JM)
Peter Buck (PB)
Christopher D'Ambro (CD)
JoAnn Winchell (JW)
Heather Ferris (HF)
Carol Marotta (CM)
Marybeth Reilly (MR) Alternate Member

Also Present:

Daryl Cutler, Attorney for the Town (DC)
Paul Male, Town Engineer (PM)
Lindsay Zepko, Director of Building and Planning (LZ)
Ellen Vomacka, Town Board Liaison

Absent:

Randy Rathbun (RR)
Sheila Silic, Secretary

Pledge:

Chairman Murray called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Mr. Buck made a motion to approve the minutes from the April 24, 2017 meeting, seconded by Ms. Ferris. The motion passed unanimously. Ms. Winchell abstained from the approval of the minutes.

Chairman Murray welcomed the new Alternate Member Marybeth Reilly to the Planning Board.

PB2017-01, Luther Forest Corp, Minor Subdivision, Brightman Rd

Chairman Murray recognized Mr. Alex Mackay. President of Luther Forest Corporation presented a brief overview of the project before the Board this evening. Mr. Mackay stated that this is a two lot Minor Subdivision which located on the east side of Brightman Road in the LDR Zoning District. Mr. Mackay stated that the parcel is 283-acres and he is proposing to subdivide off a 2-acre parcel to build a single family dwelling. Mr. Mackay addressed items from Mr. Male's comment letter dated April 19, 2017. Regarding Item #5 the two wood roads on the parcel, Mr. Mackay stated that one of the wood roads will be the driveway to the single family dwelling and the wood road to the east will be access road to the remaining parcel. Item #6 regarding the encroachment on the property. Mr. Mackay stated that he has indicated on the map that the debris is to be removed from the property. Item #7 regarding the Planning Board reference number on the map. Mr. Mackay stated that the reference number has been added above the Chairman's signature box on the map. Item #8 regarding the wetlands. Mr. Mackay stated that the wetlands have been added to the map and that there are no wetlands on the 2-acre parcel. Item #9 regarding development of the remaining parcel. Mr. Mackay stated that there are no plans to develop the parcel. Item #10 regarding the septic system and well. Mr. Mackay stated his well is 100 ft. from the neighboring septic system and there will be a 100 ft. separation from the well and the septic system to be

in compliance with the Health Department. Item #11 regarding previous subdivisions of this parcel. Mr. Mackay stated that in 1994 there was a lot line adjustment granted to Mr. Joba so he could access his property. Mr. Mackay stated that he has received the 911 address for the property and there are no existing structures on the property. Mr. Mackay stated that County review was no significant impact from this project.

Chairman Murray proceeded to open the public hearing and asked if anyone wished to comment and hearing none he proceeded to close the public hearing.

Ms. Marotta asked about the width of the logging road and the access for ingress and egress. Mr. Mackay stated that access road runs between the wetlands up to NYS Route 423. Mr. Mackay stated that the access road is an old abandon Town road from the 1900's. Ms. Marotta asked what the distance is from the start of the logging road to the wetland area. Mr. Mackay stated that he did not measure the distance as the subdivision is not impacting the wetlands. Ms. Marotta stated her concern is having this portion of the parcel landlocked. Mr. Mackay stated that if the parcel was to be developed there is more than 60 ft. frontage.

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

**TOWN OF STILLWATER
PLANNING BOARD
2017 RESOLUTION NO. 7**

WHEREAS, Alec Mackey has submitted an application for a minor subdivision regarding property located on Brightman Road, more fully identified as Tax Map Number 219-1-77.1; 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, Alec Mackey, for a minor subdivision regarding property located on Brightman Road more fully identified as Tax Map Number 219-1-77.1, will not have a significant impact on the environment.

A motion by Member Winchell, seconded by Member Marotta, to adopt Resolution No. 7.

A roll call vote was taken on Resolution No. 7 as follows:

Chair Murray	Yes
Member Buck	Yes
Member D'Ambro	Yes
Member Ferris	Yes
Member Marotta	Yes
Member Rathbun	Absent
Member Winchell	Yes

Resolution No. 7 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 22, 20107.

**TOWN OF STILLWATER
PLANNING BOARD
2017 RESOLUTION NO. 8**

WHEREAS, Alex Mackey and the Luther Forest Corporation submitted an application for a minor subdivision regarding property located on Brightman Road, more fully described as Tax Map No. 219-1-77.1; and

WHEREAS, a public hearing was conducted on May 22, 2017 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. 7 of 2017; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Alex Mackey, for a minor subdivision of lands located on Brightman Road, more fully identified as Tax Map Number 219-1-77.1, is hereby GRANTED; 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 Winchell, to adopt Resolution No. 8.

A roll call vote was taken on Resolution No. 8 as follows:

Chair Murray	Yes
Member Buck	Yes

Member D'Ambro	Yes
Member Ferris	Yes
Member Marotta	Yes
Member Rathbun	Absent
Member Winchell	Yes

Resolution No. 8 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 22, 2017.

Motion to adjourn: made by Mr. D'Ambro, seconded by Ms. Marotta motion passed at approximately PM.

