

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
June 25, 2018 @ 7:00 PM**

Present:

Chairman Peter Buck (PB)
Heather Ferris (HF)
Carol Marotta (CM) Member
Dale Smith (DS)
Marybeth Reilly (MR) Alternate Member

Also Present:

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

Absent:

Frank Bisnett (FB)
Kimberlee Marshall (KM) Alternate Member

Pledge:

Chairman Buck 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:

Ms. Marotta made a motion to approve the minutes from the May 29, 2018 meeting, seconded by Ms. Ferris. The motion passed unanimously.

PB2018-07, Skidmore Horse Show Special Use Permit, 28 Brickhouse Road

Chairman Buck recognized Mr. Doug Heller of the L A Group who is representing Skidmore College, also present this evening is Mr. David Carr of the L A Group and Mr. Daniel Rodecker Director of Facilities at Skidmore College. Mr. Heller stated that Skidmore College's first two week horse show at the new facility has been completed. Mr. Heller stated that Skidmore College is back before the Board to seek a Special Use Permit to add the potential for two more horse shows in the months of May and August. Mr. Heller stated that with the Special Use Permit there is no new proposed site work at the facility. Mr. Heller stated that the new show rings, temporary tent pads, RV parking/campground, stormwater management practices and potable water are on site.

Mr. Smith asked Mr. Heller what has been done to correct the water issue at the facility. Mr. Heller stated that Skidmore College has received Department of Health approval regarding the

water. Mr. Heller stated that throughout the facility there are numerous horse washing stations. Mr. Heller stated what had happened is the water hoses did not have nozzles on them and the hoses were left on the ground with the water running which depleted the storage. Mr. Heller stated that was the reason for the water shortage on the first day of the horse show. Mr. Heller stated that Skidmore College has placed nozzles on all the hoses to correct the problem. Mr. Heller stated that there have been no problems with the potable water since. Mr. Heller stated that the Department of Health has been out to the facility on two different occasions to do inspections with no major comments. Mr. Heller stated that the non-potable water was used for the new arenas which are a new sand mixture that Skidmore College is not use to and in order to keep the arenas semi-firm it requires a large amount of water.

Chairman Buck stated that the arenas were being watered with potable water because the pond had no water in them. Mr. Rodecker stated that in order to receive the Department of Health permit the college had to name the provider of the water. Mr. Rodecker stated that the projection of water use was based on deliveries from the provider. Mr. Rodecker stated that it was hard to make the change last minute to a new provider and moving forward there will be a backup plan in place. Mr. Rodecker stated that the college has added a person to walk around the site and check the hoses. Mr. Rodecker stated that this will continue moving forward.

Chairman Buck asked Mr. Male if he had any comments. Mr. Male stated that the Department of Health permit expires at the end of June. Mr. Heller stated that the Department of Health only issues a permit per horse show. Mr. Heller stated that the college cannot apply for a Department of Health permit for the August horse show until they receive approval for the Special Use Permit. Mr. Male asked about the dust that the gravel driveway is raising and how they are going to correct the problem. Mr. Rodecker stated that they did not have enough people on site to water the roadways and disburse the dust. Mr. Rodecker stated that moving forward there will be a person on site for future shows that will be dedicated to watering the roadways to correct the problem. Mr. Male stated that there should be more non-potable water on site to keep the roadways wet. Mr. Rodecker stated that they may keep one of the 23,000 gallon water tanks on site for storage which would be available as a backup plan. Mr. Male asked Mr. Heller if he would give the Board a brief overview in regards to the port-a-johns, manure bins, and the fire. Mr. Heller stated that through the Department of Health campground permit Skidmore College needed contracts with the RV'S, Stone Industries and other vendors. Mr. Heller stated that Stone Industries was on site on a daily basis cleaning and emptying the port-a-johns. Mr. Heller stated that manure bins that are throughout the site are emptied into a larger roll off bin and trucked off site. Mr. Heller stated that Skidmore College is working to improve the response time on emptying and maintaining the bins. Mr. Heller stated that the Arvin Hart Fire Department had responded to a call regarding a refrigeration unit that caught fire in one of the RV'S site. Mr. Male stated regarding the fire, there needs to be an emergency management plan. Mr. Rodecker stated that they met with the Fire Department and the Stillwater Building Inspector, Mr. Rutland. Mr. Rodecker stated that they will come up with an Emergency Management Plan and will make sure that it meets the Arvin Hart Fire Department needs as well.

Mr. Cutler asked the Planning Board if they would prefer a two year Special Use Permit which would require Skidmore College to come back before the Board for review. Mr. Cutler stated that it would not be for complete evaluation but rather to inquire on how the horse show is

improving and recognizing that this is a new venue. Mr. Rodecker stated that they would agree to a two year Special Use Permit and that the college wants to meet the Town of Stillwater's requirements.

Ms. Marotta asked about the SWPPP reports. Mr. Male stated that he believes that has been addressed. Ms. Zepko stated that she has received the SWPPP reports. Ms. Marotta asked about the minor electrical issue. Mr. Rodecker stated that the permanent electrical installation had been completed and when the temporary tent stalls were erected the participants brought their own electrical cords that were not for outdoor use. Mr. Rodecker stated that the college will be adding to the brochure what electrical material is permitted. Mr. Rodecker stated that moving forward they will be monitoring the situation.

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

Richard Dantz, 427 County Route 76

Mr. Dantz stated that the parking lot area is inadequate and cannot accommodate all vehicles for the horse show. Mr. Dantz asked if there could be No Parking signs posted along Brickhouse Road because the road is not wide enough to accommodate parked vehicles and thru traffic. Mr. Dantz stated, for safety reasons, the electrical transformer box which is located next to the fence should have some sort of barrier protection. Mr. Dantz stated that other than the comments mentioned Skidmore College has done a good job with the facility.

Chairman Buck asked if anyone else wished to comment, and hearing none, he closed the public hearing.

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

Motion to act on SEQRA made by Ms. Ferris, seconded by Ms. Marotta to adopt Resolution No. 8 of 2018. Motion passed unanimously.

Chairman Buck asked for a motion to approve or deny the Skidmore College Special Use Permit.

Motion made by Ms. Marotta to approve the Special Use Permit with conditions, seconded by Ms. Ferris to adopt the Resolution No. 9 of 2018. Motion passed unanimously.

PB2016-26, Winding Brook PDD Site Plan Review, Walden Circle

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Amedore Homes Inc. Also present this evening is Mr. John Bossalini of Amedore Homes Inc. Mr. Lansing stated that they are seeking the Planning Board's consideration to set the Public Hearing for this project. Mr. Lansing stated that they received the approval on the Winding Brook PDD Amendment from the Stillwater Town Board on March 1, 2018. Mr. Lansing stated that the project is located on NYS Route 423 and consist of 25.73-acres. Mr. Lansing stated that the amendment for the PDD allows for commercial uses. Mr. Lansing stated that there are two commercial sites shown on the map with one lot to the south of Walden Circle and the other lot north of Walden Circle. Mr. Lansing stated that one commercial lot will consist of 3.03-acres

and the other commercial lot will consist of 3.8-acres. Mr. Lansing stated that each single story building will consist of a 9,000 Sq. Ft. building with a parking area. Mr. Lansing stated that they are subdividing one commercial lot from the proposed project parcel which is shown as a conceptual plan on the map. Mr. Lansing stated that they are proposing condominiums which consist of 19 two-story buildings with 4 units per building. Mr. Lansing stated that each unit would have an attached garage and driveway. There are 1 and 2 bedroom units. The proposed roadway will be built to the Town of Stillwater specifications. An additional 36 parking spaces in four areas is proposed along with ornamental lighting on each building, a mailbox kiosk to be located at the entrance of the project, and open space consisting of 14-acres. Stormwater will be managed on site and each commercial site will have a stormwater basin. Public water will be furnished by Glen Hollow Water and public sewer will be from Saratoga County Sewer District #1. Mr. Lansing stated that they have supplied a letter dated June 22, 2018 responding to Mr. Male's comment letter dated June 14, 2018.

Ms. Marotta asked about the maintenance-free options for the condominiums. Mr. Lansing stated that is when the homeowner wants to take care of their property they would have that option. Ms. Marotta stated normally with condominiums the lot lines are a unit downstairs and a unit upstairs without individual lawns. Mr. Lansing stated that these are townhouse style condominiums and that they will have lawns. Ms. Marotta asked where the open space is located. Mr. Lansing stated that there is 55% open space throughout the project. Ms. Marotta asked if the stormwater management is included in the open space. Mr. Lansing stated that he would have to check if the stormwater basin was included in the open space. Ms. Marotta asked if the stormwater management basin is going to be deeded to the Town of Stillwater. Mr. Lansing stated that is correct. Ms. Marotta stated that the stormwater basins cannot be included in the open space if they are going to be deeded to the Town. Ms. Marotta asked about Item #3 regarding the revision of the boulevard entrance. Mr. Male stated that the existing boulevard do not allow for snow removal to be done effectively by the Stillwater Highway Department. Mr. Male stated that Mr. Minick, Highway Superintendent, asked that the new boulevard for the proposed road be removed from the project. Ms. Marotta asked if the current curb cut will stay as proposed. Mr. Male stated that the current curb cut has not changed. Ms. Marotta asked if the existing signage for Winding Brook Estates will remain at its current location. Ms. Zepko stated that there is no proposal to relocate the sign. Ms. Marotta stated that there are three stormwater basins for the condominium project and each commercial site has a stormwater basin. Mr. Lansing stated that the condominiums have two stormwater basins. Each commercial site has a stormwater basin and wetlands that are shown on the map.

Ms. Zepko stated that there is dedicated property to each condominium but is not owned by the individual condominium owner. Ms. Zepko asked Mr. Lansing for clarification. Mr. Lansing stated that each condominium unit has designated lawn space but is not owned by the homeowner. Mr. Bossalini stated that he writes the HOA agreements, budgets for the yard/snow removal maintenance fees and designates what constitutes as maintenance free.

Chairman Buck stated that most of the comments have been addressed from Mr. Male's comment letter dated June 14, 2018. Mr. Male stated that the comment letter Mr. Lansing is referring to is dated June 22, 2018 and the letter addressing the comments was stamped in on

June 25, 2018. Mr. Male stated that he has not had a chance to review Mr. Lansing's response letter.

Mr. Male stated that the applicant has submitted a Minor Subdivision application to subdivide one commercial lot from the proposed project.

Mr. Cutler asked if the Minor Subdivision application has been submitted. Ms. Zepko stated that the Building, Planning and Development Department has received and is currently reviewing the application.

Chairman Buck stated that application is tabled until July 23, 2018 Planning Board meeting due to waiting for additional information.

PB2017-13, Olympia Gardens Cluster /Conservation Subdivision Final, County Route 75

Chairman Buck recognized Ivan Zdrahal of Zdrahal Associates who is seeking final approval for a cluster subdivision. Mr. Zdrahal stated that the project is located on the west side of County Route 75. Mr. Zdrahal stated that he received preliminary approval on February 26, 2018. Mr. Zdrahal stated that the Town of Stillwater easements have been addressed, the HOA language has been reviewed by the Attorney, Saratoga County Department of Public Works have approved the curb cut, and they have received approval from the Army Corp of Engineers. Mr. Zdrahal stated that he has not received the approvals from NYS Department of Health. NYS DEC approval will be granted by the end of the week. Mr. Zdrahal stated that public water will be provided by Saratoga County Water Authority and public sewer will be provided by Saratoga County Sewer District #1. Mr. Zdrahal stated that the waterline will come down County Route 75 to the project site. Mr. Zdrahal stated the existing waterline easement has been moved so it does not encroach on the lots and is now in the Town of Stillwater right-of-way.

Chairman Buck stated that most of Mr. Male's comments have been addressed. Chairman Buck stated that Mr. Zdrahal is waiting on the approvals from NYS Department of Health and NYS DEC. Mr. Zdrahal stated that is correct.

Ms. Marotta asked if the public sewer is along County Route 75. Mr. Zdrahal stated that is correct.

Chairman Buck asked if anyone had any additional questions or concerns, and, hearing none he stated that SEQRA had been addressed with the preliminary approval.

Chairman Buck asked for a motion to approve or deny final approval for Olympia Gardens Cluster Subdivision.

Motion made to grant Final Approval with conditions by Ms. Ferris, seconded by Ms. Marotta to adopt Resolution No.10 of 2018. Motion passed unanimously.

PB2018-10, Saunders Minor Subdivision, 54 County Route 70

Chairman Buck recognized Mr. and Mrs. Anthony Saunders who will be presenting the project before the Board this evening. Mrs. Saunders stated that they are seeking a two lot Minor Subdivision located on the east side of County Route 70. Mrs. Saunders stated that they want to convert the garage into a studio apartment for themselves. Their daughter, with her family, would move into the existing house.

Chairman Buck stated that the required distance of separation between the septic system and the well is 100 Ft. Chairman Buck asked if the foot print of the building will remain as it stands now. Mrs. Saunders stated that is correct. Chairman Buck asked if there is a loft in the existing garage. Mrs. Saunders stated that there is no loft, just attic space. Chairman Buck asked if the stream will impact the property. Mrs. Saunders stated that the stream has not impacted the property since they have lived at this address.

Mr. Smith stated that NYS Department of Health has changed the distance of separation to 150 Ft. or a 100 Ft. of well casing.

Chairman Buck asked if anyone had any additional questions or concerns, and, hearing none, he scheduled the Public Hearing for July 23, 2018.

**** The following projects were reviewed all together ****

PB2018-03, #34 Phillips Road Minor Subdivision PB2018-04, #34 and #46 PB2018-05, # 46 and #48 PB2018-06, #28 and #30 Phillips Road Lot Line Adjustment

Chairman Buck recognized Mr. Garry Robinson, P.E. Consulting Engineer who is representing Mr. Terry Stewart. Mr. Robinson stated that Mr. Stewart is also present this evening. Mr. Robinson stated that there are no changes to the project. Mr. Robinson stated that they are seeking 3 Lot Line Adjustments and a 3 lot Minor Subdivision. Mr. Robinson stated that the first Lot Line Adjustment is between lots 4 and 6 on the plot plan to convey .48-acres from Lot 6 to Lot 4. The second Lot Line Adjustment is proposed between lots 14 and 12 on the plot plan to convey .67-acres. The final Lot Line Adjustment is between lots 8 and 10 to adjust for road frontage. Mr. Robinson stated that they are requesting the Lot Line Adjustments to increase the parcels acreage to 4-acres or over to allow for duplexes. Mr. Robinson stated that Mr. Stewart had his Attorney, Mr. Craig, write up the easement language for the project.

Ms. Marotta stated that Mr. Male's comment letter dated May 14, 2018 recommended that the private road should become a town road and has since rescinded that statement with a revised comment letter dated June 21, 2018.

Chairman Buck stated that it is his understanding that the Arvin Hart Fire Department has also visited the project site regarding the roadway. Mr. Male stated that Highway Superintendent Mr. Mark Minick and the Arvin Hart Fire Department were satisfied with the current private road construction.

Mr. Cutler stated that the maintenance agreement was for 15 years and wanted to let the applicant's attorney know that whatever conditions are imposed will run with land easement. Mr. Cutler stated that the easement of the shared flag portion of the lots has a condition that none of the home owners who share the driveway are not allowed to add a new driveway to their property. Mr. Cutler stated that there is a separate easement that explains what can and what cannot be on that portion of the property to protect the existing wells of the mobile home park. Mr. Cutler stated his concern regarding the easement that was proposed did not include the parcel of land for flag Lot #4 and for Lot #2. Mr. Cutler stated that he would contact the applicant's attorney in regards to Lots #4 and Lot #2. Mr. Robinson stated that Lot #4 and Lot #2 are pre-existing and that is why they were not included. Mr. Cutler stated that they are sharing a driveway and should have cross easements. Mr. Stewart agreed with Mr. Cutler. Mr. Cutler stated the concerns regarding the maintenance have been addressed and that the language regarding the easements needs to be more expansive.

Mr. Stewart stated that they are adding a no-cut zone so that the home owner will not go beyond the 50 Ft. boundary. Mr. Cutler stated that they can add any restrictions to the property but the Planning Board wants the restriction that no property owner can add a driveway beyond the private road.

Ms. Zepko stated in regards to the private road the Building, Planning and Development Department would like signage similar in nature to what is on a public roadway such as a stop sign at both ends of the road and a street sign labeling the road. Ms. Zepko stated that each lot that has access to the private road will have a new 911 number.

Ms. Reilly asked Mr. Cutler about the Saratoga County Planning Board's response letter which recommended a public road and is there an issue with them conflicting with the Stillwater Planning Board. Ms. Zepko stated that it was not a condition of the approval and that it is under the comment portion of the response letter.

Chairman Buck asked if anyone had any additional questions or concerns, and hearing none, he scheduled the public hearing for July 23, 2018.

Discussion:

Mr. Male stated that he and Ms. Zepko met with Dalrymple's about two weeks ago regarding a project that they would like to propose. Mr. Male stated that Dalrymple bought M & E Kennels which is located on County Route 76. Mr. Male stated that Dalrymple owns parcels behind M & E Kennels and they would like to expand their business along with putting a driveway out to County Route 76. Mr. Male stated that they want to remove the truck traffic off of Grace Moore Road and put it onto County Route 76. Mr. Male stated that he and Ms. Zepko asked for more information on what they are proposing, which has been provided.

Ms. Zepko stated that a section of the code that was adopted with the new form-based code offers a change to extensions or enlargements of operation of non-conforming uses. Ms. Zepko stated it allows the Planning Board to consider extensions or enlargements of non-conforming uses with the submission of a Special Use Permit. Ms. Zepko stated that Dalrymple acquired two parcels that they want to merge with their existing parcels. Ms. Zepko stated that they want to build a large garage to keep their equipment inside so it is not parked in the yard. Ms. Zepko

stated that she and Mr. Male had asked if there have been any emergency service or police services that have visited the site during the time that they have been operating. Ms. Zepko stated that in the last 20 years there have not been any emergency or police services needed on the site. Mr. Zepko stated that Dalrymple would provide a 50 Ft. access to the land locked parcel in the rear. Ms. Zepko and Mr. Male asked the Board what their opinions are on the Dalrymple proposal.

Chairman Buck stated that Dalrymple's has a nice operation and the expansion will improve the appearance of the parcel so it is not clustered together.

Ms. Marotta asked if this was part of the form-based code. Ms. Zepko stated that it was part of the change that was made to the form-based code. Ms. Marotta stated that a fire hydrant had been placed on the Dalrymple parcel. Mr. Male stated that a new water line connection would come off County Route 76 to the parcel.

Ms. Reilly asked Ms. Zepko if she knew how much land Dalrymple purchased. Ms. Zepko stated that she forward that information to her.

Mr. Male stated that Dalrymple did not want to pursue the proposal until the Planning Board reviewed what is being proposed and if the Board's opinion is favorable or unfavorable.

Chairman Buck asked the Board members for their consensus on Dalrymple's proposal being favorable or unfavorable. The Board members consensus was favorable for Dalrymple's proposed project.

Motion to adjourn: made by Ms. Marotta, seconded by Ms. Reilly motion passed at approximately 8:40 PM.

**TOWN OF STILLWATER
PLANNING BOARD
2018 RESOLUTION NO. 8**

WHEREAS, Skidmore College has submitted an application for a special use permit regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220-1-51.1 and 220-1-52; 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, Skidmore College, for a special use permit regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220-1-51.1 and 220-1-52, will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Marotta, to adopt Resolution No. 8.

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

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

Jul. 5. 2018 9:57AM Cutler&Cutler

No. 3940 P. 7

Resolution No. 8 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 25, 2018.



Sheila Silic, Planning Board Secretary

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TO-

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**TOWN OF STILLWATER
PLANNING BOARD
2018 RESOLUTION NO. 9**

WHEREAS, Skidmore College has submitted an application for a Special Use Permit regarding property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220-1-51.1 and 220-1-52; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing was held on June 25, 2018; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 8 of 2018; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has duly considered the application and the elements necessary to consider the granting of a Special User Permit by taking into consideration the benefit to the applicants if the permit is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant;

Now, therefore, be it

RESOLVED, that the Planning Board hereby makes the following findings:

1. The Use is in harmony with and does promote the general purposes and intent of the comprehensive plan and the overlay district legislation, and the use does not have a negative effect on the health, welfare, and safety of the Town and its residents because this is in the agricultural district and it was already a horse farm in the past. It is also a use that is consistent with the comprehensive plan;
2. The overall compatibility of the Use has a positive impact on the neighborhood or community character, including the character of adjoining properties, districts, and uses and the Use has a positive impact on density, including the density of adjoining properties, districts, and uses because it is using the land as a horse farm rather than a higher-density residential use and it promotes the Saratoga horse/equine industry, heritage, and community; and
3. The Use does not have a substantially negative impact on vehicular congestion and parking, including the provision of adequate parking and the absence of hazardous or traffic conditions, including ingress and egress because the location has good visibility, problems and issues regarding vehicles and traffic have been addressed; and
4. The Use has a positive impact on infrastructure and services, including utilities, public facilities, and services, taking into consideration the extent to which the project extends or provides infrastructure and services to the area in need of such infrastructure and services because this promotes farming, the equine industry and the community; and

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5. The Use has a positive impact on environmental and natural resources, including the environmental and physical suitability site for development, the risk of fire, flood, or erosion taking into consideration the impacts such as emissions of electrical charges, dust, light, vibration, or noise detrimental to the public health, safety, and welfare, because issues such as dust, parking, water, and bathrooms are being addressed by the applicant; and
6. The Use provides a positive effect on the long term economic stability and community character of the Town and surrounding properties, districts, and uses because it promotes tourism and supports the Saratoga horse industry and heritage; and be it further

RESOLVED, that the application of Skidmore College for a Special Use permit on property located at 28 Brickhouse Road, more fully identified as Tax Map Numbers 220-1-51.1 and 220-1-52 is GRANTED, as a temporary Special Use Permit ("SUP"), which will expire on September 30, 2019 unless the applicant files for an extension of the SUP before that date. The purpose of the issuance of a temporary SUP is to have the applicant operate under this permit for two (2) seasons and then allow the Planning Board the ability to examine whether the terms and conditions of the SUP need to be amended to address any health, safety, aesthetic, or environmental issues. The SUP grants the applicant the ability to operate the facility and allows the applicant to hold three (3) horse shows and events, which will likely occur in May, June, and August of each year; and

RESOLVED, that the temporary SUP is conditioned upon the applicant satisfying the conditions contained in the engineering report by Paul Male, P.E., dated June 21, 2018, along with the following:

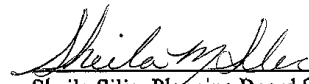
1. That the applicant prepares an emergency management plan and provides a copy to the Town; and
2. That the SUP is effective until September 30, 2019, at which time it shall expire unless the applicant files for an extension of the SUP on or before that date.

A motion by Member Marotta, seconded by Member Ferris to adopt Resolution No. 9 of 2018.

A roll call vote was taken on Resolution No. 9 as follows:

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

Resolution No. 9 of 2018 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 25, 2018.


 Sheila Silic, Planning Board Secretary
 TO-

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P0009/0010

**TOWN OF STILLWATER
PLANNING BOARD
2018 RESOLUTION NO. 10**

WHEREAS, Olympia Gardens has submitted an application for final approval of a cluster subdivision regarding property located at 52 County Route 75, more fully described as Tax Map No. 261.01-1-2.11; 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 final approval of a subdivision; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Olympia Gardens, for final approval of a cluster subdivision of lands located on 52 County Route 75, more fully identified as Tax Map Number 261.01-1-2.11 is hereby GRANTED/DENIED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the engineering review letter by Paul Male, P.E., dated June 21, 2018; 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 Marotta, to adopt Resolution No. 10.

A roll call vote was taken on Resolution No. 10 as follows:

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

Resolution No. 10 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 25, 2018.


Sheila Silic, Planning Board Secretary