

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
December 10, 2018 @ 7:00 PM**

**Present:**

**Chairman Peter Buck (PB)  
Frank Bisnett (FB)  
Heather Ferris (HF)  
Marybeth Reilly (MR)  
Dale Smith (DS)**

**Also Present:**

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

**Absent:**

**Carol Marotta (CM)  
Kimberlee Marshall (KM) Alternate Member  
Ellen Vomacka, Town Board Liaison**

**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. Ferris made a motion to approve the minutes from the October 22, 2018 meeting, seconded by Mr. Bisnett. The motion passed unanimously.

**PB2018-17, Wernburg Minor Subdivision, 19 Gronczniak Road**

Chairman Buck recognized Mr. James Vianna of James Vianna Land Survey who is representing Cathleen Wernburg. Mr. Vianna stated that the property consists of 100.92-acres located on the west side of Gronczniak Road which is in the R-R Zoning District. Mr. Vianna stated that Ms. Wernburg would like to subdivide a 2-acre lot from the southeast corner of the parcel. Mr. Vianna stated that Ms. Wernburg would like to sell the 2-acre parcel eventually as a buildable lot. Mr. Vianna stated that Lot #1 would remain as field crops and consist of 98.92-acres. Mr. Vianna stated that the wetlands that are shown on the map are located on Lot #1 and there are no wetlands on the new proposed Lot #2.

Chairman Buck asked if there are any Archeological Sensitive Areas on the parcel. Mr. Vianna stated that there are no Archeological Sensitive Areas on the parcel.

Mr. Smith stated that the wetlands are not located on the 2-acre parcel. Mr. Vianna stated that is correct.

Chairman Buck asked if anyone had any additional questions or concerns, and hearing none, the Board scheduled the Public Hearing for January 28, 2019.

**PB2018-18, Cimino Lot Line Adjustment, #21-#29 Sirchia Road**

Chairman Buck recognized Mr. Frederick Metzger Jr. of Frederick Metzger Land Survey who is representing Ms. Laurie Cimino. Mr. Metzger stated that the proposed Lot Line Adjustment is located between 21 and 29 Sirchia Road. Mr. Metzger stated the existing vacant parcel is 27,000 Sq. Ft located in the T3N Zoning District. Mr. Metzger stated that the applicant would be dividing Lot #3 which would increase the acreage of Lot #2 and Lot #4 by 13,500 Sq. Ft. making both lots conforming to the T3N Zoning Ordinance.

Mr. Bisnett made a motion to waive the public hearing seconded by Mr. Smith. A roll call vote was taken.

Chairman Buck	YES
Member Bisnett	YES
Member Ferris	YES
Member Marotta	ABSENT
Member Marshall	ABSENT
Member Reilly	YES
Member Smith	YES

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

**TOWN OF STILLWATER  
PLANNING BOARD  
2018 RESOLUTION NO. 25**

WHEREAS, Laurie Cimino has submitted an application for a lot line adjustment regarding property located at 21 Sirchia Road, 25 Sirchia Road, and 27 Sirchia Road,, more fully identified as Tax Map Numbers 262.00-1-7.4, 262.00-1-7.3 and 262.00-1-7.2; 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, Laurie Cimino, for a lot line adjustment regarding property located at 21 Sirchia Road, 25 Sirchia Road, and 27 Sirchia Road, more fully identified as Tax Map Numbers 262.00-1-7.4, 262.00-1-7.3 and 262.00-1-7.2, will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No. 25.

A roll call vote was taken on Resolution No. 25 as follows:

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

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

**TOWN OF STILLWATER  
PLANNING BOARD  
2018 RESOLUTION NO. 26**

WHEREAS, Laurie Cimino have submitted an application for a lot line adjustment regarding property located at 21 Sirchia Road, 25 Sirchia Road, and 27 Sirchia Road, more fully identified as Tax Map Numbers 262.00-1-7.4, 262.00-1-7.3 and 262.00-1-7.2; 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 has waived the public hearing; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 25 of 2018; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Laurie Cimino, for a lot line adjustment of lands located at 21 Sirchia Road, 25 Sirchia Road, and 27 Sirchia Road, more fully identified as Tax Map Numbers 262.00-1-7.4, 262.00-1-7.3 and 262.00-1-7.2; and , is hereby GRANTED; and be it further

RESOLVED, that the applicant must file the approved 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 Reilly, seconded by Member Smith, to adopt Resolution No. 26.

A roll call vote was taken on Resolution No. 26 as follows:

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

Resolution No. 26 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on December 10, 2018.

**PB2018-13, Bella Builders Major Subdivision, NYS Route 9P**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Mr. David DePaula of Bella Home Builders. Mr. Lansing stated that the vacant property is located on the east side of NYS Route 9P which consists of 7.81-acres and is divided by two zoning districts. Mr. Lansing stated that the west side of the project is in the RRD Zoning District consisting of 2.33-acres and the east side of the project is in the LDR Zoning District consisting of 5.48-acres. Mr. Lansing stated that the proposed project consists of 3 lots in the RRD Zoning District consisting of 21,750 Sq. Ft. in lot size with egress and ingress from NYS Route 9P. Mr. Lansing stated that the remaining 5 lots are in the LDR Zoning District consisting of 1-acre lots with egress and ingress through the White Sulphur Springs Development. Mr. Lansing stated that there will be 800 linear ft. of roadway that will be constructed to town standards and dedicated to the Town of Stillwater. Mr. Lansing stated that stormwater will be managed on site. Public water will be supplied by Glen Hollow Water and public sewer will be supplied by Saratoga County Sewer District #1. Mr. Lansing stated that there are some Army Corp wetlands on the property consisting of 0.15-acres. Mr. Lansing stated that the construction of this project would happen at

the same time that the White Sulphur Springs project is under construction. Mr. Lansing stated that they have received Mr. Male's comment letter dated November 15, 2018 and will be addressing the comments.

Chairman Buck asked about the topography of the site and the amount of the soil disturbance. Mr. Lansing stated that the topography is higher on the east side of the project and slopes downward on the west side of the project toward NYS Route 9P. Mr. Lansing stated that the soil disturbance is less than 5-acres. Chairman Buck asked if this project would also need a Hydro-Dynamic Separator for stormwater maintenance. Mr. Male stated that because the soil disturbance is less than 5-acres according to NYS DEC a basic SWPPP is all that is required. Mr. Male stated that the Planning Board may want more than a basic SWPPP in regards to the proximity to Saratoga Lake. Chairman Buck asked about the grade percentage of the driveway. Mr. Lansing stated that the driveway is at a 10% grade.

Mr. Smith stated that this project is contingent on the development of the White Sulphur Springs project. Mr. Lansing stated that is correct.

Mr. Bisnett asked about the visibility of the houses from NYS Route 9P. Mr. Lansing stated that it would be a filtered view in the fall and winter from NYS Route 9P. Mr. Lansing stated that there is 200 Ft. before lots start to slope downward.

Ms. Reilly asked about the wetlands on the parcel. Mr. Lansing showed the wetland area on the map. Mr. Lansing stated that there is a buffered area around the wetlands.

Mr. Cutler stated that the line of sight was a concern with the residents who live on NYS Route 9P with the White Sulphur Springs project.

Ms. Zepko asked if the applicant would consider looking at a selective cutting plan on the 2 lots in the cul-de-sac. Mr. Lansing stated that he would speak to the applicant.

This item was tabled for further review.

Motion to adjourn made by Ms. Ferris, seconded by Mr. Bisnett at approximately 7:37 pm.