

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
March 25, 2019 @ 6:30 PM**

**Present:**

**Chairman Peter Buck (PB)  
Frank Bisnett (FB)  
Kimberlee Marshall (KM) Alternate Member  
Randy Rathbun (RR)  
Marybeth Reilly (MR)  
Dale Smith (DS)**

**Also Present:**

**Daryl Cutler, Attorney for the Town (DC)  
Lindsay Zepko, Town Planner (LZ)  
Ed Kinowski, Town of Stillwater Supervisor  
Ricky Adams, Chazen Companies  
Ellen Vomacka, Town Board Liaison  
Sheila Silic, Secretary**

**Absent:**

**Heather Ferris (HF)  
Paul Male, Town Engineer, (PM)  
Carol Marotta (CM)**

**Pledge:**

Chairman Buck called the meeting to order at 6:30 PM and led everyone in the Pledge to the Flag.

**Review and approval of minutes of Planning Board meeting:**

Mr. Rathbun made a motion to approve the minutes from the March 25, 2019 meeting, seconded by Mr. Bisnett. The motion passed unanimously.

**PB2019-04, King;s Isle Lot Line Adjustment, NYS Route 67**

Chairman Buck recognized Mr. Jeffrey Williams of Bruce Tanski Construction who is representing Mr. Bruce Tanski this evening. Mr. Williams stated that the Planning Board approved a 3 lot subdivision on April 25, 2016 for financial purposes. Mr. Williams stated that the 3 lot subdivision consisted of Phase 1, Buildings 1-10 on 24.67-acres, Phase 2, Buildings 11, 14, 17, 23-26 and 28 on 19.50-acres, Phase 3, Buildings 15, 16, 18-22, 27 and 29 on 12.12-acres. Mr. Williams stated that the apartment buildings were constructed out of order on the approved phasing plan. Mr. Williams stated that the Lot Line Adjustment would correct the issue by

increasing the acreage of Phase 2 by 1.14-acres and decrease the acreage of Phase 3 by 1.14-acres leaving Phase 1 with no changes to the acreage.

Mr. Rathbun asked Ms. Zepko if she had received a response from the Saratoga County Planning Board. Ms. Zepko stated that the response from the Saratoga County Planning Board was that it would have no county-wide impact. Ms. Zepko stated that she has not received a response from the Town of Malta.

Mr. Cutler stated that regarding SEQRA this item would be a Type II Action with no further action needed. Ms. Zepko stated that is correct.

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	ABSENT
Member Marotta	ABSENT
Member Rathbun	YES
Alternate Member Marshall	YES
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  
2019 RESOLUTION NO. 9**

WHEREAS, Kings Isle Apartments has submitted an application for a lot line adjustment regarding property located at 370 NYS Route 67, more fully identified as Tax Map Numbers 251.-1-15.21, 251.-1-15.22 and 251.-1-15.23; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is a type II action requiring no further SEQRA review; and

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Kings Isle Apartments, for a lot line adjustment regarding property located at 370 NYS Route 67, more fully identified as Tax Map Numbers 251.-1-15.21, 251.-1-15.22 and 251.-1-15.23, is a type II action requiring no further SEQRA review.

A motion by Member Reilly, seconded by Member Smith, to adopt Resolution No. 9 of 2019.

A roll call vote was taken on Resolution No. 9 of 2019 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	ABSENT
Member Marotta	ABSENT
Member Marshall	YES
Member Reilly	YES
Member Smith	YES
Member Rathbun	YES

Resolution No. 9 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 25, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 10**

WHEREAS, Kings Isle Apartments have submitted an application for a lot line adjustment regarding property located at 370 NYS Route 67 more fully described as Tax Map Nos. 251.-1-15.21, 251.-1-15.22, and 251.-1-15.23; 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

WHEREAS, the Planning Board completed a SEQRA review and determined this to be a type II action requiring no further SEQRA review pursuant to Resolution No. 9 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Kings Isle Apartments for a lot line adjustment of lands located on 370 NYS Route 67, more fully identified as Tax Map Numbers 251.-1-15.21, 251.-1-15.22, and 251.-1-15.23, is hereby GRANTED; and be it further

RESOLVED, that the application is 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 Bisnett, seconded by Member Reilly, to adopt Resolution No. 10 of 2019.

A roll call vote was taken on Resolution No. 10 of 2019 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	ABSENT
Member Marotta	ABSENT
Member Marshall	YES
Member Reilly	YES
Member Smith	YES
Member Rathbun	YES

Resolution No. 10 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 25, 2019.

**PB2019-01, Mechanicville Water Line, Site Plan, NYS Route 67**

Chairman Buck recognized Mr. Daniel Bolke PE of Barton & Loguidice who is representing the City of Mechanicville this evening. Mr. Bolke stated that Mr. Donald Fletcher is also present this evening. Mr. Bolke stated that the City of Mechanicville will be installing two water lines. Mr. Bolke stated that the first water line is a transmission line and will connect the City of Mechanicville water supply with the Saratoga County Water Authority at the intersection of Coons Crossing Road and NYS Route 67. Mr. Bolke stated that the water main will run along NYS Route 67 to George Thompson Road and then from George Thompson Road to the Mechanicville Water Treatment Plant located at 33 George Thompson Road. Mr. Bolke stated that the second water line will replace the existing water line and will run from the Mechanicville Water Treatment Plant on George Thompson Road to the water storage tanks on Devoe Road. Mr. Bolke stated that the water line will be within the Town of Stillwater right-of-way on Meadow Lane to NYS Route 67 and along NYS Route 67 to Devoe Road where it is within the Town of Stillwater right-of-way up to the water storage tanks. Mr. Bolke stated that there will be fire hydrants placed along NYS Route 67. Mr. Bolke stated that they are seeking approval to construct the water line along NYS Route 67, George Thompson Road, Devoe Road and Meadow Lane in the Town of Stillwater. Mr. Bolke state that there will be 14,000 cubic yards of dredging material removed from the lower reservoir and hauled off site to Valente's Gravel Pit on George Thompson Road. Mr. Bolke stated that the spillway needs to be upgraded and the existing dam will be replaced with reinforced concrete.

Mr. Adams stated that the proposed project description of the activity in the full Environmental Assessment Form does not appear to be included in the project plans and SWPPP. Mr. Adams stated that full scope of the project is unclear and clarification is needed. Mr. Adams stated that there needs to be clarification on the archeological sensitive sites, NYS Department of Transportation right-of-way, wetlands and dredging. Mr. Adams stated that the applicant should contact the Town of Stillwater and the Town's attorney regarding easements for work proposed

in the Town's right-of-ways. Mr. Adams stated that there are missing pages from the plans that were submitted for review.

Mr. Bolke stated that the Department of Transportation has reviewed the plans. Mr. Bolke stated that they are working with NYS Electric and Gas and with NYS DEC who were consulted on the wetlands and the stream crossings. Mr. Bolke stated that they received Army Corp approval. Mr. Bolke stated that they are finishing up the design on the dredging project. Mr. Bolke stated for clarification the dredging project is funded by a different agency. Mr. Fletcher stated that it would be a phasing issue and that Phase 1 is the water lines and Phase 2 is the dredging.

Mr. Cutler asked about segmentation regarding SEQRA and if the dredging was part of the full scope of the project should it be included on the EAF. Mr. Cutler stated that a decision cannot be rendered on the project as presented. Mr. Cutler asked if the blue line on the map is the transmission line and the purple line is the distribution line replacing the out of date water line. Mr. Fletcher stated that is correct.

Ms. Zepko stated that the full scope of the project including the dredging of the reservoir should be submitted with this project.

Chairman Buck asked about the repaving of Meadow Lane and NYS Route 67 and if they have contacted Mr. Mark Minick, Highway Superintendent and NYS Department of Transportation. Mr. Fletcher stated that the repaving would be on the north side of Meadow Lane. Chairman Buck stated that the workers at the Mechanicville Water Treatment Plant will be checking the chlorine analyzer. Mr. Bolke stated that is correct.

Mr. Rathbun stated that the upper reservoir is not going to be dredged. Mr. Fletcher stated that is correct. Mr. Fletcher stated that they need the backup source of water before any work can start on the Mechanicville Water Line.

Mr. Bisnett stated that the SEQRA Form states that the upper reservoir will be dredged. Mr. Fletcher stated that the SEQRA Form was done before the funding was available.

Mr. Smith stated that the City of Mechanicville supplies their residents with water from their existing reservoir and the water line is a backup water supply. Mr. Fletcher stated that is correct.

Supervisor Kinowski stated that there was a discussion with the Village of Stillwater, City of Mechanicville, Town of Stillwater and Saratoga County Water Authority to supply water to the three municipalities. Mr. Kinowski stated that the Village of Stillwater and the City of Mechanicville decided to withdraw from the discussion. Mr. Kinowski stated that Town of Stillwater decided to follow through with the installation of the water line.

Mr. Smith made a motion to schedule the public hearing for the next Planning Board meeting on April 22, 2019, seconded by Mr. Rathbun. Chairman Buck asked for a roll call vote.

Chairman Buck	YES
Member Bisnett	NO

Member Ferris	ABSENT
Member Marotta	ABSENT
Member Marshall	NO
Member Rathbun	YES
Member Reilly	YES
Member Smith	YES

**PB2019-08, Rourke Minor Subdivision, County Route 76**

Chairman Buck recognized Ms. Lindsay Zepko, Stillwater Town Planner who will be presenting the project this evening. Ms. Zepko stated that Supervisor Kinowski is also present this evening. Ms. Zepko stated that property is located on the north side of County Route 76 and the Town is seeking to subdivide off a 10-acre parcel. Ms. Zepko stated that the 10-acre parcel is for the Emergency Medical Services and the Town of Stillwater Police Department Building in the future. Ms. Zepko stated that Town of Stillwater will be purchasing the 10-acre parcel but it needs to be subdivided first. Supervisor Kinowski stated that the Town Board has agreed to purchase the property from Mr. Rourke. Supervisor Kinowski stated that existing Emergency Medical Service Building is old and in disrepair. Supervisor Kinowski stated that the new Emergency Medical Services Building is in a central location to better service the town residents. Supervisor Kinowski stated that the plans have been reviewed by Mr. Male Town Engineer and the ground work will be completed by the Town Highway Department.

Chairman Buck asked about the wetlands on the parcel. Supervisor Kinowski stated that they will be utilizing 4-acres of upland for the building and parking.

Mr. Smith asked about the line of site for the location of the building. Supervisor Kinowski stated that the line site will be adequate when the project is completed.

Mr. Rathbun stated that Malta operates the ambulance service. Supervisor Kinowski stated that is correct.

Mr. Smith made a motion to schedule the public hearing for the next Planning Board meeting on April 22, 2019, seconded by Mr. Rathbun. Chairman Buck asked for a roll call vote.

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

Chairman Buck opened the floor to the public.

**Richard Dantz 427 County Route 76**

Mr. Dantz asked about the tree farm located at 289 County Route 75 and what type of business is

operating at that location.

Chairman Buck closed the floor to the public.

A motion to adjourn was made by Mr. Rathbun and seconded by Mr. Bisnett at approximately 7:53 pm.