

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
May 28, 2019 @ 6:30 PM**

**Present:**

**Chairman Peter Buck (PB)**  
**Frank Bisnett (FB), Member**  
**Carol Marotta (CM), Vice Chairwoman**  
**Randy Rathbun (RR), Member**  
**Marybeth Reilly (MR), Member**

**Also Present:**

**Daryl Cutler, Attorney for the Town (DC)**  
**Paul Male, Town Engineer, (PM)**  
**Lindsay (Zepko) Buck, Town Planner (LB)**  
**Sean Doty, Chazen Companies**  
**Ellen Vomacka, Town Board Liaison**  
**Sheila Silic, Secretary**

**Absent:**

**Heather Ferris (HF), Member**  
**Kimberlee Marshall (KM) Alternate Member**  
**Dale Smith (DS), Member**

**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:**

Vice Chairwoman made a motion to approve the minutes from the April 22, 2019 meeting, seconded by Ms. Reilly. The motion passed unanimously.

Chairman Buck	YES
Member Bisnett	ABSTAINED
Member Marotta	YES
Member Rathbun	YES
Member Reilly	YES

**PB2019-09 Zecca Major Subdivision, Kellogg Road**

**\*\* Chairman Buck recused himself from this project \*\***

Vice Chairwoman Marotta recognized Mr. Frederick Metzger of Frederick Metzger Land Survey who is representing Mr. Joseph Zecca. Mr. Metzger stated that the parcel is located on the east side of Kellogg Road. Mr. Metzger stated that Lot #1 is the remaining parcel that Mr. Zecca plans to develop in the future. Lot #2 and Lot #3 are part of the property that surrounds the town

houses. Lot #4 is the property which will be conveyed and merged with 26 Kellogg Road, which is the Lot Line Adjustment that was approved on April 22, 2019. Mr. Metzger stated that all the lots meet the zoning regulations of the T5 Zoning District.

Vice Chairwoman Marotta proceeded to open the public hearing and asked if anyone wished to comment, hearing none she proceeded to close the public hearing.

Mr. Rathbun stated that the back portion of the subdivision is located in the Village of Stillwater and asked Ms. Buck if the Village of Stillwater would be taking action on the project. Ms. Buck stated that the Village of Stillwater approved the action contingent on the actions approved by of Town of Stillwater. Mr. Rathbun asked Mr. Male if there are any outstanding issues that need to be addressed. Mr. Male stated that there are no outstanding issues and that each lot is serviced with public sewer and will have grinder pumps.

Vice Chairwoman Marotta asked if anyone had any additional questions or concerns, and, hearing none, she asked to move to discussion of SEQRA.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 17**

WHEREAS, Joseph and Irene Zecca have submitted an application for a major subdivision regarding property located at 16 Kellogg Road, more fully identified as Tax Map Numbers 253.26-1-32 and 253.26-3-30.12; 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, Joseph and Irene Zecca, for a major subdivision regarding property located at 16 Kellogg Road, more fully identified as Tax Map Numbers 253.26-1-32 and 253.26-3-30.12, will

not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Marotta, to adopt Resolution No. 17 of 2019.

A roll call vote was taken on Resolution No. 17 of 2019 as follows:

Chairperson Buck	Recused
Vice Chairwoman Marotta	Yes
Member Bisnett	Yes
Member Ferris	Absent
Member Reilly	Yes
Member Smith	Absent
Member Rathbun	Yes

Resolution No. 17 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 28, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 18**

WHEREAS, Joseph and Irene Zecca have submitted an application for major subdivision regarding property located at 16 Kellogg Road, more fully described as Tax Map Nos. 253.26-1-32 and 253.26-3-30.12; and

WHEREAS, a public hearing was conducted on May 28, 2019 to consider the application, and no comments were received from the public; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 17 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Joseph and Irene Zecca, for a major subdivision of lands located on 16 Kellogg Road, more fully identified as Tax Map Numbers 253.26-1-32 and 253.26-3-30.12, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the conditions and comments contained in the Engineering Review Letter of Paul Male, PE dated April 3, 2019; 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. 18 of 2019.

A roll call vote was taken on Resolution No. 18 of 2019 as follows:

Chairperson Buck	Recused
Vice Chairwoman Marotta	Yes
Member Bisnett	Yes
Member Ferris	Absent
Member Reilly	Yes
Member Smith	Absent
Member Rathbun	Yes

Resolution No. 18 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 28, 2019.

**\*\*Chairman Buck returned to the Meeting\*\***

**PB2019-01, Mechanicville Water Line, Site Plan Review, 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 they have requested the Town of Stillwater recognize the SEQRA process as completed in 2016 by the City of Mechanicville for fulfillment in regards to NYS Law. 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 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 discussion over SEQRA is a phasing issue and that Phase 1 is the water lines and Phase 2 would be the future dredging proposed for the reservoirs. Mr. Bolke stated that they are seeking approval for Phase 1 of the project only at this time. Mr. Bolke stated that they would have to come back before the Planning Board for approval for Phase 2 of the project.

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

**James Burke 185 NYS Route 67**

Mr. Burke stated that his property borders NYS Route 67 and George Thompson Road. Mr.

Burke asked Mr. Bolke to explain where the waterlines would be placed and if the extension to the waterline is going to happen along with the future plans for the waterline. Mr. Bolke stated that some residents have requested that the City of Mechanicville extend the water main down George Thompson to NYS Route 67. Mr. Bolke stated that there is a private water main that was constructed by some residents to the existing City of Mechanicville facilities. Mr. Bolke stated that the consensus of the City of Mechanicville is that this water main system is constructed for the residents of the City of Mechanicville. Mr. Bolke stated that if a Town of Stillwater resident would like to connect onto the waterline, the City of Mechanicville is open to the request. Mr. Bolke stated that the City of Mechanicville would not be providing laterals or additional extensions to provide the water. Mr. Burke stated that the waterline that Mr. Bolke is referring to is a private waterline.

Mark Kramek 168 NYS Route 67

Mr. Kramek stated that the residents in Halfmoon are able to connect to the waterline. Ms. Buck stated that Town of Halfmoon owns the waterline on the other side of Coons Crossing. Mr. Kramek stated that he spoke with a City of Mechanicville DPW worker who stated that the water is chlorinated but it is not at the level that it would be when it leaves the treatment plant.

Kevin Butler 65 NYS Route 67

Mr. Butler stated that it is not fair that the City of Mechanicville can charge a higher cost to supply public water to the residents of Stillwater. Mr. Doty stated that the Planning Board does not set the rates for the water. Mr. Butler asked if the Planning Board was aware that Pam Am was installing a turn lane into the railyard.

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

Chairman Buck stated that the residents who choose to connect to the waterline would have to incur the expense associated with the laterals and the extension of the waterline. Mr. Bolke stated that is correct.

Vice Chairwoman Marotta asked if any of the residents already receive water from the City of Mechanicville. Mr. Bolke stated that there are some residents that receive water from the City of Mechanicville but Mr. and Mrs. Burke do not have public water they have a well. Vice Chairwoman Marotta asked if the private waterline will continue to receive water from the City of Mechanicville. Mr. Bolke stated that the City of Mechanicville will continue to supply water to those residents. Vice Chairwoman Marotta stated that Planning Board can only approve or deny the application before them which is for the transmission line.

Mr. Rathbun stated that some residents have suggested that the Planning Board should not approve this project due to not being able to connect onto the waterline. Mr. Rathbun stated that the Planning Board cannot stop a project because some residents cannot connect to the waterline. Mr. Rathbun asked Mr. Cutler what options the Planning Board has in order help the residents.

Mr. Cutler stated that the Planning Board cannot stop a project because residents are not able to connect to the waterline. Mr. Cutler stated that it would have to be directly related to the project

and this project can be completed without allowing the residents to connect to the waterline.

Mr. Doty stated that the residents can bring their concerns regarding the potential connection to the waterline to the Town Board and ask that Board to explore the potential of a new water district for this area.

Ms. Vomacka asked Mr. Burke about how many residents are in that area. Mr. Burke stated that there are about 20 residents.

Vice Chairwoman Marotta made a motion to close the public hearing seconded by Mr. Rathbun. A roll call vote was taken.

Chairperson Buck	Yes
Vice Chairwoman Marotta	Yes
Member Bisnett	Yes
Member Ferris	Absent
Member Reilly	Yes
Member Smith	Absent
Member Rathbun	Yes

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

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 19**

WHEREAS, City of Mechanicville has submitted an application for site plan approval regarding property located at NYS Route 67, more fully identified as Tax Map Numbers 252-2-76, 252-2-77, 252-2-39.2, 252.3-1-11, 252.3-1-12, 252.3-1-13, 252-1-14, and 261.2-1-1; 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 City of Mechanicville 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 determined the actions proposed within this application is consistent with the prior 2016 SEQRA findings of the City of Mechanicville;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, City of Mechanicville for a Site Plan Approval regarding property located at NYS Route 67, more fully identified as Tax Map Numbers 252-2-76, 252-2-77, 252-2-39.2, 252.3-1-11, 252.3-1-12, 252.3-1-13, 252-1-14, and 261.2-1-1, will not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Bisnett, to adopt Resolution No. 19 of 2019.

A roll call vote was taken on Resolution No. 19 of 2019 as follows:

Chairperson Buck	Yes
Vice Chairwoman Marotta	Yes
Member Bisnett	Yes
Member Ferris	Absent
Member Reilly	Yes
Member Smith	Absent
Member Rathbun	Yes

Resolution No. 19 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 28, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 20**

WHEREAS, City of Mechanicville has submitted an application for site plan approval regarding property located at NYS Route 67 more fully described as Tax Map Numbers 252-2-76, 252-2-77, 252-2-39.2, 252.3-1-11, 252.3-1-12, 252.3-1-13, 252-1-14, and 261.2-1-1; and

WHEREAS, a public hearing was conducted on April 22, 2019 and May 28, 2019 to consider the application, and comments were received from the public (as well as the applicant); and

WHEREAS, the Planning Board has duly reviewed the EAF and has determined the actions proposed within this application is consistent with the prior 2016 SEQRA findings of the

City of Mechanicville;

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of City of Mechanicville for site plan approval of lands located on NYS Route 67, more fully identified as Tax Map Numbers 252-2-76, 252-2-77, 252-2-39.2, 252.3-1-11, 252.3-1-12, 252.3-1-13, 252-1-14, and 261.2-1-1, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the conditions contained in the Chazen Engineering Review Letter dated May 15, 2019 and with specific understanding that this approval is only approval of Phase 1 of the project. The applicant will need site plan approval and SEQRA review of Phase 2 when and if it is pursued; 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 Vice Chairwoman Marotta, seconded by Member Reilly, to adopt Resolution No. 20 of 2019.

A roll call vote was taken on Resolution No. 20 of 2019 as follows:

Chairperson Buck	Yes
Vice Chairwoman Marotta	Yes
Member Bisnett	Yes
Member Ferris	Absent
Member Reilly	Yes
Member Smith	Absent
Member Rathbun	Yes

Resolution No. 20 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 28, 2019.

**PB2016-20 Hudson Heights Apartments Site Plan, (Turning Point PDD Amendment) Brickyard Road**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering, who is representing Mr. Marshall Whalen and Mr. Victor Gush. Mr. Lansing stated that Mr. Marshall Whalen is also present this evening. Mr. Lansing stated that this parcel is part of the previous Turning Point PDD Development. Mr. Lansing stated that the Turning Point PDD Amendment was approved



by the Stillwater Town Board on March 3, 2018. Mr. Lansing stated that the project was before the Planning Board on July 25, 2016 as a conceptual plan only for review and to receive comments from the Planning Board. Mr. Lansing stated that this parcel is located on the west side of Brickyard Road and is 25.95 acres. Mr. Lansing stated that there are some wooded areas and a section that slopes down toward Brickyard Road. Mr. Lansing stated that 3.86-acres are wetland and that 1.56-acres are in the wetland mitigation area. Mr. Lansing stated that the surrounding uses are single family, multifamily and industrial in the area. Mr. Lansing stated that they are proposing 11 buildings with 12 units each for a total of 132 apartment units with attached garages. Mr. Lansing stated that the previous proposal was for 12 buildings with 144 apartment units which is a decrease of 1 building and 12 apartment units. Mr. Lansing stated that they reconfigured the proposed site so the density has decreased. Mr. Lansing stated that the boulevard will be built to the Town of Stillwater standards and the access to the site is from Brickyard Road. Mr. Lansing stated that the roadway in the development will be privately owned. Mr. Lansing stated the requirement is for two parking spaces per unit which would be 264 parking spaces. Mr. Lansing stated that they are proposing a total of 280 parking spaces. Mr. Lansing stated that there will be public water and sewer to the site. Stormwater management will be managed on site. Mr. Lansing stated that there will be sidewalks throughout the development that are ADA accessible along with street lights and trees as required by the PDD language. Mr. Lansing stated that the greenspace has increased to 1.08-acres due to the decrease in density. Mr. Lansing stated that they have received Mr. Male's comment letter and will be addressing those comments. Mr. Lansing stated that he has spoken to Ms. Buck regarding advancing the SEQRA. Mr. Lansing stated that the discussion included if the SEQRA review for the PDD Language by the Town Board would be re-affirmed or if a separate SEQRA review would be needed for the Site Plan Review.

Ms. Buck stated that when she and Mr. Lansing spoke it was regarding if the findings for SEQRA for the previous PDD Language was sufficient for Site Plan Review. Ms. Buck stated that the adoption of a Local Law was a separate action by the Town Board and only related to the adoption of the Local Law for the PDD. Site Plan Review is a separate action taken by the Planning Board and involves thorough engineering review, therefore the SEQRA process should be separate from the PDD project. Ms. Buck asked Mr. Male for his opinion regarding SEQRA. Mr. Male stated that he agrees with Ms. Buck. Ms. Buck stated that there would be a maintenance agreement with the Town of Stillwater regarding the post-construction stormwater management practices. Ms. Buck asked about the placement of the dumpsters and if they would be blocked by cars parking in front of the dumpsters. Mr. Lansing stated that they can review the dumpster placement but ultimately would like to leave the dumpsters where they are currently placed.

Vice Chairwoman Marotta stated that the Town Board has approved the PDD Amendment so the project does not have to go back before Town Board. Ms. Buck stated that is correct. Vice Chairwoman Marotta asked about the increase in parking spaces. Mr. Lansing stated that the Planning Board requested an increase in the number parking spaces. Vice Chairwoman Marotta asked about the sewer extension and if it will benefit the residents on Brickyard Road. Mr. Lansing stated that the sewer extension will be addressed. Vice Chairwoman Marotta asked about the maintenance roadway and if it will be paved or a gravel roadway. Mr. Lansing stated that the maintenance roadway will be crushed stone. Vice Chairwoman Marotta asked if the maintenance roadway will have gates at the entrance. Mr. Lansing stated that gates are not

proposed at this time. Vice Chairwoman Marotta stated that the stormwater management drainage tanks will need to be cleaned out periodically. Mr. Lansing stated that is correct. Vice Chairwoman Marotta asked about the amenities that will be offered to the residents of the development. Mr. Lansing stated that he would have to speak to the applicant regarding the amenities. Vice Chairwoman Marotta asked what type of landscaping will be used for the development. Mr. Lansing stated that he would provide a landscaping schedule. Vice Chairwoman Marotta asked Mr. Male to add when the Town Board approved the PDD Amendment in the comment letter.

Ms. Reilly asked about the number of garages and bedrooms for each building. Mr. Lansing stated that the buildings are 12 units and 10 units per building will have attached garages. Mr. Lansing stated that there are three 1 bedroom units, seven 2 bedroom units and two 3 bedroom units per building.

Mr. Bisnett stated that Brickyard Rd does not have public sewer and asked if the sewer extension would be north of the development. Mr. Lansing stated that the sewer extension would be south of the development and connect with Mulberry Street.

Mr. Cutler asked Mr. Male to add the maintenance agreement to the comment letter. The project was tabled for further engineering review.

#### **PB2019-12 Saratoga Hills Site Plan Review, County Route 76**

Chairperson Buck recognized Mr. Scott Shearing of Bohler Engineering who is representing Stillwater Elgen LLC, the owner of Saratoga Hills Mobile Home Park. Mr. Shearing stated that Saratoga Hills Mobile Home Park is located on the west side of County Route 76. Mr. Shearing stated that the applicant went before the Town Board in 2018 to amend the PDD. Mr. Shearing stated that the applicant purchased the mobile home park in 2013. Mr. Shearing stated that the applicant has invested money into the mobile home park to make improvements. Mr. Shearing stated that part of the PDD approval was to give an extended plan of the amenity improvements which they are proposing for the next five years. Mr. Shearing stated that within the park the applicant is proposing additional parking, a recreation area, a mini storage facility, a new mailbox kiosk area and a bus unloading zone. Mr. Shearing stated that they have identified the five year plan in the submittal package. Mr. Shearing stated that stormwater management has been worked into the topography of the site. Mr. Shearing stated that there is a storage area in the back section of the mobile home park for Recreational Vehicles such as boats and trailers. Mr. Shearing stated that they have received comments from Mr. Male. Mr. Shearing stated that the applicant wanted to present the proposal and receive comments from the Planning Board.

Chairman Buck asked about the location of the storage units and why they are being proposed in the front of the mobile home park. Mr. Shearing stated that the applicant wants to make the storage units open to the public and to not have the traffic going into the main portion of the mobile home park. Chairman Buck asked about the size of the recreation area. Mr. Shearing stated that the recreation area is 0.50-acres. Chairman Buck asked how many mobile homes are in the park. Mr. Shearing stated that there are currently 174 mobile homes in the park.

Vice Chairwoman Marotta asked if the storage units are to be for the residents of the mobile home park or if it will be a separate business that will be made available to the general public. Mr. Shearing stated yes, they would be open to the public. Vice Chairwoman Marotta stated that when the Planning Board reviewed the application for the PDD Amendment, the Board felt that a clubhouse might be the appropriate amenity for a large community, however the applicant did a survey and the residents wanted the storage units instead of the clubhouse. Mr. Shearing stated that is correct. Vice Chairwoman Marotta asked if the mailbox kiosk and the school bus loading zone are to be combined. Mr. Shearing stated that is correct. Vice Chairwoman Marotta asked about the plan layout and what type of equipment will be included in the recreation area. Mr. Shearing stated that the person who will be supplying the equipment will design the recreational area. Vice Chairwoman Marotta asked about a trail within the mobile home park. Mr. Shearing stated that there will be trails to access the recreational area.

Ms. Reilly asked for clarification on the amenities the applicant is proposing. Mr. Shearing stated that they are proposing integrated parking for residents and visitors, recreation area that was shown on the map, mailroom, bus unloading zone and the mini storage units which they have provided options so that it does not resemble the typical storage building. Ms. Reilly asked if the parking area in the back portion of the park is just for residents of the park who own RV'S, boats and trailers. Mr. Shearing stated that is correct.

Mr. Cutler asked if the PDD Language allows for the additional use for the storage units. Ms. Buck stated the recommendation that the Planning Board made to the Town Board was that the storage units be relocated on the site. Ms. Buck stated that the Town Board added that to the PDD Language. Ms. Buck stated that the storage units will have to be moved or the applicant will have to amend the PDD.

Mr. Male asked if the mini storage units could be moved to a section of the property that is shown on the map. Mr. Shearing stated that portion of the property has very steep slopes and is unusable.

Mr. Rathbun asked how many mobile home lots are currently in the mobile home park. Mr. Male stated that there were over 700 lots that approved as part of the original PDD, which have now been reduced down to 360 lots. Mr. Rathbun asked if there was a way to enlarge the recreational area. Mr. Rathbun asked about the infrastructure improvements to the roadways. Mr. Shearing stated that the roadways will be gravel and paved trails to access the recreation area.

#### **PB2019-13 & 14 Eastern Light Partnership Solar Farm Site Plan Review and Special Use Permit**

**\*\* Mr. Rathbun recused himself from this project \*\***

Chairman Buck recognized Mr. Jamie Fordyce and Wendy DeWolf who are representing East Light Partners. Mr. Fordyce stated that they are proposing the construction of a solar facility located on Graves Road and consist of three parcels totaling 363-acres. Mr. Fordyce stated that the parcels are bordered by George Thompson Road on the west and County Route 75 on the east. Mr. Fordyce stated that the properties are owned by DA Collins and was previously purchased by Luther Forest Technology Campus to allow for the construction of the high powered transmission lines that extend to Global Foundries. Mr. Fordyce stated that the

proposed project will encompass 34.8-acres with the clearing of 50-acres+/- . Mr. Fordyce stated that they have submitted the stormwater report with the application. Mr. Fordyce stated that the solar panels are mounted on posts that are secured to the ground and that the substation will be located in the center of the site. Mr. Fordyce stated that they have received Mr. Male's comment letter and will be addressing those comments in writing. Mr. Fordyce stated that the solar project meets all the Zoning Ordinances for that district.

Vice Chairwoman Marotta asked if solar farms are permitted in the Alternate Energy Overlay District. Ms. Buck stated that the local law was changed on November 1, 2018 to include the area where power lines would make it probable that solar farms could be included in these areas. Ms. Buck stated that the quadrant where solar farms are now permitted is south of County Route 76 and west of County Route 75. Vice Chairwoman Marotta asked how the solar panels will be taxed. Mr. Fordyce stated that there is a NYS Tax Law which allows for an exemption that is for 15 years and that a Pilot Program is usually setup. Ms. DeWolf stated that they are in discussion with the Stillwater Mechanicville IDA. Vice Chairwoman Marotta asked about the runoff from the solar panels and how that will affect the stormwater drainage. Ms. DeWolf stated that runoff from the solar panels does not cause erosion to the ground and that there are NYS DEC guidelines that are being followed. Vice Chairwoman Marotta stated that the Town of Stillwater Zoning Ordinance stated that deforested land should be used instead of deforesting other parcels of land. Ms. DeWolf stated that they are avoiding the wetland area and the deforesting that is being done is new growth. Vice Chairwoman Marotta asked if there would be reflections off the solar panels. Ms. DeWolf stated that the solar panels are absorbing light and not reflecting light. Mr. Fordyce stated that there is a non-glare coating on the solar panels.

Mr. Male stated that the regulations of the proposed local law before it was changed could not be met by applicants who were proposing solar farms.

Chairman Buck asked if the solar array could be expanded in the future. Ms. DeWolf stated that the solar array could not be expanded due to the topography of the properties. Chairman Buck asked about the number of residences that could be powered by this solar array. Mr. Fordyce stated that it is about 10,000 residents that could receive power from the solar array. Chairman Buck asked about the dismantling of the project. Ms. Buck stated that the applicant and the Town of Stillwater would have a dismantling agreement. Chairman Buck asked if the project will have a buffer so the solar panels cannot be seen from the roadway. Mr. Fordyce stated that they are seeking comments from the Planning Board regarding a buffer. Ms. DeWolf stated that most of the project is hidden by the topography except for the portion on George Thompson Road. Ms. DeWolf stated that they usually provide a screening plan. Chairman Buck asked what the financial benefit is for the Town of Stillwater. Mr. Fordyce stated that it benefits the local electrical prices which then pass onto the consumer.

Ms. Buck asked how far the solar panels are from George Thompson Road. Ms. DeWolf stated that she was not sure but believes that the solar panels are about 50 ft. to 100 ft. from the roadway. Ms. Buck asked how long it takes for the electrical company to reimburse the applicant's company. Mr. Fordyce stated that it takes 20 years to reimburse the company.

Mr. Bisnett asked if the topography along George Thompson Road slopes upward or if it is flat. Mr. Fordyce stated that the property was used for field crops so it is basically flat.

Ms. Judy Wood-Zeno of the Village of Stillwater Village Board was in the audience and asked about the transmission lines and if this solar farm will benefit the Town of Stillwater and the Village of Stillwater. Ms. DeWolf stated that the transmission lines go from substation to substation which benefits the consumer.

Mr. Bisnett made a motion to schedule the public hearing for June 24, 2019 seconded by Vice Chairwoman Marotta. A roll call vote was taken.

Chairperson Buck	Yes
Vice Chairwoman Marotta	Yes
Member Bisnett	Yes
Member Ferris	Absent
Member Reilly	Yes
Member Smith	Absent
Member Rathbun	Yes

**\*\*Mr. Rathbun returned to the Meeting\*\***

A motion to adjourn was made by Mr. Bisnett and seconded by Vice Chairwoman Marotta at approximately 9:09 pm.