

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
September 23, 2019 @ 6:30 PM**

**Present:**

**Chairman Peter Buck (PB)  
Carol Marotta (CM), Vice Chairwoman**

**Frank Bisnett (FB), Member  
Heather Ferris (HF), Member  
Randy Rathbun (RR), Member  
Marybeth Reilly (MR), Member  
Dale Smith (DS), Member**

**Also Present:**

**James Trainor, Attorney for the Town (JT)  
Paul Male, Town Engineer, (PM)  
Lindsay (Zepko) Buck, Town Planner (LB)  
Sheila Silic, Secretary**

**Absent:**

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

**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 Chairperson Marotta made a motion to table the August 26, 2019 minutes until the October 28, 2019 meeting, seconded by Mr. Bisnett. A roll call vote was taken 7-0. The motion passed unanimously.

**PB2019-18 Rajeski Lot Line Adjustment, 7 Cedar Bluff Court**

Chairman Buck recognized Mr. Frederick Metzger of Frederick Metzger Land Survey who is representing Mr. and Mrs. Scott Rajeski. Mr. Metzger stated that the property is located on the east side of NYS Route 9P and is in the RRD Zoning District. Mr. Metzger stated that Mr. Rajeski owns both Lot #3 and Lot #7 Cedar Bluff Court. Mr. Metzger stated that Mr. Rajeski resides at 7 Cedar Bluff Court and has done some improvements to his property. Mr. Metzger stated that Mr. Rajeski would like to convey a portion of Lot #3 with Lot #7. Mr. Metzger stated that both parcels will still meet all the existing zoning regulations.

Chairman Buck asked Mr. Male if there are any outstanding issues regarding the project. Mr. Male stated that the only issues with this project are in regards to the Short Environmental

Assessment Form #13.A. relating to the wetlands and bodies of water on the site. Mr. Metzger stated that the NYS DEC website mapper depicts Saratoga Lake as bodies of water and wetlands to the adjacent properties.

Vice Chairperson Marotta made a motion to waive the public hearing seconded by Ms. Ferris. A roll call vote was taken.

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Vice Chairman Marotta	YES
Member Reilly	YES
Member Smith	YES
Member Rathbun	YES

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

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 30**

WHEREAS, Scott & Cindy Rajeski have submitted an application for a lot line adjustment regarding property located at 3-7 Cedar Bluff Court, more fully identified as Tax Map Numbers 206.13-2-6.71 and 206.13-2-15; 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 action; and

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Scott & Cindy Rajeski, for a lot line adjustment regarding property located at 3-7 Cedar Bluff Court, more fully identified as Tax Map Numbers 206.13-2-6.71 and 206.13-2-15, is a Type II action requiring no further SEQRA review.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No. 30.

A roll call vote was taken on Resolution No. 30 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes
Member Ferris	Yes
Member Marotta	Yes

Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Resolution No. 30 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 23, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 31**

WHEREAS, Scott & Cindy Rajeski have submitted an application for a lot line adjustment regarding property located at 3-7 Cedar Bluff Court, more fully described as Tax Map Numbers 206.13-2-6.71 and 206.13-2-15; 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 that this Type II action requires no further SEQRA review pursuant to Resolution No. 30 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Scott & Cindy Rajeski, for a lot line adjustment of lands located on 3-7 Cedar Bluff Court, more fully identified as Tax Map Numbers 206.13-2-6.71 and 206.13-2-15, is hereby GRANTED; and be it further

RESOLVED, that the applicant satisfy the conditions contained in Paul Male P.E.'s review letter of August 19, 2019 as soon as possible; and be it further

RESOLVED, that the applicant must file the approved lot line adjustment 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 Marotta, seconded by Member Bisnett, to adopt Resolution No. 31.

A roll call vote was taken on Resolution No. 31 as follows:

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

Resolution No. 31 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 23, 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 parcel is 29.95-acres and is located on the west side of Brickyard Road. 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. Mr. Lansing stated that there will be a boulevard access into the development from Brickyard Road which will be built to fire code standards. The project would have public water and public sewer. Stormwater management will be managed on site. The applicant is proposing trees, sidewalks and open space throughout the development, and a central public park area in the front of the development. Mr. Lansing stated that he had an opportunity to meet with the adjacent property owners. Mr. Lansing stated that the upper and lower entrance of the access road will have winged gates with either locks or knox boxes. Mr. Lansing stated that they are proposing split rail fencing along the maintenance roadway with no trespass signs posted. Mr. Lansing stated that the neighbors adjacent to the project requested the planting of extra trees for a better buffer/screening between the parcels. Mr. Lansing stated that they are proposing 6 Norway Spruce Trees that are 6 ft. in height. The layout will consist of three trees on each side of the access road. Mr. Lansing stated that there is 2,410 linear ft. of roadway to access the buildings. Mr. Lansing stated that the roadway is not proposed for dedication to the Town of Stillwater, but will be privately owned, operated, and maintained by the owner of the apartment complex. Mr. Lansing stated there are 286 parking spaces to accommodate residents and/or visitor. Mr. Lansing stated that he received Mr. Male's comment letter dated July 16, 2019 and have addressed the outstanding comments.

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

**Christopher Tamasi, 10 Artillery Approach**

Mr. Tamasi stated that his property is adjacent to the access road that is being put in. Mr. Tamasi asked about the removal/replacement of the trees. Mr. Lansing stated that they would be

removing trees towards the entrance of the access road to about 50 ft. or 60 ft. back from Artillery Approach to where the proposed split rail fence would begin. Mr. Tamasi asked if there is a possibility of more than 6 Norway Spruce Trees on each side of the access road and if they could plant 8 ft. tall trees instead of the 6 ft. trees. Mr. Lansing stated that the trees are at the edge of the property and the remaining trees will be maintained. Mr. Lansing stated that the 6 ft. trees are more easily attainable versus the 8 ft. trees. Mr. Tamasi asked about the access road and what they are using to make it permeable. Mr. Lansing stated that the access road is 12 ft. in width and will have #2 crushed stone that will allow for drainage. Mr. Tamasi asked about signage. Mr. Lansing stated that the gate is about 70 ft. from the entrance of the access road. Mr. Lansing stated that there will be no trespass signs on the winged gates and the split rail fencing. Mr. Tamasi asked if the 50 ft. width is from split rail fence to split rail fence. Mr. Lansing stated that is correct. Mr. Tamasi asked if the fencing is on both sides of the access road along the waterline and if it ends at the development. Mr. Lansing stated that the fencing does not go down along the access road or to the new development.

#### Pamela Mahler, 6 Artillery Approach

Ms. Mahler stated that she has concerns regarding the width of the access road and the roadway being problematic with access to the rear of the existing properties. Ms. Mahler stated that by installing the access road it diminishes from the cul-de-sac experience. Ms. Mahler stated that her primary concern is regarding crime and having the access road leading to the cul-de-sac. Ms. Mahler stated that eventually someone in the future will want the access road paved. Ms. Mahler stated that she is against this project. Vice-Chairperson Marotta stated that the Planning Board appreciates your concerns. Vice-Chairperson Marotta stated that in the original PDD this parcel was zoned as commercial with a roadway that connected this parcel to your neighborhood. Vice-Chairperson Marotta stated that this proposal decreases the amount of traffic. Vice-Chairperson Marotta stated that she does not believe the access road will be paved due to the grade of the slope. Vice-Chairperson Marotta stated that this is two separate neighborhoods, yours is a single family and this is apartments which has access off of Brickyard Road. Vice-Chairperson Marotta stated that this proposal is based on discussions with the Planning Board and input from the neighborhood which the Planning Board is working on mitigating regarding your concerns. Ms. Mahler asked Mr. Lansing where the fence is located on the plans. Mr. Lansing showed Ms. Mahler on the map the location of the fence. Mr. Bisnett stated that there have been many projects before the Planning Board with access roads proposed. Chairman Buck stated that if there are changes proposed to the site, the project would have to come back before the Planning Board for Site Plan Review which would require a public hearing.

#### Diane Bender 22 Artillery Approach

Ms. Bender stated that she agrees with the statement regarding the concerns on crime. Ms. Bender stated that the teenagers congregate at the Town Park in the development and she has concerns that the teenagers will also congregate at the entrance of the access road. Ms. Bender asked if the Town of Stillwater or if the builder will be responsible for maintaining the landscaping. Mr. Lansing stated that there is an easement over the access road granted to the Town of Stillwater. Mr. Lansing stated that the Town of Stillwater would be responsible for the maintenance.

#### Nancy Stroud, 49 Cavalry Course

Ms. Stroud stated that the stormwater management which is indicated on the map to be dedicated to the Town of Stillwater. Ms. Stroud asked if the residents of Stillwater will be paying to maintain the stormwater for the apartment complex. Mr. Lansing stated that the stormwater is privately owned and will be operated and maintained by the owner. Ms. Stroud showed Mr. Lansing on the map the stormwater basin that she was referring to. Mr. Lansing stated that Ms. Stroud was looking at a map for a different project and not the project that is currently before the Planning Board. Ms. Stroud stated that she received the Public Hearing Notice that was addressed to the prior home owner. Ms. Buck stated that the Town can only go by the name and addresses on the tax records.

#### David Peck, 3 Artillery Approach

Mr. Peck stated that he moved to this development for a specific reason and that the access road is a walkway to the development which children and/or adults can use to cause trouble. Mr. Peck asked where they can get in writing that the access road will not be paved. Vice-Chairperson Marotta stated that it is in writing on the plans that it is an access road to service the waterline. Mr. Peck stated that this project is obviously going to generate tax revenue for the town. Mr. Peck asked if the tax money will be going to fix to the roadways so you are not hitting potholes and ruining your tires. Chairman Buck stated that issue would have to be brought up at a Town Board meeting. Chairman Buck stated that the Planning Board does not have any authority over the Highway Department.

#### Russell Bowers, #? Halfway House Road

Mr. Bowers asked if the apartments are going to be Section 8 Housing. Mr. Lansing stated that that they are not Section 8 Housing. Mr. Lansing stated that the apartments are proposed as standard market rate apartments. Mr. Bowers asked if the apartments are for senior housing. Mr. Lansing stated that the apartments are not age restricted. Mr. Bowers asked if the owner will be living on the premises. Mr. Lansing stated that he does not know if the owner will be living on the premises.

#### Richard Dantz, 427 County Route 76

Mr. Dantz stated that the access road is blocked by gates and the only other access to the development is off Brickyard Road. Mr. Lansing stated that is correct. Mr. Dantz stated that if the Boulevard is blocked due to an accident and there is an emergency in the development the emergency vehicles could use the access road to enter into the development. Mr. Dantz stated that is one reason why the access road should be maintained.

#### Robert Meyer, 123 County Route 75

Mr. Meyer stated that he is concerned with the traffic that this development will cause on Brickyard road. Mr. Meyer asked how the people will be exiting the development. Will it be towards Halfway House Road or Kellogg Road. Mr. Bisnett stated that the entrance is closer to Mulberry Street. Mr. Meyer asked if they would be traveling down Hulin Street and onto County Route 75. Mr. Bisnett stated that they can enter from Mechanicville or Halfway House Road.

#### Matthew Torino, 1 Van Ness Road

Mr. Torino stated that he moved from Mechanicville because he wanted to live in a rural community. Mr. Torino stated that since he moved to Stillwater more rental units have moved

further up Brickyard Road. Mr. Torino stated that this project brings more traffic, crime and safety issues to the town. Mr. Torino stated that he opposes this project. Ms. Ferris stated this is the Planning Board and the Board has been working with this project for 1.5 years. Ms. Ferris stated that the uses proposed for this project is not up for discussion this evening as it has already been approved by the Town Board. Ms. Ferris stated what is up for discussion this evening is the Site Plan part of the project. Ms. Ferris stated that the place to share those issues would have been at the Town Board Public Hearing which was several months ago. Ms. Ferris stated that the Board understands the concerns of the public but now we need to work with the applicant and Mr. Lansing to do the best that we can for the town. Mr. Torino asked how the public is notified about the Public Hearings for different projects. Mr. Bisnett stated that the Public Notices are published in the newspaper and if you reside in a certain geographical distance from the project you are notified by mail. Vice-Chairperson Marotta stated that the rules for mailing out public notices is to parcels within a 500 ft. radius of the project. Vice-Chairperson Marotta stated that the Town of Stillwater has a website and you can address the Town Board for further information.

Fran Mone, 38 Brickyard Rd

Ms. Mone asked where on Brickyard Road is the proposed project. Mr. Bisnett stated that the project is closer to Mulberry Street. Ms. Mone stated that she has concerns regarding the City of Mechanicville and the Town of Stillwater being able to keep up the maintenance on Warsaw Avenue and Brickyard Road due to the increase in traffic.

John Volpe, 71 Brickyard Road

Mr. Volpe stated that Brickyard Road is a narrow roadway and has concerns with the ingress and egress of vehicles from the development onto Brickyard Road. Mr. Volpe asked if there are any safety measures for traffic control at the entrance of development. Ms. Buck stated that there are no proposed improvements at this time for Brickyard Road.

Michalena Sorell, 7 Walnut Road

Ms. Sorell asked where all the water from that project will be going because the water level is increasingly rising by my residence. Mr. Lansing stated that New York State has very strict regulations on stormwater that the developer has to abide by. Mr. Lansing stated that there are stormwater basins along with an underground storage facility that stores and holds the water then releases the water as permitted. Mr. Lansing stated that the applicant is required to submit a full Stormwater Pollution Prevention Plan to the Town of Stillwater for review.

Steven Herrington, 14 Osgood Street

Mr. Herrington stated that he understood about the waterline not being needed which also means the access road would not be needed and all the approvals could still be granted. Mr. Lansing stated that is not correct. Mr. Lansing stated that the waterline is required to make a loop in the system and that the Water Department wants the waterline installed. Mr. Lansing stated that the waterline would increase pressure and water flow and the access road is required for the maintenance of the waterline. Mr. Male stated that the Town of Stillwater is requiring the installation of the waterline.

Julian Delarosa, 76 Brickyard Road



Mr. Delarosa asked where the entrance to the development is off Brickyard Road in reference to Mulberry Avenue. Ms. Buck stated that it is about 700 ft. north from Mulberry Avenue.

Mr. Rathbun stated that the Planning Board will review the public comments from this evening. Mr. Rathbun stated that the Planning Board has to work with the developer to ensure that this project fits within the neighborhood.

Chairman Buck stated that the Planning Board will address the concerns that were heard from the public this evening. Chairman Buck stated that the Planning Board will forward some of the concerns onto the Town Board to address,

Mr. Rathbun made a motion to close the public hearing seconded by Vice-Chairperson Marotta. A roll call vote was taken. Chairman Buck stated that the Planning Board will accept written comments until October 7, 2019.

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

Mr. Rathbun asked if a traffic study had been done on Brickyard Road. Mr. Lansing stated that he believes that a traffic study has been done. Mr. Lansing stated that he would review the files. Mr. Rathbun asked if there has been a discussion with Mr. Minick, Highway Superintendent regarding doing repairs to Brickyard Road. Ms. Buck stated that she has not had any discussions with Mr. Minick regarding road construction and/or repairs to Brickyard road. Mr. Rathbun asked what the rent cost is of the apartments. Mr. Lansing stated that he is not sure of the rent cost but that they are higher end apartments.

Mr. Male asked Mr. Lansing to discuss the grade of the access road. Mr. Lansing stated that the Planning Board had concerns regarding the road grade from the park area to the Boulevard and down to Brickyard Road. Mr. Lansing stated that they are proposing an 8% grade at the beginning of the slope and to a 10% grade in the middle and down to a flat area at the bottom of roadway.

Mr. Bisnett asked what the length of the flat area is at the bottom of the roadway. Mr. Lansing stated that the length of the flat area is 200 ft. Mr. Bisnett asked about placing benches in the park area. Mr. Lansing stated that he would speak to the applicant.

Vice-Chairperson Marotta asked if the location of mailbox kiosk would cause congestion with vehicles entering the development. Mr. Lansing stated that the mailbox kiosk is centrally located and does not believe that it would cause any congestion. Mr. Lansing stated that there is a pull off area for residents to retrieve their mail. Vice-Chairperson Marotta asked about the retaining



walls being 10 ft. in height behind Building 6 and 7 and asked what type of retaining wall is being proposed. Mr. Lansing stated that the builder would decide on the type of retaining wall that would be used. Vice-Chairperson Marotta asked if the EAF Form has been corrected. Ms. Buck stated that the EAF has been corrected. Vice-Chairperson Marotta stated that she has a concern with the Turning Point PDD regarding the park. Mr. Trainor stated that in regards to the park the Turning Point PDD Approved Resolution states "The Planning Board shall establish the standards, conditions and details for the park within the PDD Complex during the Site plan Review process".

Ms. Reilly asked about lighting for the sidewalks. Mr. Lansing stated that there will lighting along the sidewalks.

#### **PB2018-19 Flintlock Way Cluster Subdivision, County Route 75**

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 they are proposing the project as a Conservation Cluster Subdivision. Mr. Lansing stated that Flintlock Way is located in the southeast section of the parcel. Mr. Lansing stated that the parcel is in the LDR Zoning District. Mr. Lansing stated that they submitted a cluster layout of 16 carriage lots, consisting of each lot being approximately 20,000 sq. ft and 3 estates lots. Mr. Lansing stated that there will be 1,141 ft. of new roadway that will be constructed to town standards and is proposed to be dedicated to the Town of Stillwater. Mr. Lansing stated that the project will be serviced by public water and sewer. They are proposing 17.76-acres of deed restricted open space and stormwater will be managed on site.

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

#### **Ross Albert, 4 Flintlock Way**

Mr. Albert stated that he is currently in the process of purchasing 4 Flintlock Way. Mr. Albert asked about the new road and where it will be located. Mr. Lansing showed Mr. Albert where the new roadway is on the map. Mr. Albert asked how far back the first house is on the new roadway. Mr. Lansing stated that there is a single-family dwelling that is proposed adjacent to 6 Flintlock Way. Mr. Albert stated that there are trees currently behind his residence and asked if they are proposing to remove any of the trees. Vice-Chairperson Marotta stated that the map shows the trees in the rear portion of 4 Flintlock Way to remain. Mr. Lansing stated that is correct. Mr. Albert asked if the new road entrance to this development is off Flintlock Way or County Route 75. Mr. Lansing stated that the access to the proposed development is a new road off of Flintlock Way. Mr. Albert asked if there are future plans to further subdivide this parcel. Mr. Lansing stated that there are no future subdivisions proposed for this parcel. Mr. Albert asked about the developments start date of construction. Mr. Lansing stated that the construction would probably start in the spring or summer of 2020. Mr. Albert asked what the value will be of the single-family dwellings and property. Mr. Lansing stated that would depend on the size of the dwelling and the size of the lot.

#### **Raymond Stalter, 15 Bancroft Street**

Mr. Stalter asked about the additional traffic in the development and surrounding roadways. Mr. Lansing stated the additional traffic would be relatively low about 12 additional trips during peak

hours. Mr. Stalter stated that the cars go speeding down Bancroft Street and they do not stop for the stop sign. Chairman Buck stated that the Planning Board understands his concerns but that the speed limit on the road is an issue for the Town Board. Mr. Stalter asked about a traffic study. Chairman Buck stated that Mr. Stalter should refer that question to the Town Board.

#### Nancy Stroud 49 Cavalry Course

Ms. Stroud asked about the size and/or acreage of the estate lots. Mr. Male stated that the lot size for the estate lots are ~70,000 Sq. Ft. Chairman Buck stated that the cluster lots are roughly 0.50-acres.

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

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

Mr. Rathbun asked if the Turning Point Development is completely built out or are there still phases of the development that needs to be completed. Mr. Male stated that he believes that the Turning Point Development is completed. Ms. Buck stated that this project is not part of the Turning Point PDD.

#### **PB2019-05, PB2019-06 Forest Ridge Site Plan, Major Subdivision, Cold Springs Road**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing the Forest Ridge Mixed Use Development. Mr. Lansing stated that the project was before the Planning Board on April 22, 2019. Mr. Lansing stated that the overall parcel is 115-acres. Mr. Lansing stated that to the west of the parcel is Luther Forest Boulevard, to the north is Cordero Blvd, to the east is Cold Springs Road, to the south is Elmore Robinson Road and just north and adjacent to the Cold Springs Road Conservation Cluster Subdivision. Mr. Lansing stated that the parcel meets all the zoning requirements for the Business Park. Mr. Lansing stated the project is proposing commercial medical buildings, senior housing, and apartments with no age restrictions. Mr. Lansing stated there are 26 buildings with 10 units each for a total of 260 units, with a mix of one and two bedrooms. Mr. Lansing stated that the proposed plans show clustering of 4 or 5 buildings separated by clusters of trees. Mr. Lansing stated that there are two parking spaces per unit with extra parking areas. The are proposing sidewalks on both sides of the street that will be ADA compliant. Mr. Lansing stated there is a proposed mailbox kiosk, outdoor recreation area, street lights and the planting of trees and shrubs. Mr. Lansing stated that the trails will go along Cold Springs Road and through the development to Luther Forest Boulevard. Mr. Lansing stated that the project is serviced by public water and public sewer and the stormwater will be managed on-site. Mr. Lansing stated there is a 300ft. buffer between the proposed development and the development to the south of this project and 150ft. from Cold Springs Road. Mr. Lansing stated that they have received Mr. Male's comment letter dated

August 19, 2019 and have addressed the outstanding comments. Due to the timing they have not received a response from Mr. Male.

Chairman Buck stated that he has some concerns with the Site Plan regarding the project and believes that the project could be brought together a little better. Chairman Buck stated that the senior housing portion is a very important part of the project.

Vice-Chairperson Marotta asked about the traffic study. Mr. Lansing stated that the traffic study was done when the Conservation Cluster Subdivision to the south was before the Planning Board.

Mr. Rathbun asked if this is part of the housing project that was approved a year ago. Vice-Chairperson Marotta stated that was a separate project. Ms. Buck stated that this project is to the north of that subdivision. Mr. Rathbun asked if the segmentation portion has been addressed. Ms. Buck stated that the applicant was informed that subsequent SEQRA Review would be done for the project to the north.

Mr. Rathbun made a motion to schedule the public hearing for October 28, 2019 seconded by Mr. Bisnett. A roll call vote was taken.

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

A motion to adjourn was made by Mr. Bisnett and seconded by Ms. Ferris at approximately 8:47 pm.