

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
November 18, 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**  
**Kimberlee Marshall (KM) Alternate Member**

**Also Present:**

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

**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 approve the minutes from the October 28, 2019 meeting, seconded by Mr. Smith. A roll call vote was taken 6-0.

**PB2019-19 McCaskill Home Occupation, 1117 NYS Route 32**

Chairman Buck recognized Ms. Ashley McCaskill of 1117 NYS Route 32 who presented the project before the Board. Ms. McCaskill stated that she would like to open a hair styling business at her residence which would include color, cutting, waxing, styling and other treatment services. Ms. McCaskill stated that the area to be used as the hair salon has an existing entrance for ingress and egress and a restroom. Ms. McCaskill stated that the existing driveway would be used as the parking area for the business. Ms. McCaskill stated that she would also like to install a sign at the lower portion of her property to promote her hair styling business.

Vice-Chairperson Marotta asked if there was any other information submitted to the Planning Department other than what the Planning Board has received. Ms. Lindsay Buck stated that an EAF Form and a narrative were also submitted. Vice-Chairperson Marotta asked about the SHPO site that is being referenced. Mr. Male stated that SHPO is referencing the canal which is adjacent to the property.

Chairman Buck stated that all the comments from Mr. Male's comment letter dated November 15, 2019 have been addressed. Mr. Male stated that is correct.

Vice-Chairperson Marotta made a motion to waive the Site Plan Review seconded by Ms. Reilly. 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

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. 38**

WHEREAS, Ashley McCaskill has submitted an application for a home occupation regarding property located at 1117 Route 32, Stillwater, NY 12170, more fully identified as Tax Map Number 233.1-48.11; 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, Ashley McCaskill, for a home occupation regarding property located at 1117 Route 32, Stillwater, NY 12170, more fully identified as Tax Map Number 233.1-48.11, is a Type II action requiring no further SEQRA review.

A motion by Member Ferris, seconded by Member Marotta, to adopt Resolution No. 38.

A roll call vote was taken on Resolution No. 38 as follows:

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

Member Rathbun	YES
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Resolution No. 38 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 39**

WHEREAS, Ashley McCaskill have submitted an application for a home occupation regarding property located at 1117 Route 32, Stillwater, NY 12170, more fully described as Tax Map No. 233.1-48.11; 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 a home occupation and it was waived by the Planning Board; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 38 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Ashley McCaskill, for a home occupation regarding property located at 1117 Route 32, Stillwater, NY 12170, more fully described as Tax Map No. 233.1-48.11, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions:

1. Adherence to the conditions and requirements of Paul Male, P.E.'s review letter of November 15, 2019.

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 Ferris, to adopt Resolution No. 39.

A roll call vote was taken on Resolution No. 39 as follows:

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

Resolution No. 39 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**PB2019-20 Skidmore Horseshow Special Use Permit Extension, 28 Brickhouse Road**

Chairman Buck recognized Ms. Adele Einhorn, the Executive Director of the Saratoga Horse Shows and Mr. Patrick Rhodes of the Saratoga Southbound Management Group who presented the project before the Board. Ms. Einhorn stated that Ms. Nicole Smith and representatives from Skidmore College are also present this evening. Ms. Einhorn stated that they would like to extend the Special Use Permit to operate the horse show at White Hollow Farm located at 28 Brickhouse Road. Ms. Einhorn stated that the Special Use Permit was approved on June 25, 2018. Ms. Einhorn stated that they held a horse show in 2018 and in 2019. There were 5-weeks of horse shows that were held at White Hollow Farm. Ms. Einhorn stated that they submitted a request to add some 1-day horse shows and other small events at the site in order to make White Hollow Farm financially viable and sustainable. Ms. Einhorn stated that they held a 1-day horse show/open house which was very successful and was coordinated by Ms. Nicole Smith. Ms. Einhorn stated that in 2018 there were issues that occurred on the site. In 2019 the site was managed without any issues. Ms. Einhorn stated that there is a safety plan in place that was approved by all the entities involved. Ms. Einhorn stated that they met with NYS Department of Health regarding the installation of a dump site for the RV Parking Area by 2022.

Chairman Buck asked if the site would be operating for the entire year. Ms. Einhorn stated that the site would be operating from May 1 through November 1. Chairman Buck asked if there would be horses boarded on the site during the winter months. Ms. Einhorn stated that there would not be any boarding of horses during the winter months. Chairman Buck stated that having more horse shows would be good for the Town of Stillwater.

Mr. Smith asked what the alternative plan is for the water supply. Ms. Einhorn stated that they are working with Skidmore College to possibly install an additional well on the site. Ms. Einhorn stated that Skidmore College has installed holding tanks for water. Mr. Rodecker who represents Skidmore College stated that the holding tanks have a larger storage capacity and replaced the tanker trucks that were used for water storage. Mr. Smith asked about alcohol being served at the weddings. Mr. Male stated that the caterer would have to apply to the NYS Liquor Authority for a liquor license to serve alcohol.

Mr. Trainor stated that it is his understanding that the applicant has applied for a permanent permit from the NYS Department of Health for the camp ground but the dump station has to be completed before the permit will be issued. Ms. Einhorn stated that from the start of the project the NYS Department of Health has given Skidmore College until 2022 to complete the requirements needed for the camp ground permit. Mr. Trainor stated that a temporary permit

instead of a permanent permit has been issued until the NYS Department of Health issues their permanent permit.

Ms. Lindsay Buck stated that the NYS Department of Health issued a temporary permit until the requirements are met. Ms. Einhorn stated that is correct. Ms. Lindsay Buck clarified that what she believed Mr. Trainor had referred to was to decide whether the Planning Board wished to issue an extension of the Special Use Permit from the Town only until 2023 to allow the site to obtain the permanent camp ground permit from the NYS DOH. After that time, the Planning Board may once again review the project and at that time, providing the site has met the NYSDOH requirements, a permanent Special Use Permit could be issued. Ms. Lindsay Buck stated that in Section 210-50 of the Zoning Code it states "A use authorized by special permit may be revoked by the Planning Board if it is found and determined that there has been a material failure of compliance with any one of the terms, conditions, limitations or requirements imposed by said permit."

Ms. Lindsay Buck stated that the Board would like the narrative to be rewritten omitting the "etcetera" in the section outlining proposed uses. Ms. Einhorn stated that she would send Ms. Lindsay Buck a copy of the rewritten narrative. Ms. Lindsay Buck asked Ms. Einhorn if NYS Department of Health would be supplying a letter regarding the current agreement. Ms. Einhorn stated that is correct. Ms. Lindsay Buck requested a copy of the letter to be supplied to the Town of Stillwater Planning Department as a part of the record. Ms. Einhorn stated that she would supply a copy of the letter to Ms. Lindsay Buck.

Supervisor Kinowski stated that he has spoken to Ms. Anita Gabalski from the NYS Department of Health who is the Director for Region 5. Supervisor Kinowski stated the Ms. Gabalski is very amenable to help the Town of Stillwater in order for the Town to help Ms. Einhorn and Mr. Rhodes meet the requirements based on their budget. Supervisor Kinowski explained that the NYS Department of Health has a 60-hour rule which effects the horse shows regarding the RV Camp Ground area but does not affect the other events at the site. Supervisor Kinowski stated that he informed Ms. Gabalski that the Town of Stillwater Planning Board has not dealt with an RV Park or the requirements needed for an RV Park. Supervisor Kinowski stated that the NYS Department of Health has a section on what constitutes an RV Park that the Town of Stillwater and Skidmore College were not aware of and that is what caused the issues.

Mr. Bisnett asked if the RV Park will only be operated during events. Ms. Einhorn stated that the RV Park will be open during events and will not be open to the public. Mr. Bisnett asked about events listed in the narrative and what etcetera encompasses. Ms. Einhorn stated what events that they would like to hold at the site. Mr. Bisnett asked Mr. Trainor what type of Special Use Permit can be granted that has some sort of control and is not open ended. Mr. Trainor stated that there are 3 types of Special Use Permits. Mr. Trainor stated that there is the temporary permit which is not renewable, there is a renewable permit and a permanent permit. Ms. Einhorn stated that each event would need an operating permit from the Town Building Department. Ms. Einhorn stated that if there was an event that needed discussion it would come before the Planning Board.

Vice-Chairperson Marotta stated that the initial investment in the site was just for horseshows and no other events. Ms. Einhorn stated that they operate under the United States Equestrian Federation regulatory process which has a limited number of licenses. Ms. Einhorn stated that they only had a license for the June horseshow and did not have the authority to do other events. Ms. Einhorn stated that they have applied for the May, June and August horseshows. Ms. Einhorn stated that Ms. Smith has applied for a May and October horseshow. Vice-Chairperson Marotta asked about the site hosting a Polo Match and what that would entail. Mr. Rhodes stated that it would be a Polo demonstration.

Ms. Reilly asked about the site hosting weddings with regards to the NYS Department of Health regulations. Ms. Einhorn stated that the weddings would be catered.

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  
2018 RESOLUTION NO. 40**

WHEREAS, Skidmore College has submitted an application for the renewal of a Temporary Special Use Permit regarding property located at 28 Brickhouse Road, Stillwater, NY 12170, more fully identified as Tax Map Numbers 220.-1-51.1 and 220.-1-52 for the Skidmore Horse Show and other activities; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing was held in 2016 and a Temporary Special Use Permit was issued through September 2019; and

WHEREAS, the Planning Board completed a SEQRA review in 2016 and issued a negative declaration; and the Planning Board finds the current environmental impacts to be consistent with its prior findings; 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 as long as certain conditions are satisfied; 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; and

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; 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; 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; and
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; 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; and be it further

RESOLVED, that the application of Skidmore College for a Renewable Special Use permit on property located at 28 Brickhouse Road, Stillwater, NY 12170, more fully identified as Tax Map Numbers 220.-1-51.1 and 220.-1-52, is GRANTED through January 1, 2023 provided applicant comply with the following conditions:

1. The applicant obtains a permanent campground permit from the New York State Department of Health no later than December 31, 2022;
2. That the uses of the property are limited to those listed in the 2019 updated narrative submitted with the renewal application, with the deletion of “etc.”;
3. The applicant complies with the conditions and requirements set forth in Paul Male, P.E.’s review letter of November 4, 2019;
4. The applicant obtains an Operating Permit from the Building Department for each activity to be conducted at the site in advance; 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 Ferris to adopt Resolution No. 40 of 2019.

A roll call vote was taken on Resolution No. 40 as follows:

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

Resolution No. 40 of 2018 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**PB2019-21 Stillwater Fire District Station #3 Special Use Permit, 147 NYS Route 423**

Chairman Buck recognized Mr. Thomas Rinaldi who was representing the Stillwater Fire District's project before the Board. Mr. Rinaldi stated that the Stillwater Fire District maintains a station located on the east side of NYS Route 423 in the LDR Zoning District. Mr. Rinaldi stated that the fire station was built 44-years ago and needs to be replaced. Mr. Rinaldi stated that the building has some structural issues regarding the foundation, the heating system does not work correctly and the building does not properly retain the heat. Mr. Rinaldi stated that the Stillwater Fire District would like to rebuild on the existing lot and also replace the septic system. Mr. Rinaldi stated that they are proposing a 3,600 Sq. Ft building which is one-third larger then the existing building. Mr. Rinaldi stated that the new building will have two full apparatus bays and 1 half bay. Mr. Rinaldi stated that the area behind the half bay will be used as a radio room and for mutual aid stand-by. Mr. Rinaldi stated that the new building will be built to the current building code standards. Mr. Rinaldi stated that they have received Mr. Male's comment letter dated October 29, 2019 and have addressed all the comments. Mr. Rinaldi stated that the Stillwater Fire District has been working with Mr. Male on this project.

Vice-Chairperson Marotta asked about the concrete pad behind the fire station. Mr. Rinaldi stated that the concrete pad will be used to practice vehicle extrication. Vice-Chairperson Marotta stated that this site is a non-conforming lot with the coverage being over 40%. Mr. Rinaldi stated that they moved the fire station toward the roadway 5.5 Ft. which brings the coverage under 40%. Vice-Chairperson Marotta asked if there will be additional lighting. Mr. Rinaldi stated that there will not be any additional lighting. Vice-Chairperson Marotta asked Mr. Male if there are any outstanding issues. Mr. Male stated that all the comments have been addressed.

Mr. Rathbun stated that the design of the new fire station fits the neighborhood. Mr. Rathbun asked if they will be replacing the siren. Mr. Rinaldi stated that they will not be replacing the siren.

Ms. Ferris made a motion to waive the public hearing seconded by Mr. Bisnett. 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

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. 41**

WHEREAS, the Stillwater Fire District has submitted an application for Site Plan Review of the demolition and reconstruction of Arvin Hart Fire Station #3 regarding property located at 147 NYS Route 423, more fully identified as Tax Map Number 219.-1-62; and

WHEREAS, pursuant to §617.5(c)(7) of 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, the Stillwater Fire District, for a Site Plan Review of the demolition and reconstruction of Arvin Hart Fire Station #3 regarding property located at 147 NYS Route 423, more fully identified as Tax Map Number 219.-1-62, is a Type II action requiring no further SEQRA review.

A motion by Member Marotta, seconded by Member Ferris, to adopt Resolution No. 41.

A roll call vote was taken on Resolution No. 41 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. 41 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 42**

WHEREAS, the Stillwater Fire District have submitted an application for Site Plan Review of the demolition and reconstruction of Arvin Hart Fire Station #3 regarding property located at 147 NYS Route 423, more fully identified as Tax Map Number 219.-1-62; and

WHEREAS, a public hearing was waived on November 18, 2019 by the Planning Board; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of the Stillwater Fire District, for Site Plan Review of the demolition and reconstruction of Arvin Hart Fire Station #3 regarding property located at 147 NYS Route 423, more fully identified as Tax Map Number 219.-1-62, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions:

1. Pay or obtain a waiver for the payment of the applicable GEIS fees from the Town Board; and
2. Comply with the conditions and requirements of Paul Male, P.E.'s review letter of October 29, 2019; and be it further

RESOLVED, that the applicant must file the approved Site Plan 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 Rathbun, to adopt Resolution No. 42.

A roll call vote was taken on Resolution No. 42 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. 42 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**PB2019-22 Urbaetis Lot Line Adjustment, 321 County Route 76**

Chairman Buck recognized Mr. Brian Holbritter PLS. of Holbritter Land Surveyor who is representing Mr. Stanley Urbaetis and Mr. Michael Urbeatis. Mr. Holbritter stated that the property is located on the south side of County Route 76 in the B-1 Zoning District and was subdivided in 1992. Mr. Holbritter stated that Mr. Urbeatis's son's driveway encroaches onto his property. Mr. Holbritter stated that the Lot Line Adjustment will fix the encroachment of the driveway and the remaining property will be merged with Mr. Stanley Urbeatis's property.

Vice-Chairperson Marotta stated that Mr. Michael Urbeatis's property is a non-conforming lot and with the Lot Line Adjustment it is still a non-conforming lot. Mr. Holbritter stated that is correct. Mr. Holbritter stated that Mr. Stanley Urbeatis does not want the Lot Line Adjustment to be moved any further then it is on the map.

Ms. Ferris made a motion to waive the public hearing seconded by Mr. Bisnett. 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

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. 43**

WHEREAS, Michael Urbaetis has submitted an application for a Lot Line Adjustment

regarding property located at 309 & 321 County Route 76, more fully identified as Tax Map Numbers 231.-2-45.13 & 231.-2-80; 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, Michael Urbaetis, for a Lot Line Adjustment regarding property located at 309 & 321 County Route 76, more fully identified as Tax Map Numbers 231.-2-45.13 & 231.-2-80, is a Type II action requiring no further SEQRA review.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No. 43.

A roll call vote was taken on Resolution No. 43 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. 43 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**TOWN OF STILLWATER  
PLANNING BOARD  
2019 RESOLUTION NO. 44**

WHEREAS, Michael Urbaetis has submitted an application for a Lot Line Adjustment regarding property located at 309 & 321 County Route 76, more fully identified as Tax Map Numbers 231.-2-45.13 & 231.-2-80; 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 the requirement was waived by motion of the Planning Board; and

WHEREAS, the Planning Board has duly considered the application and has determined not to require the applicant to add another .04 acres to the smaller parcel in order to make it a conforming lot.

Now, therefore, be it

RESOLVED, that the application of Michael Urbaetis for a Lot Line Adjustment regarding property located at 309 & 321 County Route 76, more fully identified as Tax Map Numbers 231.-2-45.13 & 231.-2-80, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions:

1. Comply with the requirements of Paul Male, P.E.'s review letter of October 29, 2019; 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 Bisnett, seconded by Member Reilly, to adopt Resolution No. 44.

A roll call vote was taken on Resolution No. 44 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. 44 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 18, 2019.

**PB2019-23 #2 and #2A Walden Circle Minor Subdivision, 2 Walden Circle (Lot 30)**

Chairman Buck recognized Mr. Paul Male, Town Engineer, and Ms. Lindsay Buck, Town Planner who will be representing the applicant for Amedore Homes Inc. and the Town of Stillwater. Ms. Lindsay Buck stated that the applicant is proposing to subdivide Lot 30 known as 2 Walden Circle into two lots at the request of the Town of Stillwater. Ms. Lindsay Buck stated that the lot has an existing stormwater management area that will be conveyed to the Town of Stillwater as part of the new drainage district. Ms. Lindsay Buck stated that the remaining portion of the parcel will comply with the previously approved zoning and lot development requirements per the Winding Brook PDD. Ms. Lindsay Buck stated that they would like to schedule the public hearing for January 27, 2020.

Mr. Rathbun made a motion to schedule the public hearing for January 27, 2020 seconded by

Ms. Ferris. 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

**Discussion:** Chairman Buck stated that Mr. Rathbun will be acting as Vice-Chairperson while Vice-Chairperson Marotta is away.

Mr. Male stated that Stillwater Elgen LLC also known as Saratoga Hills Mobile Home Park has requested to table their Site Plan Application.

A motion to adjourn was made by Ms. Ferris and seconded by Mr. Bisnett at approximately 7:45 pm.