

**JOINT PLANNING BOARD MEETING MINUTES
TOWN OF STILLWATER/VILLAGE OF STILLWATER
STILLWATER TOWN HALL
July 26, 2021 @ 6:00 PM**

Present (Town of Stillwater Planning Board):

**Chairman Peter Buck (PB)
Frank Bisnett (FB), Member Heather (Ferris)
Keefer (HK), Member Carol Marotta, (CM),
Vice-Chairperson Randy Rathbun (RR) Member
Marybeth Reilly (MR), Member Dale Smith (DS),
Member**

Also Present:

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

Absent:

Kimberlee Marshall (KM) Alternate Member

Village Trustees:

**Judy Wood-Shaw, Mayor
John Basile,
Trustee Judy Wood-Zeno,
Trustee Dorothy DeMarco,
Trustee Patrick Nelson**

Also Present:

**Ed Hernandez, Village Engineer James
Peluso, Village Attorney**

Chairman Buck called the meeting to order at 6:00 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Ms. Reilly made a motion to approve the May 24, 2021 meeting minutes, seconded by Mr. Bisnett.

The following item was a joint presentation and public hearing by the Town of Stillwater Planning Board and the Village of Stillwater Village Board of Trustees as the property proposed to be developed is in both municipalities

PB2019-07 Colonial Road Apartments Site Plan, Colonial Road

Chairman Buck recognized Mr. Michael Marfione who is representing the BDC Group this evening. Mr. Michael Marfione stated that Mr. Cosmo Marfione is unable to attend this evening's meeting. Mr. Michael Marfione stated that his role for this evening is to gather information from the public and the Town/Village Board members and refer the information back to the BDC Group. Mr. Marfione stated that Mr. Nicholas Costa of Advance Engineering and Surveying PLLC who will be presenting the site plan portion of the project and Mr. Derrick Cotler of Cotler Architecture will be presenting the architecture and the layout of the buildings this evening. Mr.

Costa stated that the property is located on the west side of Colonial Road in the T5(Town) and V5(Village) Zoning District and consists of 25+/- acres. Mr. Costa showed the site plan and the aerial view to the public and the Board members. Mr. Costa stated that access to the proposed project is from Colonial Road. Mr. Costa stated that there are 178 apartment units with the garages located beneath the apartments and additional parking spaces within the interior of the development. Mr. Costa stated that the front of the apartment buildings will face Colonial Road. Mr. Costa stated that the project will be serviced by public water and public sewer. Mr. Costa stated that when they were before the Village of Stillwater Board of Trustees and the Town of Stillwater Planning Board on June 28, 2021 the Boards had comments regarding the parking. Mr. Costa stated that the comments have been addressed with banked parking that would be built out if additional parking is needed. Mr. Costa stated that the proposed amenities for the site are a gazebo, dog park and a picnic area. Mr. Costa stated that there will be a mail kiosk that will have bulk mailboxes for packages at the entrance with a parking area. Mr. Costa stated that there are sidewalks proposed to be installed from Colonial Road to the public playground on Major Dickenson Avenue along with improvements to the existing parking area for the playground. Mr. Costa stated that there are stormwater management areas throughout the project and complies with the NYS DEC design manual. Mr. Cotler stated that the proposed apartments are 3-story buildings with different types of siding and stone facades. The roofs will be a mix of shingles and gable metal roofing with dormers. The apartments will have in-set balconies. Mr. Cotler stated that there are 2-types of apartment buildings: there are 16-unit and 10-unit buildings. Mr. Cotler stated that there are garages in the rear of the building but not every apartment will have access to a garage. Mr. Cotler stated that there are 2-types of apartment units. There are flats which are all on one floor and a townhouse style that has a first floor which is the main living quarters and on the second floor are the bedrooms. Mr. Cotler stated that all the apartment buildings will have sprinkler systems installed. Mr. Cotler stated that there are no elevators proposed for the apartments. Mr. Cotler stated that all first-floor apartments are ADA Adaptable. Mr. Cotler stated that there was one change made to the project which was to increase the larger 2-bedroom units into 3-bedrooms units both in the 10-unit and 16-unit buildings. Mr. Cotler stated that the proposed project meets all the Zoning Code Requirements. Chairman Buck made a motion to open the joint public hearing for the Town, seconded by Ms. Reilly. A roll call vote was taken.

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

Mr. Nelson made a motion to open the joint public hearing for the Village, seconded by Mr. Basile. A roll call vote was taken.

Mayor Wood-Shaw	Yes
Trustee Wood-Zeno	Yes
Trustee Basile	Yes
Trustee DeMarco	Yes
Trustee Nelson	Yes

Jane Hallum 23 Claremont Road

Ms. Hallum stated that emergency services may have a hard time with having only one entrance for ingress and egress. Ms. Hallum asked if they are proposing a second entrance into the development. Mr. Costa stated that they are proposing a boulevard entrance for ingress and egress and the entrance has been made wider. Ms. Hallum asked if mitigation costs would be paid to the Town of Stillwater or the Village of Stillwater. Ms. Lindsay Buck stated that the Town of Stillwater does assess fees which are the GEIS fees such as Farmland/Open Space, EMS, Parks & Recs. Ms. Lindsay Buck stated that there are different fee amounts associated with each category. Ms. Hallum asked about the rental cost for the apartments. Mr. Costa stated that the apartments will be market rate. Ms. Hallum asked what the Town of Stillwater and the Village of Stillwater expect to receive in tax revenue from the apartment project. Mr. Male stated that would be a question for the Assessor.

Mark Lyman 30 Colonial Road

Mr. Lyman asked how many of the units are designated as affordable housing. Mr. Marfione stated that there are no apartments designated for affordable housing. Mr. Lyman asked if emergency services can handle the turns off of Major Dickerson Road and Colonial Road. Mr. Lyman stated his concerns with traffic and asked has there been any conversation regarding widening and adding sidewalk north on Colonial Road. Mr. Hernandez stated that traffic has been one of the concerns for both the Town of Stillwater Planning Board and the Village of Stillwater Board of Trustees. Mr. Hernandez stated that the developer was required to hire an independent engineering firm to do a traffic study. Mr. Hernandez stated that the traffic study is available to the public on the Village of Stillwater website.

Valerie Masterson - Representing the Stillwater School District as the President of the School Board.

Ms. Masterson asked how many 1,2, and 3 bedroom apartments are there in total. Mr. Cotler stated that he would forward that information. Ms. Masterson asked for clarification on what the market rate is for the apartments. Mr. Marfione stated that he would forward that information onto Ms. Masterson. Ms. Masterson stated that her concern is the enrollment in the district and how it will impact the school district.

William Dibble 17 Colonial Road

Mr. Dibble stated that he resides next to the proposed development. Mr. Dibble asked if the storm water basins can handle that amount of water. Mr. Dibble stated that the property has

underground springs and that his property and basement floods. Mr. Dibble stated that this development will cause flooding to his and his neighbor's properties. Mr. Costa stated that the project is proposed for the higher section of the property. Mr. Costa stated that they will make provisions for any springs that are disrupted and divert the runoff to the storm water basins.

Timothy Gannon Owns property at 4 County Route 76 and Lake Street (rear)

Mr. Gannon stated that he owns a 42-acre parcel that is below the proposed development. Mr. Gannon stated that the 42-acres is farmland but 28-acres can be used as farmland because the remaining 14-acres is wet. Mr. Gannon stated that back in 1988+/- there was a similar project proposed that was denied due to the water runoff issues. Mr. Gannon stated that he has concerns regarding where the excess water is going to go. Mr. Gannon asked about the stormwater management facilities and if this is being provided by the Town of Stillwater or if it is part of the sewer district. Mr. Gannon stated that he worked for NYS DEC for 15 years and asked about the stormwater management calculations. Mr. Costa stated that they have prepared a stormwater management report. Mr. Costa stated that they are creating stormwater basins that will hold, retain and treat the stormwater as required by NYS DEC. Mr. Costa stated that it is also required by the Town of Stillwater and the Village of Stillwater. Mr. Gannon stated that the runoff will stay in the stormwater basins. Mr. Costa stated that is correct. Mr. Gannon asked what the stormwater basins design calculations were. Mr. Costa stated that they are designed for the 100-year flood.

Lisa Dibble 17 Colonial Road

Ms. Dibble stated that the Village of Stillwater has installed pipes across the road to the canal. Ms. Dibble stated that has not worked and the excess water floods their property, basement and has damaged the foundation. Ms. Dibble asked if the Village of Stillwater is going to shovel and maintain the sidewalks in front of their residence. Mayor Wood-Shaw stated no. Ms. Dibble asked if the apartments are going to be Section-8 Housing. Mr. Marfione stated that the apartments are not Section-8 Housing. Mr. Marfione stated that he is sorry for what happened to their property and that they will mitigate the site.

Thomas Rinaldi - Representing the Stillwater Fire District

Mr. Rinaldi stated that the Stillwater Fire District has several concerns regarding the project. Mr. Rinaldi stated that the proposed boulevard for the development is the only ingress and egress off of Colonial Road for emergency vehicles. Mr. Rinaldi stated that the fire department would prefer a second entrance onto the site for emergency access. Mr. Rinaldi asked if the turning radius is sufficient for fire apparatus to maneuver within the development. Mr. Rinaldi stated that there will need to be Knox Boxes at the development. Mr. Rinaldi asked about the water supply and if it will be sufficient for fire flow. Mr. Rinaldi stated that the fire hydrants would need to have 5-inch Storz connections to accommodate the supply lines that are used by the fire department. Mr. Rinaldi stated that the emergency responder's radio coverage would need to be addressed in the apartment buildings. Mr. Rinaldi stated that the firefighters have radio coverage within the buildings which matches that of Saratoga County Radio System. Mr. Rinaldi stated that this was required by the NYS Fire Code. Mr. Rinaldi stated that the street names for the development should not be repetitive of any street names in the Town of Stillwater or the Village of Stillwater. Mr. Rinaldi asked if the sprinkler protection is NAP13 or NAP13R. Mr. Cotler stated that the

apartments will have sprinkler systems installed. Mr. Rinaldi asked what type of sprinkler system would be installed. Mr. Cotler stated that the sprinkler system is a NAP13R system. Mr. Rinaldi asked if the garages will be equipped with a sprinkler system. Mr. Cotler stated that is correct.

Mr. Rinaldi asked if street lighting will be provided within the apartment areas. Mr. Cotler stated that is correct. Mr. Male stated that in his comment letter dated June 15, 2021 regarding Item #28 that the applicant was asked to submit the plans to Arvin Hart Fire Department and the Stillwater Fire Department to review and comment on the location of the hydrants, type of hydrants, type and size of the Storz connections and turning radii for the fire apparatus. Mr. Rinaldi stated that as more and more apartment buildings are constructed the volunteer fire department will need to become supplemented by paid firefighters.

William Chase 3 Colonial Rd

Mr. Chase stated that the canal has been filled in which has caused water to get into our basements. Mr. Chase stated if this is not properly handled, in his opinion, the underground water is going to eventually erode the road and cause issues. Mr. Chase asked who will be responsible for those issues. Mr. Chase stated that adding that many more people with vehicles on Colonial Road will lead to more careless individuals on the road. Mr. Chase asked about the market rate and that someone must know what the rental cost will be for the apartments. Mr. Chase stated that information should be disclosed to the public. Mr. Marfione stated that he was here this evening to take notes for the developer. Mr. Marfione stated that he does not have that information, but will provide the information for you.

James Bloomingdale 790 Hudson Ave

Mr. Bloomingdale stated that this project offers no benefits, only burdens for both the Town of Stillwater and the Village of Stillwater. Mr. Bloomingdale stated that he does not support the project.

Christine Parks 841 Hudson Ave

Ms. Parks stated that her backyard is adjacent to Major Dickerson Park. Ms. Parks stated that her children have a hard time crossing Major Dickerson Avenue to access the park. Ms. Parks stated that not all the traffic will be traveling north on Colonial Road, traffic will also be traveling onto Major Dickerson Avenue. Ms. Parks asked about installing a speed bump, sidewalks or crosswalk. Mayor Wood-Shaw stated that there would not be speed bumps installed. Mayor Wood-Shaw stated that there will be sidewalks and crosswalks. Ms. Parks asked for clarification on why a speed bump could not be installed.

Helen Thomas 6 Claremont Road

Ms. Thomas asked if the Village/Town of Stillwater Fire Departments would need to acquire more fire apparatus as in trucks or a large ladder truck. Ms. Thomas stated her concerns with sidewalks, the width of Colonial Road, stormwater runoff issues, along with a second access point for egress. Mr. Thomas asked who will be paying for the sewer upgrade and is it for the entire sewer system. Mr. Hernandez stated that the developer is responsible for paying for the sewer upgrade and the entire sewer system will be reviewed. Ms. Thomas asked who will pay for the increased help that the Stillwater Post Office will need due to this project. Mr. Costa stated

that is not the developer's responsibility and it would be up to the Postal Service.

Christa Waldron 15 Colonial Road

Ms. Waldron asked if the water runoff will disturb the graves in the cemetery of the people who have been buried there since the 1800's.

Diana Lyman 30 Colonial Road

Ms. Lyman stated that Colonial Road is not wide enough for two large vehicles or cars and a large vehicle to pass one another without driving onto a resident's lawn. Ms. Lyman stated that with the extra people from this development that will be walking on the roadway and if Colonial Road is not widened, someone will get hurt. Ms. Lyman asked if there had been any discussions regarding the widening Colonial Road.

John Herrick 1 Colonial Road

Mr. Herrick stated that in 1988 there was a project proposed for this parcel which was before the Village Board of Trustees when he was the Mayor for the Village of Stillwater. Mr. Herrick stated that the same issues that were discussed at the meeting in 1988 are the same issues that are being discussed here this evening. Mr. Herrick stated that the project was denied and is reflected in the 1988 Village Board of Trustees meeting minutes. Mr. Basile asked Mr. Herrick why the project was denied. Mr. Herrick stated that a Village Board of Trustees member changed his decision from yes to no and the developer did not come back before the Village Board of Trustees.

Mayor Wood-Shaw made a motion to close the Village public hearing, seconded by Mr. Basile. A roll call vote was taken.

Mayor Wood-Shaw	Yes
Trustee Wood-Zeno	Yes
Trustee Basile	Yes
Trustee DeMarco	Yes
Trustee Nelson	Yes

Mr. Bisnett made a motion to close the Town public hearing, seconded by Mr. Rathbun. A roll call vote was taken.

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

Mr. Nelson, Village Trustee asked about the total number of 3-bedroom units. Mr. Cotler stated that there is a total number of 26 3-bedroom units. Mr. Nelson stated that he had asked at a prior meeting what the cost is for renting an apartment. Mr. Nelson stated that a dollar amount was given at that meeting. Mr. Marfione stated that he was able to get the information regarding the rental cost range for the apartments is from \$1,000.00 to \$1,600.00. Mr. Nelson asked about stormwater runoff to pervious pavement instead of impervious pavement. Mr. Costa stated that pervious pavement has to have pervious soil which this area does not have that type of soil. Mr. Nelson stated that when this project was first proposed there were 1- and 2-bedroom units. Mr. Nelson asked what the reason was for adding 3-bedroom units. Mr. Costa stated that the 3-bedroom units were added to give a variety of housing units. Mr. Nelson asked if there is a possibility of having some affordable housing units for people making minimum wage.

Ms. Judy Wood-Zeno, Village Trustee stated that there has been changes made to the proposed project since that meeting. Ms. Wood-Zeno asked about the possibility of adding an emergency egress onto the site. Mr. Costa stated that the renderings will be sent to the fire departments to show the maneuverability for fire apparatus within the site. Ms. Wood-Zeno asked Mr. Costa if he would send that information onto the Mayor Wood-Shaw for the Village of Stillwater Fire Department. Mr. Costa stated that he will send the information.

Village Mayor Wood-Shaw asked how many 3-bedroom units there previously. Mr. Cotler stated that there were no 3-bedroom units proposed previously. Mayor Wood-Shaw asked if there will be a school bus stop at the entrance or will the bus go into the development to pick up the children. Mr. Costa stated that would be up to the Stillwater School District. Ms. Masterson stated that if the development is private property the school bus would probably not go into the premises. Ms. Masterson stated that a school bus stop would have to be at the entrance of the development. Mayor Wood-Shaw stated her concerns with the addition of the 26 3-bedroom units because of the increase in family size. Mayor Wood-Shaw stated that this increase will affect sidewalks issues and the safety of the residents of the Village of Stillwater. Mayor Wood-Shaw stated that the sidewalks along Colonial Road north to Ten Brock Street have been removed from the discussion because of cost. Mayor Wood-Shaw asked if the sidewalks along Colonial Road south to the Major Dickerson Park are on the east or west side of the roadway. Mr. Costa stated that the sidewalks are on the east side of Colonial Road. Mayor Wood-Shaw stated that she would prefer the sidewalks to placed on the west side of Colonial Road. Mr. Costa stated there were some challenges with moving the sidewalks to the west side of Colonial Road. Mr. Costa stated that there are utility poles, fire hydrants and mail boxes.

Mr. Basile, Village Trustee stated his concern with the 3- bedroom units is that there may be school age children who will be walking to school. Mr. Basile stated that this may open up the discussion of sidewalks along Colonial Road north to Ten Brock. Mr. Basile stated that eliminated the second access point to the site from Lake Road. Mr. Basile stated that the Saratoga County Planning Board's response was a concern having only one access point onto Colonial Road from the Development.

Mr. Bisnett stated that the applicant needs to respond to Mr. Male's comment letter dated June 15, 2021. Mr. Male stated that the applicant has submitted a response letter. Mr. Male stated that

he was unable to review their comments before this evening's meeting. Mr. Male stated that he will send his response to their comment letter out to the Village Board of Trustees and the Town of Stillwater Planning Board members.

Ms. Lindsay Buck stated that the Planning Department will compile the public comments along with the comments from the Village Board of Trustees and the Town of Stillwater Planning Board members from this evening's meeting. Ms. Lindsay Buck stated that she will forward the comments onto the Village Board of Trustees to review and /or edit the comments before submitting the comments to the applicant.

Mr. Basile made a motion to table the project, seconded by Mr. Nelson. A roll call vote was taken.

Mayor Wood-Shaw	Yes
Trustee Wood-Zeno	Yes
Trustee Basile	Yes
Trustee DeMarco	Yes
Trustee Nelson	Yes

Mr. Rathbun made a motion to table the project, seconded by Ms. Keefer. A roll call vote was taken.

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

PLANNING BOARD MEETING MINUTES, TOWN OF STILLWATER PLANNING BOARD ONLY

PB2019-12 Saratoga Hills Site Plan, County Route 76

Chairman Buck recognized Mr. Scott Shearing of Bohler Engineering who is representing Stillwater Elgen LLC. Mr. Shearing stated that the applicant was last before the Planning Board on May 24, 2021. Mr. Shearing stated that at that meeting we discussed the overview of the project and the proposed amenities. Mr. Shearing stated that the amenities proposed are the internal parking, overflow parking in the rear of the parcel, mailbox stop, bus stop and recreation area. Mr. Shearing stated that they have been coordinating with the Town of Stillwater and Mr. Male. Mr. Shearing stated that those items are coordinating with the owner's attorney on the

stormwater maintenance agreement. Mr. Shearing stated that they are working with the EMS and the Stillwater School District. Mr. Shearing stated that they are waiting on the final signoff and does not anticipate any changes.

Chairman Buck asked Mr. Male if there are any outstanding issues. Mr. Male stated that the outstanding issues have been addressed.

Ms. Lindsay Buck agreed with Mr. Male that all outstanding issues have been addressed.

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
2021 RESOLUTION NO. 17**

WHEREAS, Saratoga Hills Mobile Home Park/Stillwater Elgen, LLC has submitted an application for Site Plan Approval regarding property located at Saratoga Hills Mobile Home Park, more fully identified as Tax Map Numbers 243.00-1-72 and 243-1-72.3; 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 Town and Board is the lead agency for SEQRA review; and

WHEREAS, the applicant has submitted a full Environmental Assessment Form (FEAF); and

WHEREAS, the Planning Board has reviewed the proposed project and has determined that it is consistent with the prior SEQRA findings by the Stillwater Town and Planning Boards;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Saratoga Hills Mobile Home Park/Stillwater Elgen, LLC will not have a significant impact on the environment.

A motion by Member Marotta, seconded by Member Reilly, to adopt Resolution No.17 of 2021.

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

Chairperson Buck	Yes
Member Bisnett	Yes
Member Keefer	Yes
Member Marshall	Absent
Member Marotta	Yes
Member Rathburn	Yes
Member Smith	Yes
Member Reilly	Yes

Resolution No. 17 of 2021 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 26, 2021.

**TOWN OF STILLWATER
PLANNING BOARD
2021 RESOLUTION NO. 18**

WHEREAS, Saratoga Hills Mobile Home Park/Stillwater Elgen LLC have submitted an application for Site Plan Approval regarding property located at Saratoga Hills Mobile Home Park, more fully identified as Tax Map Numbers 243.00-1-72 and 243-1-72.3; and

WHEREAS, a public hearing was conducted on July 26, 2021 to consider the application, and comments were received from the public as well as the applicant; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 17 of 2021; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Saratoga Hills Mobile Home Park/Stillwater Elgen, LLC, for Site Plan Approval of lands located on Saratoga Hills Mobile Home Park, more fully identified as Tax Map Numbers 243.00-1-72 and 243-1-72.3, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the conditions, which were included in the July 15, 2021 Memorandum from Paul Male, P.E., and that these additional conditions be met prior to approval of the application.

And be it further

RESOLVED, that the applicant must file the approved subdivision/site plan map, with all the required annotations within 62 days of its execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to

the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Reilly, seconded by Member Bisnett, to adopt Resolution No.18 of 2021.

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

Chairperson Buck	Yes
Member Bisnett	Yes
Member Keefer	Yes
Member Marshall	Asent
Member Marotta	Yes
Member Rathburn	Yes
Member Reilly	Yes
Member Smith	Yes

Resolution No. 18 of 2021 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 26, 2021.

**PB2021-12 & 13 & 20 Decresente Site Plan, Special Use Permit Lot Line Adjustment Best Ave/
Route 4& 32**

Chairman Buck recognized Mr. Frank Palumbo of CT Male Associates who is representing Decresente Distributing Co., Inc. Mr. Palumbo stated that there are also representatives from DeCresente Distributing C. present this evening. Mr. Palumbo stated that the applicant is seeking Planning Boards approval to schedule a public hearing for the September Planning Board meeting. Mr. Palumbo stated that they have received Mr. Male's comment letter today regarding the Lot Line Adjustment, technical questions and questions from Mr. Male's comment letter dated July 13, 2021. Mr. Palumbo stated that the property line goes through the building of the proposed project. Mr. Palumbo stated that the applicant submitted a Lot Line Adjustment on July 15, 2021 to correct those issues. Mr. Palumbo stated that the fuel station will be an accessory structure. Mr. Palumbo stated that the survey of the property will be submitted to the Planning Department in the next couple of days. Mr. Palumbo stated that they have addressed the non-technical questions of Mr. Male's comments from his June 6, 2021 comment letter. Mr. Palumbo stated that the demolition permits have been issued. Mr. Palumbo stated that they submitted a SWPPP under the previous stormwater permit with NYS DEC. Mr. Palumbo stated that Mr. Male had some comments and those comments will be sent to their stormwater engineer.

Chairman Buck asked Mr. Palumbo how quickly the information can be submitted to the Planning Department. Ms. Lindsay Buck stated that the information does not have to be submitted before the public hearing is scheduled.

Ms. Marotta asked about the new truck entrance and repaving the site. Mr. Palumbo stated that truck maneuvering will be better with the entrance onto West Street. Mr. Palumbo stated that the Site Plan has not changed.

Mr. Kies stated that there were 29-truck loads of contaminants and 60-tons of grit from sand blasting that were disposed of properly. Mr. Keis stated that one building is completely down and

the other building is partially down. Mr. Palumbo stated that the site has been cleaned up.

Mr. Rathbun made a motion to schedule the public hearing, seconded by Ms. Keefer. A roll call vote was taken.

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

PB2021-16 Bella Builders 9DePaulo) Minor Subdivision NYS Route 9P

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Bella Builders this evening. Mr. Lansing stated that the property is located on the east side of NYS Route 9P which consists of 7.67+/- acres. Mr. Lansing stated that 2.25-acres is in the RRD Zoning District and 5.24-acres is located in the LDR Zoning District. Mr. Lansing stated that the topography of the parcel slopes toward NYS Route 9P and there are 1.15-acres of Army Corp wetlands located in the rear of the property. Mr. Lansing stated that the applicant is proposing a four-lot subdivision with two lots in the RRD Zoning District which will consist of .50-acres with 75 ft. of frontage and two lots in the LDR Zoning District will consist of 2.00-acres lots with 300 ft. of lot width. Mr. Lansing stated that all 4-lots will share driveway for ingress and egress. Mr. Lansing stated that Lot 1 and Lot 2 will be serviced by Glen Hollow Water and Saratoga County Sewer District #1, Lot 3 and Lot 4 will be proposed with on-site wells and septic systems and the stormwater will be managed on site. Mr. Lansing stated that the applicant is seeking approval to schedule the public hearing for the September Planning Board meeting.

Ms. Lindsay Buck stated that the lots located in the LDR Zoning District are required under Town Code to connect to the public water and sewer. A variance would be needed to use wells and septic systems. Mr. Lansing stated that the applicant has agreed to connect to public water and sewer to the back two lots. Ms. Lindsay Buck stated that the sentiment control plan will be needed before the single-family dwelling is built. Ms. Lindsay Buck stated that lot 3 is phased with the SWPPP.

Mr. Male stated that a building permit has been submitted for a single-family dwelling for lot #3. Mr. Male stated that the applicant wants to start clearing the lot for the single-family dwelling. Mr. Male stated that the proposed driveway is at 9.5% grade. Mr. Male stated that when they start grading the lots they will have to have a process in place to address any runoff from a rainstorm. Mr. Lansing stated that the applicant is working on a grading plan. Mr. Male stated that Bella Builders could no longer wait for White Sulphur Springs as they have not moved forward with the project.

Mr. Rathbun asked how the driveway grade affects fire apparatus to service the dwellings. Mr. Male stated that the driveway will have to be reviewed by the Stillwater Fire District. Mr.

Rathbun stated that the applicant has applied for one building permit. Mr. Male stated that is correct as it is one parcel currently.

Ms. Marotta stated that the applicant will have to grade lots 1&2 in order to grade lot 3. Mr. Lansing stated that is correct. Ms. Marotta stated that wells do not do well with large dwellings. Ms. Marotta stated that they need to subdivide the property, grade the parcel properly, and connect to the public utilities. Ms. Marotta asked if the back two lots are adjacent to the Saratoga Lake Golf Course. Mr. Male stated that is correct.

Mr. Rathbun made a motion to schedule the public hearing, seconded by Ms. Reilly. A roll call vote was taken.

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

PB2021-18 Lorenzo Meehan Road Minor Subdivision, Meehan Road

Chairman Buck recognized Mr. John Romeo of Environmental Northeast who is representing Capital District Ventures LLC. Mr. Romeo stated that the property is located on the north side of Meehan Road in the LDR Zoning District. Mr. Romeo stated that the applicant is proposing a subdivision with Lot 1 consisting of 2.83-acres and Lot 2 consisting of the remaining 3.58-acres. Mr. Romeo stated that the driveways are shown on the plans, there will be wells and on-site septic systems. Mr. Romeo stated that the proposed lots are for single-family dwellings.

Ms. Lindsay Buck stated that the Planning Department will need the calculations of the clearing that has been completed for the GEIS Fees which are associated with the project.

Mr. Male stated that they will need an aerial of the limits of clearing for the GEIS Fees. Mr. Male stated that the areas around the single-family dwellings are limited in space. Mr. Male stated that if the property owner wanted to add accessory structures it is very hard for the Planning Department to calculate the area for the additional GEIS Fees that would need to be collected. Mr. Male stated that there are comments in his comment letter dated July 8, 2021 regarding the clearing issues. Mr. Male stated that the Stillwater Fire District needs to review the driveway plans. Mr. Male stated that there is a process to be followed and it was not followed.

Ms. Marotta asked about the wetlands on the parcel. Mr. Romeo stated that the property does not have any wetlands. Ms. Marotta asked about the fuel tank on the property. Mr. Romeo stated that it is a portable fuel tank for the equipment.

Chairman Buck asked how many lots is the applicant proposing to subdivide. Ms. Lindsay Buck

stated that the applicant is proposing a two-lot subdivision. Chairman Buck asked if this lot is connected to the lot on County Route 76. Mr. Male stated that this is a separate tax parcel.

Mr. Rathbun asked if the driveways had been put in. Mr. Male stated that the driveways have been put in and that they seem solid.

Mr. Rathbun made a motion to schedule the public hearing, seconded by Ms. Keefer. A roll call vote was taken.

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

A motion to adjourn was made by Mr. Bisnett and seconded by Mr. Rathbun at approximately 7:28 pm.