

**PLANNING BOARD MEETING
TOWN OF STILLWATER
STILLWATER TOWN HALL
August 23, 2021 @ 6:00 PM**

Present:

Chairman Peter Buck (PB)
Frank Bisnett (FB), Member
Heather (Ferris) Keefer (HK), Member
Randy Rathbun (RR) Member
Dale Smith (DS), Member

Also Present:

James Trainor 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:

Carol Marotta, (CM), Vice-Chairperson
Marybeth Reilly (MR), Member
Kimberlee Marshall (KM) Alternate Member

Pledge:

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:

Mr. Rathbun made a motion to approve the June 28, 2021 meeting minutes, seconded by Ms. Keefer.

PB2021-12 & 13 & 20 Decresente Site plan, Special Use Permit, Lot Line Adjustment Best Avenue /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 Co., Inc. present this evening. Mr. Palumbo showed the warehouse renderings to the public. Mr. Palumbo stated that the warehouse expansion will also require a Lot Line Adjustment to correct the property line that goes through the buildings. Mr. Palumbo stated that the existing building and the new buildings will be on one parcel. Mr. Palumbo stated that there are two buildings on Decresente's property that will be demolished. Mr. Palumbo stated that the receiving and shipping building will enter the facility from Hudson Avenue and will exit the facility on Best Avenue. Mr. Palumbo stated there that the area will be fenced, there will be green space and a truck washing area. Mr. Palumbo stated that the proposed plan will help with

the efficiency of the truck traffic. Mr. Palumbo stated that they have addressed Mr. Male's comment letter dated July 20, 2021.

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

Kevin Duncan 9 West Street

Mr. Duncan asked about the chain link fencing and the traffic on West Street which affect the residences on West Street. Mr. Lang stated that the reason for the chain link fence is because the drivers need to see the road. Mr. Palumbo stated that the chain link fencing meets the Zoning Code. Mr. Lang stated that the dispatching of the trucks leaving the facility are staggered. Mr. Lang stated that the local trucks will be leaving this area and majority of the truck traffic exits the facility to the south. Mr. Duncan stated that he still has concerns with the noise and the increase in traffic. Mr. Duncan asked about the lot that is next to the proposed project parcel where trucks park with their idling. Mr. Lang stated that the trucks will not be able to park there any longer. Mr. Duncan stated that he would also like that information.

Karen Lorf 232 Gronczniak Road

Ms. Lorf asked if there was an environmental delineation done and is the information available to the public. Mr. Palumbo stated that there was an environmental delineation done and NYS DEC has that information. Ms. Lorf asked about the historical aspect of the buildings and if an archeological study was done. Mr. Palumbo stated yes there was an archeological study performed and there was no historical value. Ms. Lorf asked about any contamination and how was it removed. Mr. Palumbo stated that the removal of the contaminants was done in accordance with NYS DEC guidelines. Mr. Lorf asked about the partial structure that is still standing and is it safe until it is taken down. Ms. Lorf asked if the Building Department has the information on how the building is being demolished. Mr. Male stated that the Town of Stillwater Building Department does not ask for that information. Mr. Trainor stated that would be the property owner's responsibility if anything happened. Ms. Lindsay Buck stated that Ms. Lorf can call the Planning Department with any questions.

Chairman Buck asked if anyone else would like to comment and hearing none, he closed the public hearing.

Chairman Buck	Yes
Member Marotta	Absent
Member Bisnett	Yes
Member Keefer	Yes
Member Marshall	Absent
Member Rathbun	Yes
Member Reilly	Absent
Member Smith	Yes

Ms. Lindsay Buck asked if they could put more shrubs in the area of West Avenue. Mr. Palumbo stated that they may be able to add low shrubs in that area. Ms. Lindsay Buck stated that they

will need a new SWPPP. Mr. Palumbo stated that the current SWPPP could be renewed Ms. Lindsay Buck stated that the existing SWPPP cannot be used and they will submit a letter to close the NOT and submit a new SWPPP. Mr. Palumbo stated that this proposed project would not be considered a redevelopment site.

Mr. Rathbun asked if there is a decorative fence that could be used in place of the chain link fence. Mr. Palumbo stated that the drivers need to see the roadway. Mr. Rathbun asked if a decorative fence could be used towards the residential neighbors. Mr. Palumbo stated that he will discuss with staff regarding the fencing.

Chairman Buck stated that the Lot Line Adjustment will be filed after it has been reviewed. Mr. Palumbo stated that they have spoken to Mr. Male and Ms. Lindsay Buck. Mr. Palumbo stated that when the review has been completed it will be filed with Saratoga County Clerk's Office.

Mr. Male asked if the plans have been submitted to the Stillwater Fire District and the Highway Department.

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

Chairman Buck	Yes
Member Marotta	Absent
Member Bisnett	Yes
Member Keefer	Yes
Member Marshall	Absent
Member Rathbun	Yes
Member Reilly	Absent
Member Smith	Yes

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

Chairman Buck recognized Mr. Norman Ward of Lansing Engineering who is representing Bella Builders. Mr. Ward stated that the applicant is proposing a 4-lot subdivision for single-family dwellings. Mr. Ward stated that the property is located on the east side of NYS Route 9P which consist of 7.76+/-acres. Mr. Ward stated that 2.25-acres is located in the RRD Zoning District and 5.24-acres is located in the LDR Zoning District. Mr. Ward stated that the proposed project will have public water serviced by Glen Hollow Water and public sewer serviced by Saratoga County Sewer District #1. Mr. Ward stated that stormwater will be managed on site.

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

Caelian Mackay representing Saratoga Lake Golf Course

Mr. Mackay asked what the distance is from the closest single-family dwelling is from the property line of the Saratoga Lake Golf course. Mr. Ward stated that the distance is 75 ft.

Chairman Buck asked if anyone else would like to comment and hearing none, he closed the public hearing.

Chairman Buck	Yes
Member Marotta	Absent
Member Bisnett	Yes
Member Keefer	Yes
Member Marshall	Absent
Member Rathbun	Yes
Member Reilly	Absent
Member Smith	Yes

Mr. Male stated that building permit for Lot 3 is under review which would be imposed on the permit and the subdivision.

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

Chairman Buck	Yes
Member Marotta	Absent
Member Bisnett	Yes
Member Keefer	Yes
Member Marshall	Absent
Member Rathbun	Yes
Member Reilly	Absent
Member Smith	Yes

PB2021-18 Lorenzo Meehan Rd Minor Subdivision, Meehan Road

Chairman Buck recognized Mr. John Romeo of Environmental Northeast who is representing Capital District Ventures LLC. Mr. Romeo stated that Mr. Noel Long is the Attorney for Quick Response who retains the approvals and permits. Mr. Romeo stated that Mr. Male's comment letter dated July 8, 2021 additional limit of grading and what has been graded. Mr. Romeo stated that grade is under 10%. Mr. Romeo stated that the plans have been submitted to the Stillwater Fire District. Mr. Romeo stated that they will have to put a trail in to do the test pits.

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

Chairman Buck asked Mr. Male if there are any outstanding issues. Mr. Male stated that the applicant did not follow the proper procedures regarding the clearing of the lot prior to approvals.

Ms. Lindsay Buck stated that they need the calculations on the clearing and driveways are included in the GEIS Fees. Ms. Lindsay Buck stated that the application was sent to Saratoga County Planning Board and their response was no inter-municipal impact.

Mr. Male stated that the additional clearing needs to be included in the GEIS Fees. Mr. Romeo stated that he would add it to the plot plan.

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

**TOWN OF STILLWATER
PLANNING BOARD
2021 RESOLUTION NO. 19**

WHEREAS, Capital District Ventures, LLC has submitted an application for a minor subdivision regarding property located on Meehan Road, more fully identified as Tax Map Number 231.-2-44.11; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and

WHEREAS, pursuant to 6 NYCRR §617.6, the Stillwater Planning Board is the lead agency for SEQRA review; and

WHEREAS, the applicant has submitted a fully completed Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has duly reviewed the EAF and has considered the criteria contained in 6 NYCRR §617.7(c), to determine if the proposed action will have significant impact on the environment;

WHEREAS, the Planning Board reviewed each of the 11 factors contained in Part 2 of the EAF and determined that the proposed action will have no, or only a small, environmental impact;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Capital District Ventures LLC, for a minor subdivision regarding property located on Meehan Road, more fully identified as Tax Map Number 231.-2-44.11 will not have a significant impact on the environment.

A motion by Member Keefer, seconded by Member Bisnett, to adopt Resolution No.19 of 2021.

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

Chairperson Buck	Yes
Member Bisnett	Yes
Member Keefer	Yes
Member Marotta	Absent

Member Marshall	Absent
Member Reilly	Absent
Member Smith	Yes
Member Rathburn	Yes

Resolution No. 19 of 2021 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 23, 2021.

**TOWN OF STILLWATER
PLANNING BOARD
2021 RESOLUTION NO. 20**

WHEREAS, Capital District Ventures LLC has submitted an application for a minor subdivision regarding property located on Meehan Road, more fully identified as Tax Map Number 231.-2-44.11; and

WHEREAS, a public hearing was conducted on August 23, 2021 to consider the application; and no comments were received from the public; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 19 of 2021; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Capital District Ventures LLC, for a minor subdivision of lands located on Meehan Road, more fully identified as Tax Map Number 231.-2-44.11 is hereby GRANTED; and be it further

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

1. Satisfaction of all remaining requirements and conditions contained in the engineering review letter of Paul Male, P.E. dated July 8, 2021;
2. Stop all clearing of the property until appropriate permits or approvals are obtained;
3. Payment of GEIS fees currently due and add notation to the subdivision map that additional GEIS fees may be due at time property is developed.

And be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its

execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector/Code Enforcement Officer.

A motion by Member Keefer, seconded by Member Rathburn, to adopt Resolution No. 20 of 2021.

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

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

Resolution No. 20 of 2021 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 23, 2021.

Motion to adjourn made by Ms. Keefer, seconded by Mr. Rathbun at approximately 7:04 PM