

**PLANNING BOARD MEETING  
TOWN OF STILLWATER  
STILLWATER TOWN HALL  
January 24, 2022 @ 6:00 PM**

**Present:**

**Chairman Peter Buck (PB)**  
**Frank Bisnett (FB), Member**  
**Heather (Ferris) Keefer (HK), Member**  
**Carol Marotta, (CM), Vice-Chairperson (via zoom)**  
**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) (via zoom)**  
**Lindsay (Zepko) Buck, Senior Planner (LB)**  
**Ellen Vomacka, Town Board Liaison**  
**Sheila Silic, Secretary**

**Absent:**

**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:**

Ms. Reilly made a motion to table the November 15, 2021 meeting minutes, seconded by Mr. Bisnett. Motion passed unanimously. Mr. Bisnett made a motion to table the December 13, 2021 meeting minutes, seconded by Ms. Reilly. Motion passed unanimously.

**PB2021-07, 08, 29 Dalrymple Site Plan, Special Use Permit and Lot Line Adjustment**

Chairman Buck recognized Mr. Paul Lubera of Lansing Engineering who is representing R. M. Dalrymple this evening. Mr. Lubera stated that they were before the Planning Board on December 13, 2021. Mr. Lubera stated that the applicant is proposing a 16,000 sq. ft. building on a commercial site located on Grace Moore Road. Mr. Lubera stated that the applicant has expanded the parking area, all deliveries to the site will be deferred to County Route 76, the site will be serviced by public sewer and stormwater will be managed onsite. Mr. Lubera stated that they have submitted plans to the Stillwater Fire District and to Saratoga County Sewer District #1.

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

Kelley Ramsey 530 County Route 76

Ms. Ramsey asked about the drainage from the fill that the R M Dalrymple Company brought in to buildup the site. Mr. Lubera stated that the area will be drained as part of the project and will not impact your property. Ms. Ramsey asked about privacy between the properties. Mr. Lubera stated that there is a 50 ft. buffer with plantings for privacy.

Chairman Buck asked if anyone else would like to comment, hearing none he closed the public hearing. Mr. Rathbun made a motion to close the public hearing seconded by Ms. Reilly. A roll call vote was taken.

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

Chairman Buck asked Mr. Male if there are any outstanding issues from his comment letter dated January 18, 2022. Mr. Male stated that the outstanding issues include signatures that are needed after the plans are approved. Mr. Male stated that the applicant has proposed a sidewalk on their property. Mr. Male suggested that the Planning Board have the applicant install the sidewalk now and not sometime in the future.

Mr. Rathbun asked about the location of the sidewalk. Mr. Lubera stated that the sidewalk would go along the frontage of County Route 76. Mr. Rathbun asked if the sidewalk would go down to the Saratoga Glen Development. Mr. Lubera stated that the sidewalk would go along the Dalrymple property on County Route 76 and not down to the Saratoga Glen Development.

Mr. Trainor stated that the stormwater maintenance agreement is to be reviewed by the Town of Stillwater. Mr. Lubera stated that is correct. Mr. Trainor stated that the size of the sign is 36 sq. ft. which is consistent with the Town of Stillwater Zoning Code. Mr. Lubera stated that is correct. Mr. Trainor asked when will Lot B and Lot C be merged with Lot A. Mr. Lubera stated that there is no time table but it would be when the residents vacate the property.

Mr. Bisnett asked if there is a reason why the properties cannot be merged at this time. Mr. Lubera stated that if the properties were merged it would be a mixture of residential and commercial use.

Ms. Marotta asked if there is a cost associated with the sidewalk. Mr. Lubera stated that there would be a construction cost associated with the sidewalks. Ms. Marotta stated the wetlands permit expires on March 18, 2022. Mr. Lubera stated that they will have their wetlands associate review the permit. Ms. Marotta stated that the access for Lot D to County Route 76 goes through Lot C. Ms. Marotta asked if there is a way to eliminate the access through Lot C. Ms. Marotta stated that Lot B will accessing Grace Moore Road. Mr. Lubera stated that the driveway access

for Lot D is to limit the wetlands impact and to utilize an existing curb cut onto County Route 76. Mr. Lubera stated that a permanent easement will be granted to Lot D. Mr. Lubera stated that the access to Grace Moore for Lot B will remain a residential driveway. Mr. Lubera stated that there is another residence that also uses that driveway. Mr. Lubera stated that the Grace Moore Road driveway will no longer be used for commercial access. Mr. Lubera stated that the commercial access has been rerouted to County Route 76.

Mr. Male stated with the Special Use Permit the applicant would have to come back at a later date and update the Planning Board on the project.

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  
2022 RESOLUTION NO. 1**

WHEREAS, R.M. Dalrymple has submitted an application for Site Plan Review, Special Use Permit and Lot Line Adjustment regarding property located at 25 Grace Moore Road, Stillwater, NY 12170, more fully identified as Tax Map Numbers 231.-1-37.2, -1-41, -1-42, -1-43, -1-45, -1-37 & -1-70; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed actions are unlisted actions 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 Full Environmental Assessment Form (FEAF); and

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

WHEREAS the Planning Board reviewed each of the 18 factors contained in Part 2 of the FEAF 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, R.M. Dalrymple, for Site Plan Review, Special Use Permit and Lot Line Adjustment regarding property located at 25 Grace Moore Road, Stillwater, NY 12170, more fully identified as Tax Map Numbers 231.-1-37.2, -1-41, -1-42, -1-43, -1-45, -1-37 & -1-70 will not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Smith, to adopt Resolution No. 1 of 2022.

A roll call vote was taken on Resolution No. 1 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes
Member Keefer	Yes
Member Marotta	Yes
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Resolution No. 1 of 2022 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 24, 2022.

**PLANNING BOARD  
2022 RESOLUTION NO. 2**

WHEREAS, R.M. Dalrymple has submitted an application for Site Plan Review, Special Use Permit and Lot Line Adjustment regarding property located at 25 Grace Moore Road, Stillwater, NY 12170, more fully identified as Tax Map Numbers 231.-1-37.2, -1-41, -1-42, -1-43, -1-45, -1-37 & -1-70; and

WHEREAS, a Public Hearing was duly noticed and held on January 24, 2022 regarding the application and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 1 of 2022; and

WHEREAS, the Planning Board has duly considered the application and recognizes that it proposes the extension of a pre-existing non-conforming use;

Now, therefore, be it

RESOLVED, the Planning Board hereby makes the following factual determinations before granting the special use permit to alter, extend or change a nonconforming use:

A. The new use, alteration, or extension is more in conformance with the applicable zoning than the former, preexisting use; and

B. The change in use, alteration or extension will not cause an undesirable change in the character of the neighborhood within which it is proposed; and

C. The change in use, alteration or extension will not have an adverse impact upon the physical or environmental characteristics of the neighborhood or district; and be it further

RESOLVED, the application of R.M. Dalrymple for Site Plan Review, Special Use Permit and Lot Line Adjustment regarding property located at 25 Grace Moore Road, Stillwater, NY 12170, more fully identified as Tax Map Numbers 231.-1-37.2, -1-41, -1-42, -1-43, -1-45, -1-37 & -1-70 is hereby GRANTED but conditional on the following items:

1. Full satisfaction of the items identified in the review letters of Paul Male, P.E. dated December 7, 2021 and January 18, 2022 relating to the Site Plan and the Special Use Permit as well as his January 18, 2021 comment letter relating to the Lot Line Adjustment.
2. The Applicant is to construct a sidewalk along the frontage of County Route 76 as part of this project and not at some future date.

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 Bisnett, to adopt Resolution No. 2 of 2022.

A roll call vote was taken on Resolution No. 2 as follows:

Chairperson Buck	Yes
Member Bisnett	Yes
Member Keefer	Yes
Member Marotta	Yes
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Resolution No. 2 of 2022 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 24, 2022.

#### **PB2021-28 Hudson Heights Site Plan Amendment, Brickyard Road**

Chairman Buck recognized Mr. Paul Lubera of Lansing Engineering who is representing Dakota Partners this evening. Mr. Lubera stated that the applicant was approved for the PDD Amendment by the Town Board and is now here to request an amendment to the Site Plan which was originally approved on July 27, 2020. Mr. Lubera stated that the changes to the current Site Plan is the reduction of the number of apartment buildings from 12 to 10 with each containing 12 units for a total of 120 units. They are also proposing to eliminate the covered parking. Mr. Lubera stated the applicant is adding a 2,600 sq. ft. clubhouse and two 508 sq. ft. maintenance buildings. The impervious area is increased to 4.85-acres.

Chairman Buck opened the public hearing and asked if anyone wished to comment and hearing none, he closed the public hearing. Mr. Rathbun made a motion to close the public hearing seconded by Ms. Keefer. A roll call vote was taken.

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

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

Mr. Trainor asked if there have been any changes to the stormwater drainage. Ms. Lindsay Buck stated that there have not been any changes made to the stormwater drainage. Mr. Trainor asked about the trail easement. Mr. Lubera stated that he would check into the trail easement.

Mr. Bisnett asked about the playground equipment. Mr. Lubera stated that there are swing sets and the will be safety bedding around the swing sets.

Mr. Rathbun asked the applicant has received responses from the Saratoga County Sewer District #1 and from the Stillwater Fire District. Mr. Male stated that they are waiting on signatures.

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  
2022 RESOLUTION NO. 3**

WHEREAS, Hudson Heights Apartments has submitted an application for Site Plan Amendment regarding property located at Brickyard Road, more fully identified as Tax Map Number 253.17-3-98; 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 Full Environmental Assessment Form (FEAF); and

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

WHEREAS, the Planning Board reviewed each of the 18 factors contained in Part 2 of the FEAF 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, Hudson Heights Apartments, for a Site Plan Amendment regarding property located at Brickyard Road, more fully identified as Tax Map Number 253.17-3-98, will not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Reilly, to adopt Resolution No. 3 of 2022.

A roll call vote was taken on Resolution No. 3 as follows:

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

Resolution No. 3 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 24, 2022.

**TOWN OF STILLWATER  
PLANNING BOARD  
2022 RESOLUTION NO. 4**

WHEREAS, Hudson Heights Apartments has submitted an application for Site Plan Amendment regarding property located at Brickyard Road, more fully described as Tax Map No. 253.17-3-98; and

WHEREAS, a public hearing was conducted on January 24, 2022 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. 3 of 2022; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Hudson Heights Apartments, for Site Plan Amendment of lands located on Brickyard Road, more fully identified as Tax Map Number 253.17-3-98, is hereby GRANTED provided the applicant comply with the following conditions:

1. Compliance with the comments made in Paul Male, P.E.'s letter of January 18, 2022;

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 Keefer, to adopt Resolution No. 4.

A roll call vote was taken on Resolution No. 4 as follows:

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

Resolution No. 4 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 24, 2022.

#### **PB2021-33 Snake Hill Minor Subdivision NYS Route 9P**

Chairman Buck recognized Mr. Michael Ingersoll of The LA Group who is representing the Stewart's Corporation and Mr. William Dake. Mr. Ingersoll stated that Ms. Kara Tedford of The LA Group, Mr. Sonny Bonacio of Bonacio Construction and Mr. William Dake are also present this evening. Mr. Ingersoll stated that the property is owned by the Stewart's Corporation and is located on west side of NYS Route 9P which consist of 30+/-acres and is in the RRD Zoning District. Mr. Ingersoll stated that the applicant is proposing a 4-lot subdivision with lots ranging from 4+/-acres to 11+/-acres. Mr. Ingersoll stated that the 4-lot subdivision does not maximize the density of the site. Mr. Ingersoll stated that there is an existing logging road with access from NYS Route 9P that would serve as a common driveway to the location of the proposed dwellings.



Mr. Ingersoll showed the Topographic map to the public and the Board members. Mr. Ingersoll stated that there are some slope grades of 20% on the property. Mr. Ingersoll showed the map depicting the existing logging roads that are on the site and the access point to Route 9P. Mr. Ingersoll stated that they would utilize the logging road that currently exists which will help to decrease soil disturbance, slope cuts, and impacts to drainage. Mr. Ingersoll stated that most of the site will be preserved except for the dwelling sites. Mr. Ingersoll stated that there are Army Corp of Engineers wetlands on the parcel which are along NYS Route 9P and will not be disturbed. Mr. Ingersoll stated that the area proposed for the dwellings were chosen due to the grade being less than 20%. Mr. Ingersoll stated that the site will be serviced by public water and public sewer. Mr. Ingersoll stated that the dwelling sites were chosen for the views as well. Mr. Ingersoll showed the public pictures of the custom single-family dwellings that are proposed to be built on the lots and would blend into wooded area. Mr. Ingersoll stated that an easement would be granted to the Stillwater Fire District and there would be a Hold Harmless Agreement with the potential purchasers regarding the slope of the common driveway.

Mr. Ingersoll stated that they have submitted a full visual impact report, confirmation letters from Saratoga Glen Hollow Water and Saratoga County Sewer District #1, consulted with and received confirmation from the NYS DEC regarding endangered species and habitat, sent letters and met with the adjacent neighbors, responded to Mr. Male's initial comment letter, submitted plans to Stillwater Fire District and are awaiting their response, submitted a completed archeological report with digs for the site which had been done 10 years ago, submitted a tree clearing plan and submitted to NYS DOT permit for an access of right-of-way.

Mr. Ingersoll stated that the Planning Board asked for a visual impact analysis to be completed for the site. Mr. Ingersoll stated that the dwelling sites were modeled with a building height of 40 ft. which is significantly higher than what could or would be constructed on the site as the maximum dwelling height in the RRD Zoning District is 30 ft. Mr. Ingersoll stated the viewpoints were taken from:

1. Viewpoint #1: Riley's Cove and Manning Rd, ,
2. Viewpoint #2: The Nostalgia Ale House parking lot
3. Viewpoint #3: The Saratoga Lake Sailing Club
4. Viewpoint #4: Carsen's Tavern
5. Viewpoint #5: The intersection of Lake Ave and Birnham Ave.
6. Viewpoint #6: Plains Road
7. Viewpoint #7: Brown's Beach
8. Viewpoint #8: 34 Ridge Court
9. Viewpoint #9: Cold Springs Road.

Mr. Ingersoll stated that from Viewpoint #1 and #2 it was possible to see the locator balloon for Site #3 at the 100ft height and the locator balloon at 40ft for Site #1 with binoculars. From Viewpoint #3 the locator balloon for Site #3 at 100ft and 40ft was visible with binoculars. From Viewpoint #4, the locator balloon at Site #3 and the locator balloon at Site #1 at 40ft were visible with binoculars. From Viewpoint #5 the locator balloon for Site #3 at 100ft and 40ft and the locator balloon for Site #1 was visible with binoculars. From Viewpoint #6 the locator balloon at 100ft for Site #3 was visible with binoculars. From Viewpoint #7 the locator balloon for Site

#3 at 100ft and the locator balloon for Site #1 at 40ft was visible with binoculars. From Viewpoint #8 and Viewpoint #9 there were no visible locator balloons.

Mr. Ingersoll showed the public and the Board members the map displaying the areas of the proposed clearing. Mr. Ingersoll stated that the only exception would be dead trees. Mr. Ingersoll stated that the proposal includes a graduated approach to clearing with Zone A, the area closest to the shoreline at 80% of trees to remain, Zone B is proposed to maintain 60% and Zone C (the home sites) is proposed to maintain 30%. There is some flexibility to Zone #3, the areas closer to the dwellings. Mr. Ingersoll stated that 26+/-acres would not be built on.

Mr. Ingersoll turned the presentation over to Mr. William Dake who is Chairman of the Board of the Stewart's Corporation. Mr. Dake stated that his brother purchased the property 50 years ago. Mr. Dake stated that there had been a logging operation on the property and the logging road still exists on the site. Mr. Dake stated that Snake Hill is a rock which was laid down and turned on its side. Mr. Dake stated with the rock being vertical it will help with drainage. Mr. Dake stated the rock on Snake Hill can be removed with a backhoe and without blasting. Mr. Dake stated that they are proposing 4 very expensive lots. Mr. Dake stated that the roadway will be very expensive to install with the water line, sewer line and the drainage. Mr. Dake stated that their goal is to find someone who can afford, maintain and make the least intrusive use of the property. Mr. Dake stated that he believes that they have complied with all the regulatory issues. Mr. Dake stated that he does not believe that there any significant intrusions and that there may be one dwelling that is visible.

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

Karen Lorf 232 Gronczniak Rd

Ms. Lorf stated that she wanted to commend the LA Group and Mr. Dake on the proposed project. Ms. Lorf stated that she did not want to like the project but, actually it is a very well designed project. Ms. Lorf stated that she wished the Town of Stillwater did more to preserve the integrity of Saratoga Lake. Ms. Lorf requested that the tree cutting restriction would be part of the project approval.

Matthew Murray 19 Stony Point Rd, Malta

Mr. Murray stated that he is directly in the viewshed of this project. Mr. Murray stated that the dwellings may not be visible but, the number of trees that will be removed is remarkable. Mr. Murray stated that the approval of this project will change the view of Snake Hill forever. Mr. Murray asked who will maintain the property once the lots are sold. Mr. Murray stated that an insurance company will not insure the dwellings if the fire department cannot access the roadway to the dwellings. Mr. Murray stated that he would like to thank the Town of Stillwater for preserving Brown's Beach. Mr. Murray stated that he would like to have Snake Hill preserved as it is. Mr. Murray suggested that Mr. Dake give the property to Saratoga PLAN to maintain and preserve.

Allison Crocker 31 Luther Rd

Ms. Crocker asked why we have to view Snake Hill only in terms of development. Ms. Crocker asked why this iconic part of Saratoga Lake cannot be left wild. Ms. Crocker stated that it is heartbreaking to think about Snake Hill being developed. Ms. Crocker stated that there are eagles that nest on Snake Hill. Ms. Crocker suggested that the property be given to Saratoga PLAN or another group that will preserve and maintain the property.

Eugene Fedoronko 578 NYS Route 9P

Mr. Feroronko stated that Snake Hill is the iconic land mark of Saratoga Lake. Mr. Feroronko stated that the Stewart's Corporation has done an amazing job in the communities with jobs and with charities. Mr. Fedoronko stated that Mr. Dake should donate this property to Saratoga PLAN to preserve. Mr. Feroronko asked about the potential owners who in the future want to clear cut some trees, who will enforce the deed restrictions.

Camila Zubieta 656 NYS Route 9P

Ms. Zubieta stated that her property is directly in front of this development. Ms. Zubieta stated that she wants to know if there is a plan in place for the stormwater runoff. Ms. Zubieta stated that it was mentioned that a small amount of acreage is being disturbed. Ms. Zubieta asked what guarantee does she have that her residence will not be in a flood zone.

Thomas Rinaldi 8 County Route 76

Mr. Rinaldi stated that he is a commissioner for the Stillwater Fire District representing the Arvin Hart Fire Department. Mr. Rinaldi stated that the access for these 4 lots will be a shared driveway. Mr. Rinaldi asked if the width of the driveway is 12 ft. Mr. Ingersoll stated that the width of the driveway is proposed to be 24 ft. Mr. Rinaldi stated that the apparatus turn around area at the end of the driveway must comply with the dimensions in the Fire Code. Mr. Rinaldi asked what the grade percentage is of the driveway. Mr. Rinaldi stated that the Fire Code states that the driveway does not exceed a 10% grade. Mr. Rinaldi stated that the plans show a fire hydrant at the access of the driveway. Mr. Rinaldi requested that a fire hydrant be placed prior to the driveway of the first dwelling. Mr. Rinaldi asked about the 8" line for fire flow for that elevation. Mr. Rinaldi asked if the 24 ft. width of the driveway is predicated on access for a ladder truck. Mr. Rinaldi asked about the length of the driveway. Ms. Tedford stated that the length of the driveway is 1,700 ft. Mr. Rinaldi stated that the Fire Code states that there needs to be pull offs every 500 ft. for ingress and egress for emergency vehicle to pass.

Carol Zimmerman 9 Windermere Rd

Ms. Zimmerman stated that she would like to have pictures from Windermere Road and Snake Hill. Ms. Zimmerman stated that the residents on Windermere Road will be affected the most by this development. Ms. Zimmerman asked if the development will have stairs and docks going down to Saratoga Lake.

Kevin Kennedy 94 NYS Route 9P Malta

Mr. Kennedy stated his concerns regarding guard rails with the traffic leaving the development with inclement weather. Mr. Ingersoll stated that there are two areas on the plans that show guard rails.

Chairman Buck stated that due to the amount of concerns received regarding the proposed project, that the Planning Board would like to keep the public hearing open for written comments only until the close of business on Monday, February 14, 2022. All comments received between now and that date will be collected and copied to the Board as well as the record.

**PB2021-34 Saratoga Lake Golf Club Parking Lot Expansion Site Plan Amendment, Grace Moore Road**

Chairman Buck recognized Mr. Paul Lubera of Lansing Engineering who is representing Luther Forest Corporation this evening. Mr. Lubera stated that the project is the Saratoga Lake Golf Club. Mr. Lubera stated that Mr. Cailean Mackay, the owner, is also present this evening. Mr. Lubera stated that the zoning is Saratoga Lake Golf Course PDD. Mr. Lubera stated that the applicant would like to expand the parking lot which is currently a mixture of asphalt, gravel and grassed areas. Mr. Lubera stated that the entire parking lot will be paved. Mr. Lubera stated that the additional parking spaces will increase from 88 parking spaces to 163 parking spaces. Mr. Lubera stated that the project would require clearing and grubbing of the wooded area in the southeastern portion of the site. Mr. Lubera stated that the total area of disturbance would be 0.83-acres. Mr. Lubera stated that there are no proposed alterations to the buildings and the wetlands will not be impacted.

Mr. Bisnett asked if they would be using the porous asphalt for this project that allows the stormwater to filter through. Mr. Lubera stated that due to the high ground water the porous asphalt is not permissible for this project.

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 (Via zoom)
Member Bisnett	Yes
Member Keefer	Yes
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

Motion to adjourn made by Mrs. Keefer, seconded by Ms. Reilly at approximately 7:43 PM