

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
JOINT PUBLIC HEARING WITH TOWN BOARD
STILLWATER TOWN HALL
November 16, 2017 @ 7:00 PM**

Present:

**Chairperson Carol Marotta
JoAnn Winchell
John Murray
Randy Rathbun
Peter Buck
Heather Ferris
Marybeth Reilly, Alternate Member**

Also Present:

**Daryl Cutler, Attorney for the Town
Paul Male, Town Engineer
Lindsay Zepko, Director of Building and Planning
Sheila Silic, Secretary**

Pledge:

Chairperson Marotta and Supervisor Kinowski called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

PB2017-03, Saratoga Hills PDD Amendment, County Route 76

Chairperson Marotta recognized Mr. Scott Shearing of Bohler Engineering who is representing Stillwater Elgen LLC, the owner of Saratoga Hills Mobile Home Park. Mr. Male assisted in the presentation before the Board. Mr. Shearing stated that the Applicant is seeking an Amendment to the PDD. Mr. Shearing stated that Saratoga Hills Mobile Home Park is located on the west side of County Route 76. Mr. Shearing stated that they have been working with the Town of Stillwater Department of Building, Planning, and Development and the owners of the park to create new guidelines and standards.

Mr. Male stated that in 1970 Saratoga Hills Mobile Home Park was granted a PDD. Mr. Male stated that the PDD Language reads as follows:

“The application of William, Ronald, and Bruce Backer, dated May 4, 1970, as amended and supplemented, for a mobile home park license for 764 mobile home lots to be located on the former Gannon farm property consisting of about 190 acres off County Road 76 be and the same is hereby granted.”

Mr. Male stated that they worked with Bohler Engineering to modify the PDD Language. Mr. Male briefly went through the proposed PDD Language with regards to the new lot configurations that meet the NYS Building Code for setbacks between units for fire separation, the size of the decks that are allowed, a 20x20 paved parking area, no more than one shed to a unit that must be factory built. Mr. Male stated that the following are not part of the proposal this evening but, maybe considered in the future and would need Site Plan Approval to include recreational areas, greenspace, mini-storage area, self-serve laundry mat, pool area, restrooms, offices, play grounds, maintenance building, sales office, bus stop, mailbox station, and an over flow area for recreational vehicles and boats. Mr. Male stated that the owners have purchased

the 18-acres to the east of the park. Mr. Male stated that the maximum number of units proposed is 374. Mr. Shearing stated that the original PDD approval was for 764 units on 190-acres. Mr. Shearing stated with the new configuration and following the guidelines the total number of units is 374 on 108-acres total. Mr. Shearing stated with the new configuration there are amenities that would be placed throughout the park. Mr. Shearing stated that the owners are trying to improve the park.

Chairperson Marotta asked Mr. Shearing if he would point out the existing mobile homes, the mail box area, the bus stop and the additional 18-acres on the map. Mr. Shearing pointed out those areas on the site plan and stated that there are some topography issues and lot layouts for the utilities. Mr. Shearing stated that the Park Owners have been working with the Town of Stillwater Code Enforcement Officer and the Town of Stillwater Police Department to improve the park community.

Ms. Ferris asked about the total number of mobile homes that are currently in the park. Mr. Shearing stated that there are approximately 264 mobile homes in the park. Mr. Male stated that for every mobile home that is removed and every mobile home that is brought into the park the owners have to apply for a building permit. Mr. Male stated that the new mobile homes have to meet all the setback requirements.

Mr. Buck asked about the number of new lots in the 18-acre parcel. Mr. Shearing stated that there will be 55 new lots in the 18-acre parcel. Mr. Buck asked if the vacant lots in park will be utilized before the lots in the 18-acre parcel. Mr. Shearing stated the lots in the 18-acre parcel would not be available at this time. Mr. Shearing stated that the utilities, infrastructure and lot layout would have to be done first. Mr. Buck asked Mr. Shearing if he knew what the increased number of students that would be attending Stillwater Central School. Mr. Shearing stated that he does not know the answer. Mr. Buck asked about the size of the recreation area. Mr. Shearing stated that the recreation area is 1-acre. Mr. Buck stated that recreation area should be larger than 1-acre to offer the residents.

Ms. Winchell asked if the proposed lots will accommodate single wide and/or double wide mobile homes. Mr. Shearing stated that there are four layouts for different size lots to accommodate different size mobile homes. Ms. Winchell asked when a mobile home is brought into the park is the mobile home new or refurbished. Mr. Shearing stated that he does not have that information. Ms. Winchell stated that in the younger days of the park there were recreation accommodations for the residents including a Clubhouse, Basketball Court, and Picnic and BBQ Area. She noted that there is currently no clubhouse and only a small recreational field.

Mr. Male asked Mr. Shearing if he would point out the extra parking areas on the map within park. Mr. Shearing stated that there are 5 parking areas with 18 parking spaces within the park.

Mr. Rathbun asked about the mini-storage area that is close to the roadway and if they could be relocated to a different section of the park. Mr. Shearing stated that the owner would like to keep the mini-storage area in that location and is willing to put up screening. Mr. Rathbun asked what the time frame to complete the build out of the park. Mr. Shearing stated the build out would be about 10 years.

Ms. Reilly asked about what type of retail uses would there be in the commercial area. Mr. Shearing stated laundry mat, convenient store, snack bar.

Mr. Murray stated that the Applicant would have to come back before the Planning Board for Site Plan Review before they move forward with the commercial retail component.

Chairperson Marotta handed over the discussion to the Town Board for their comments and questions. Supervisor Kinowski stated that he believed that the proposed changes were positive for the Town and the park.

Chairperson Marotta proceeded to open the public hearing and asked if anyone wished to comment.

John Van Amburg, 14 Chestnut Lane

Mr. Van Amburg stated that he has resided at Saratoga Hills Mobile Home Park since June 1983. Mr. Van Amburg inquired when the Town of Stillwater is going to mandate that the existing mobile homes have to be moved out of the park. Mr. Van Amburg stated that it is against the law to make residents move their homes in existing parks. Mr. Van Amburg stated that with new children in the park the Stillwater School District will be taxed.

Robert Barshied, 243 County Route 75

Mr. Barshied stated that he has been involved with the Saratoga Hills project for 35 years. Mr. Barshied stated that Zoning Enforcement has improved significantly. Mr. Barshied stated that the park has had a number of problems over the last two decades and was a burden on the Town of Stillwater Police Department and the Stillwater School District. Mr. Barshied stated that it appears that the new owner is trying to turn the park into an affordable mobile home community that was envisioned originally. Mr. Barshied stated when the mobile home park is built out it is going to be a very dense community. Mr. Barshied stated the Stillwater School District should have an opportunity to review the impact that the buildout will have on the school system. Mr. Barshied stated that the open space is too small for the number of people who will be residing in the mobile home park. Mr. Barshied stated that the amenities should be linked to a specific number of mobile homes or a scheduled time frame. Mr. Barshied stated that he does not see the need for the additional 18-acres for the owner to be successful. Mr. Barshied stated that there needs to be additional specificity to the PDD Language for what is being proposed. Mr. Barshied stated that the 18-acres is currently zoned LDR.

Gerald Ryan, 113 County Route 76

Mr. Ryan asked if the owner has any additional Parks. Mr. Ryan stated that the Planning Board should visit the other parks and talk to the residence about their experience.

James Close, 3 Brightman Road

Mr. Close stated that this application should not be approved. Mr. Close stated this does not maintain the historic look and feel of the Town. Mr. Close asked how this will affect the existing traffic. Mr. Close stated that Saratoga County has more Mobile Home Parks than any county in the state. Mr. Close asked who the current owner is.

John Basile, 648 Hudson Ave

Mr. Basile asked about the number of current units in the park. Mr. Shearing stated there are 264 occupied and 365 lots available.

James Farnan, 47 County Route 76

Mr. Farnan stated that there is no need for any additional lots. Mr. Farnan asked if the park meets the current zoning code and that the new phase should not happen until all lots are in conformance. Mr. Farnan stated he has concerns about water runoff, dumping and more school age children.

Karen Nevins, 16 Independence Road

Ms. Nevins asked about the tax base that would cover the new students.

James Farnan, 63 County Route 76

Mr. Farnan stated that every year the value of a mobile home depreciates. Mr. Farnan asked about the width of the right-of-way into the park.

Craig Gutcher,

Mr. Gutcher stated that he moved from Clifton Park to Stillwater for the school district and is not happy about the expansion of the mobile home park.

Patricia Morris, 518 NYS Route 9P

Ms. Morris stated that she is the Superintendent of the Stillwater Central School District and has lived in Stillwater all of her life. She feels the Planning Board has to listen to the voice of the people.

Carol Slocum, 106 County Route 76

Ms. Slocum stated that many times the people who live in mobile home parks are a burden to the subsidized food programs in schools.

Shirley Herenham, 37 County Route 76

Ms. Herkenhan stated her concerns with the traffic and accidents that may occur with the increase number of mobile homes.

Lawrence Estill, 25 Jolly Road

Mr. Estill stated that Saratoga County offers residents a good quality of life and that the expansion of the mobile home park does not improve that quality. Mr. Estill stated that he opposes the expansion of the mobile home park.

Lawrence Slocum, 106 County Route 76

Mr. Slocum asked about the public hearing notices and how the Town determines who will receive the notices.

Chairperson Marotta asked if anyone else would like to comment and hearing none she proceeded to close the public hearing.

Chairperson Marotta asked for a motion to table the public hearing until the December 11, 2017 Planning Board meeting.

Chairperson Marotta stated that the Planning Board has heard the comments from the public and will take them into consideration. Chairperson Marotta stated that the public notices are published in the Town designated newspaper. Chairperson Marotta stated that the public should keep checking the Town's website for dates and times for future meetings as there will be no further written notices sent. Mr. Male stated that The Express Paper is the Town of Stillwater's official paper. Chairperson Marotta stated that written concerns and/or questions can be sent to the Department of Building, Planning and Development. Chairperson Marotta stated that she is recommending that the public hearing remain open until the December 11, 2017 Planning Board meeting.

Ms. Winchell made a motion to table the public hearing until the December 11, 2017 Planning Board meeting seconded by Mr. Buck. A roll call vote was taken.

Chairperson Marotta	YES
Member Buck	YES
Member Ferris	YES
Member Murray	YES
Member Rathbun	YES
Member Reilly	YES
Member Winchell	YES

PB2016-19, Turning Point PDD Amendment, Brickyard Road

Chairperson Marotta recognized Mr. Scott Lansing of Lansing Engineering. Mr. Lansing stated that Mr. Marshall Whalen and Mr. Christopher Connelly are also present this evening. Mr. Lansing stated that they are seeking an Amendment to the PDD to allow apartments and remove the commercial use in the original PDD. Mr. Lansing stated that the parcel is 25.9-acres and is located on the west side of Brickyard Road. Mr. Lansing stated that the amendment to the PDD is for apartments which would consist of 13 buildings with 12 units per building for a total of 156 apartments. Mr. Lansing stated that there will be a boulevard access into the development from Brickyard Road which will be built to fire code standards. The project would have public water and sewer, stormwater management on site, trees and sidewalks and open space throughout the development, along with a central public park area in the front of the development. Mr. Lansing stated that there would be a walking path that would connect the two developments. Mr. Lansing stated the development has 3,330 linear feet of roadway that would be privately owned and 315 parking spaces. There is a 400 ft. buffer between the apartments and the rear of the neighboring residence. The first floor apartments are ADA accessible units. A community benefit of \$1,000.00 per unit is proposed. Mr. Lansing stated that this is a less intense and less dense use of the property than the commercial component could have been.

Ms. Ferris asked how the commercial parcel was marketed. Mr. Whalen stated that they contacted a commercial realtor to market the parcel. Mr. Whalen stated that realtor had no interest in listing the parcel. Ms. Ferris asked how long ago that was. Mr. Whalen stated about 2 or 3 years ago. Ms. Ferris asked if this development is in the Mechanicville School District. Mr. Lansing stated that is correct. Ms. Ferris asked for proof of the marketing for this parcel as commercial. Ms. Ferris stated that it would be helpful if the water lines, sewer lines and natural gas lines were shown on the map. Mr. Whalen stated they can show the water and sewer lines on the map and will look into the availability of natural gas.

Ms. Winchell asked Mr. Whalen how long they have owned this parcel. Mr. Whalen stated that they have owned this parcel since 2001. Ms. Winchell asked when they started listing the commercial parcel. Mr. Whalen stated that they started listing the parcel 2 years ago. Ms. Winchell asked if there is an area for a ball field and/or playground. Mr. Lansing stated that there is a park at the entrance of the development that offers a gazebo and a space to throw a ball or a Frisbee. Ms. Winchell stated that she has concerns about the loss of the commercial space and the wetlands in the open space. Mr. Lansing stated that 4.5-acres are wet and the rest of the 14-acres are dry. Ms. Winchell asked which way the traffic flow would be going when exiting the development. Ms. Winchell stated she believes it warrants a traffic study. Mr. Lansing stated that they have not done a formal traffic study. Mr. Lansing stated that having a commercial component would cause a more intense traffic flow.

Mr. Murray stated he has concerns about the number of school age children and the number of bedrooms per unit. Mr. Murray stated the number of parking spaces per unit and any overflow parking needs to be reviewed. Mr. Lansing stated they would review the issue in regard to the number of parking spaces.

Chairperson Marotta stated her concerns regarding density. Chairperson Marotta asked which units have garages and where would the remaining units park. Mr. Lansing stated that 6 units of each building will have garages, 52 driveway spaces and 152 exterior parking spaces. Chairperson Marotta stated that all the parking is perpendicular to the building which leaves no on street parking.

Mr. Buck asked about the availability of natural gas to the site. Mr. Lansing stated he would check into the availability of natural gas.

Mr. Trainor stated that proposed language should be amended to add a maintenance agreement for stormwater.

Chairperson Marotta handed off the discussion to the Town Board for their comments and questions. Mr. Kinowski stated that there was indeed a need for more business in Town and there is a lack of applicants to available job positions. There is also declining enrollment in the Stillwater School District and more students are needed.

Mr. Trainor stated that a Stormwater Maintenance Agreement should be added to the proposed language.

Chairperson Marotta proceeded to open the public hearing and asked if anyone wished to comment.

Robert Barshied, 243 County Route 75

Mr. Barshied stated that the removal of the commercial component is a loss for the Town. Mr. Barshied stated that the applicant should consider mixed use.

Russell Bowers, 23 Halfway House Road

Mr. Bowers stated his concerns with traffic safety on Halfway House Road. Mr. Bowers stated he has concerns with another proposed project for apartments located on Halfway House Road. Mr. Bowers stated that he opposes this project and prefers the rural setting of the Town.

Gregory Neddo, 36 Cavalry Course

Mr. Neddo stated that he opposes the connection to Artillery Approach and the project.

Marlene Tierney, 8 Cambridge Court

Ms. Tierney asked if the applicant considered single family dwelling instead of apartments. Ms. Tierney asked if a percentage of the units would be designated for Section Eight Housing. Mr. Lansing stated that no part of the project is designated for Section Eight Housing. Ms. Tierney stated that she opposes the road connection to Artillery Approach.

Anthony Papandrea, 24 Revere Run

Mr. Papandrea stated that he has concerns with the wetlands, the steepness of the path/roadway and the density. Mr. Papandrea stated that he opposes the project.

Daniel Farrell, Artillery Approach

Mr. Farrell stated that we would like to see the path connecting the current project with the proposed eliminated. He stated he is concerned with rental properties not being maintained and also was concerned with water quality.

Mr. Kinowski stated that the Town has made an investment to improve water quality.

Ashley Sweeney, 14 Musket March

Ms. Sweeney asked what school district the development would be located in. Mr. Lansing stated that it is located in Mechanicville School District. Ms. Sweeney stated that apartments tend to bring more liability and trouble to the Town.

Raymond Stalter, 15 Bancroft Street

Mr. Stalter stated he has concerns regarding the amount of the traffic that go through his neighborhood.

Christopher Tamasi, 10 Artillery Approach

Mr. Tamasi asked for an explanation for the connection of the roadway/path to Artillery Approach. Mr. Tamasi suggested a proposed park in the development. Mr. Lansing stated that connection of roadway/path was implemented so the residents of the proposed development could interact with the residents of the Turning Point Development. Mr. Tamasi stated that he opposes the roadway/path connection.

Rian Richardson, 19 Cavalry Course

Mr. Richardson stated that the Turning Point Development has no street lights, sidewalks or speed bumps. Mr. Richardson stated he has concerns regarding traffic and vehicles speeding through the neighborhood from the proposed development. Mr. Taamsi stated that he opposes the roadway/path connection.

Joshua Starks, 23 Revere Run

Mr. Starks stated that he opposes the roadway/path connection. Mr. Starks stated that it is 1.15 miles from the proposed development to the park located in the Turning Point Development.

Daniel Couser, 7 Flintlock Way

Mr. Couser stated that he opposes the connection between the two developments.

Thomas Nania, 21 Cannon Court

Mr. Nania stated he has concerns in regards to the burden this project will have on the Mechanicville School District. Mr. Nania asked if the Mechanicville Superintendent was notified of this evening's meeting.

William Dyer, 35 Cavalry Course

Mr. Dyer asked what the price point per unit will be and what is the height of each apartment building. Mr. Lansing stated that the apartments will range in price from \$1,200.00 to \$1,500.00 per month. Mr. Lansing stated that each apartment building is two stories. He stated that he would like to see the apartments have their own park for the residents.

Trudy Bowers, 23 Halfway House Road

Ms. Bowers asked Mr. Kinowski who "the partners" are that he was referring to. Mr. Kinowski stated that is the Saratoga County Prosperity Partnership. Mr. Kinowski stated that is the new economic development engine for Saratoga County.

Chairperson Marotta stated that based on the comments this evening from the public it may raise more questions and/or concerns. Chairperson Marotta stated that she is recommending that the public hearing remain open until the Planning Board meeting on December 11, 2017.

Ms. Ferris made a motion to table the public hearing until the December 11, 2017 Planning Board meeting seconded by Ms. Winchell. A roll call vote was taken.

Chairperson Marotta	YES
Member Buck	YES
Member Ferris	YES
Member Murray	YES
Member Rathbun	YES
Member Reilly	YES
Member Winchell	YES

Motion to adjourn: made by Ms. Winchell, seconded by Mr. Rathbun motion passed at approximately 10:00 PM.