

**PLANNING BOARD MEETING  
TOWN OF STILLWATER  
STILLWATER TOWN HALL  
February 28, 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  
Dale Smith (DS), Member (arrived at 6:30pm)  
Kimberlee Marshall (KM) Alternate Member**

**Also Present:**

**James Trainor Attorney for the Town  
Lindsay (Zepko) Buck, Senior Planner (LB)  
Sheila Silic, Secretary**

**Absent:**

**Paul Male, Town Engineer, (PM)  
Marybeth Reilly (MR) Member  
Ellen Vomacka, Town Board Liaison**

**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. Bisnett made a motion to approve the November 15, 2021, December 13, 2021 and the January 24, 2022 meeting minutes, seconded by Ms. Keefer. Motion passed unanimously.

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

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Luther Forest Corporation this evening. Mr. Lansing stated that the project is the Saratoga Lake Golf Club. Mr. Lansing stated that Mr. Cailean Mackay, the owner, is also present this evening. Mr. Lansing stated that the applicant is seeking Site Plan approval of the project this evening. Mr. Lansing stated that the zoning is the Saratoga Lake Golf Course PDD. Mr. Lansing stated that the applicant would like to expand the parking lot which is currently a mixture of asphalt, gravel and grassed areas. Mr. Lansing stated that the entire parking lot will be paved. Mr. Lansing stated that the additional parking spaces will increase from 88 parking spaces to 163 parking spaces. Mr. Lansing stated that the project would require clearing and grubbing of the wooded area in the southeastern portion of the site. Mr. Lansing stated that the total area of disturbance would be 0.83-acres. Mr. Lansing stated that they are preparing an Erosion and

Sediment Control Plan for the site. Mr. Lansing stated that there are no alterations to the existing buildings, no wetlands will be impacted and there are no modifications to the utilities. Mr. Lansing stated that they have addressed Mr. Male's comment letter dated December 13, 2021. Mr. Lansing stated there were some open spaces that were added to the parking lot which eliminated some parking spaces. Mr. Lansing stated that Ms. Lindsay Buck forwarded some comments from an adjacent property owner. Mr. Lansing stated the comments included the need for some sort of berm, landscaping, or opaque fence. Mr. Lansing stated that he has spoken with applicant who has agreed to install a barrier. Mr. Lansing stated the comments also mentioned the parking lot lighting being turned off at a specific time. It is currently on from dusk until dawn. Mr. Lansing stated that he spoke to the applicant who has agreed to use timers on the parking lot lights to turn off after the facility has closed and the employees have left for the evening. Mr. Lansing stated that regarding the comment about the trees along Grace Moore Road in front of the Saratoga Lake Golf Club, that the trees were removed when the waterline was installed along Grace Moore Road. Mr. Lansing suggested that Ms. Lindsay Buck and Mr. Mackay meet onsite to come to a consensus on what type of tree plantings would be appropriate for the area. Mr. Lansing stated that the comment regarding the signage for the Saratoga Lake Golf Club along Grace Moore Road, that he is not sure what can be done regarding the signage as it meets the maximum size that is allowed by the Town of Stillwater Zoning Code.

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

#### Dennis Debonis 34 Grace Moore Rd

Mr. Debonis stated his residence is directly across from the Saratoga Lake Golf Club. Mr. Debonis stated his concerns with the town speed limit and the increase in traffic on Grace Moore Road. Mr. Debonis stated his concerns with the berms and/or buffers along the parking lot. Mr. Debonis asked about the agreement when the Saratoga Lake Golf Club was initially built stating the allowed number of parking spaces. Mr. Debonis stated that it seems that the applicant is exceeding the number of allowed parking spaces.

#### Ben Tennyson 33 Grace Moore Rd

The following was a letter read by Mr. Tennyson at the meeting and submitted to the record:

February 28, 2022 33 Grace Moore Road  
To: Town of Stillwater Planning Board  
From: Ben Tennyson 33 Grace Moore Road (GMR)  
Subject: Review of SLGC Application Parking Lot Expansion PB2021-34

#### **Background**

Since the original PDD application in 1994, the 2016 Application and now the current application, the issues of  
Speed on GMR and SLGC entrance road  
Parking at SLGC  
Sight and Sound Relief for 33 GMR from SLGC activities, traffic and parking lot remain.

#### **General Concern with the Application**

The Board should be proactive to ensure that the proposed expansion in NO way diminishes measures taken in 1994 and 2016 (to the extent these were implemented) that have provided some measure of sight and sound relief for our home. The proposed expansion moves east and south into an area of even sparser trees increasing sight and sound impact on our property during the extended hours of year-round operation.

### **GMR Speed**

Between 1994 and 1998 GMR driven twice by NYSDOT Region 1 traffic unit.

Requested 35 mph limit denied. 40 mph established.

GMR Right of Way was cleared in early 2018 in the interest of reduced maintenance, particularly during Winter and to improve sight distance.

2018 mobile radar unit located at GMR-Willow Dr. 10% of vehicles exceeded posted limit of 40 mph. That's with the unit fully visible on shoulder of road! High speed side by side incident from SLGC southbound on GMR confirmed by mobile unit.

2018-2021 police presence clearly reduces incidents. Request for this to continue.

Frequent and extended engine revving of vehicles with performance exhaust. Frequent tire burning at SLGC/GMR intersection. After a complaint by several FMR residents, one small victory with 1 driver in the gang of 6 who left 108 ft. long burn strip. Local police paid SNAKEPIT a visit. We appreciate the efforts of Stillwater Police and in particular Sgt. Cordani.

Despite setbacks with NYSDOT Region 1, the town should not be abandoned the issue. It should not take property and personal injury accidents to get the limit reduced. Speeding remains an issue. Pedestrians along GMR and those going to their mailboxes are leery of traffic. There have been close calls as many motorists tend not to slow down or move over.

### **SLGC Parking**

Planning Board Meetings 6/27/2016 and 7/25/2016 Highlights

152 parking spaces at present with 20 overflow spaces at the driving range. There was NO request for additional spaces. Board members questioned coincidental events (ex. Golf and wedding or banquet). Valet parking would be provided pending event and number of attendees. Total spaces allowed at 172 as per above (not 88 as stated in application). Although the number of parking spaces has been clearly stated on several occasions, now there isn't enough! The Board ruled there was to be NO parking on SLGC Road.

### **Sight and Sound Relief**

Our property is down wind. We hear almost everything from the clubhouse parking lot area. A few incidents are detailed here. Reported bag pipe playing 8AM summer 2021. Playing was done off south end of clubhouse. We ask that this be done in front of clubhouse. Summer/Fall 2021 there was very loud music from an evening party or reception. East side windows to the large room on south end of the clubhouse were all opened. We request that windows be kept closed. Parking lot conversations have been from 1 to more than 30 minutes long. Too often very loud and vulgar.

Clearing of GMR ROW resulted in trees and vegetation being cut on our property.

Mr. Minnick, Highway Supt. was contacted and visited site the next day and confirmed that was the case. Damage would have been far worse if my wife had not talked to crew. Unfortunately, we lost some of our buffer.

1994 PDD required installation of hemlock shrubs along south side of SLGC entrance road and eastern edge of parking lot for site and sound relief for our residence. When Saratoga Water Services installed line to GMR from SLGC parking lot, shrubs were removed. Request again that plantings be done south of the SWS water line.

Lighting is excessive, particularly from October to April when foliage is down. This has been communicated by other residents.

Chairman Barshied led a discussion with me during the meeting regarding a Berm. He stated a Berm has a width at base and a height. I was asked if there any existing area/pile of earth at the parking lot perimeter from the lower-level clubhouse excavation that is reasonable? I said yes, the 5+ ft. high section next to the 2 iron stakes and rope blocking the path toward our property. That height should be extended to the corner of entrance road and parking lot and then south near the Maintenance bldg. Unfortunately, the piles of dirt as described by Board Member Marotta are still there. The drawings only reflect what was there. Nothing more was built. Private property signs were placed toward the south end of the parking lot. Why the Chairman signed the drawings is puzzling.

Despite house numbers at the end of driveways and on mailboxes, numerous patrons, taxis and Ubers have driven down our and Peculis' (25 GMR) driveway. PJ and I have both put up Private Drive Do Not Enter signs. This has occurred as late as 11:30 PM in our driveway. The loud music and then the loud phone woke me up as the Uber turned around in front of our shed by our house. The driver clearly said, "I can't find 35 GMR". New patrons rely fully on GPS and turn left when told. They are looking for 35 GMR. There are no numbers on the sign and there were none on the mailbox. In a 6-week period I left voice messages for the SLGC owner. No response. Two weeks later while snowing blowing at end of driveway, I caught the owner and asked that he put #35 back on the SLGC mailbox which he did. Incidents have decreased significantly. Numbers should be placed on the SLGC sign.

**August 2016 final ruling from Town Board granted the application provided:**

No parking along entrance road. Signs were installed.

o Berm construction details were to be included that are acceptable to the Town.

o Speed bumps installed during golf season on the Golf Course entrance road.

The second and third items were either not completed or not done. Berm was discussed above. Regarding speed bumps. The Hamlet of Round Lake has had 2 sets of speed bumps on its main thoroughfare for several years. These are removed for winter highway maintenance and reinstalled for Spring, Summer and Fall. Why can't this be done at SLGC? Should the Town have withdrawn or cancelled the CO until the Berm and speed bumps were installed?

With the proposed parking lot expansion from 152 to 161 spaces and for alleged improvement of traffic flow, sight and sound issues would come closer to our home. The Berm needs to be properly built and extended the length of the eastern edge of the lot or an opaque fence more than 6 ft. high should be installed. The fence should be located near the parking lot perimeter to be effective.

Lighting 20 ft. tall needs blinders so we cannot see the actual elements from/in our home. The parking lot lighting resembles the Exit 15 retail strip.

Due to the refusal of the owner to install fencing to keep patrons from relieving themselves on our property and to reduce sight and sound impact, we have spent \$3000 in materials over a 3-year period for 120 ft. long and 8 ft. to 11 ft. high fence prior to the 2016 agreement to install a Berm. Since 1994 these types of measures have had to come from us or the board. 33 GMR would like the Town to ensure that

measures are taken to minimize impact on our property and our daily lives. In addition, the past shortcomings related to the 2016 approval must be addressed and corrected. SLGC has the resources to provide sight and sound relief for our home.

Ben Tennyson

Robert Kocis 53 Grace Moore Rd

Mr. Kocis stated that he is representing the Stillwater Fire District, the Arvin Hart Fire Department. Mr. Kocis asked about the turn radius for the fire apparatus to maneuver through the new parking lot expansion to access the buildings.

Robert Kocis 53 Grace Moore Rd

Mr. Kocis stated that he is speaking as a resident who resides on Grace Moore Road and that the Saratoga Lake Golf Club has been a good neighbor.

Richard Dantz 427 County Route 76

Mr. Dantz stated that speed limits on all New York roadways are set by New York State and not the Counties, Towns, Cities or Villages.

Chad Rowe Owner of the Hideaway Restaurant

Mr. Rowe stated that the parking lot expansion is more for the restaurant than the golf course. Mr. Rowe stated that due to the banquet events and the dining room being open to customers and the golf course parking is very difficult. Mr. Rowe stated that the restaurant and golf course overlap about 4-hours a day.

Ben Tennyson 33 Grace Moore Rd

Mr. Tennyson stated that there is a wetland area that is located at the end of his fence. Mr. Tennyson stated that the engineer should review the barrier in accordance with the sound. Mr. Tennyson stated that the property slopes downward so they need to take that into consideration when installing the fence.

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

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

Chairman Buck stated that he would like to see the lighting changed so, it does not shine into the resident's house. Chairman Buck suggested two signs for the golf course with the 911 numbers visible at the road. Chairman Buck stated that the speed limit on Grace Moore Road needs to be enforced by the Town, County and State Police Departments. Chairman Buck stated that he is not sure what the Planning Board can do in regards to the noise other than what the Zoning Code states regarding the noise ordinance.

Mr. Bisnett stated that there needs to be better berms installed and modern lighting as a condition of approval. Mr. Bisnett asked about planting a type of evergreen tree as part of the barrier.

Mr. Rathbun asked what was approved regarding parking spaces in the original approval and design. Ms. Lindsay Buck stated that the PDD language states 152 parking spaces with 20 overflow parking spaces. Mr. Rathbun asked if the parking lot expansion brings the parking spaces to the maximum number allowed in the PDD. Ms. Lindsay Buck stated that there are 163 parking spaces which is within the original number proposed. Mr. Rathbun asked if the material to increase the berms could be reviewed and if some plantings could be used that would alleviate the issues.

Mr. Rathbun asked Ms. Lindsay Buck if there is more recent comment letter from Mr. Male then December 13, 2021 for Saratoga Lake Golf Club. Ms. Lindsay Buck stated that she does not have a more recent comment letter from Mr. Male for this project. Mr. Rathbun asked Mr. Trainor how the Planning Board could require a berm with a specified layout. Mr. Trainor stated that Mr. Male identified landscaping and the applicant has agreed in accordance with Section 210-56 of the Zoning Code. Ms. Lindsay Buck stated that Mr. Male is referring to Section 210-56/57 which is a Type C landscaping that is required in a buffer zone that separates uses.

Mr. Rathbun asked if the applicant would have to remove any trees to install the fencing. Mr. Lansing stated that the fence would be woven in between the trees. Mr. Rathbun asked what the distance is between the residence and the parking lot. Mr. Lansing stated the distance is 60 ft. Mr. Rathbun asked about placing the fence 15 ft. to 20 ft. from the parking lot.

Mr. Rathbun asked if there will be fencing along the northerly entrance of Saratoga Lake Golf Club. Mr. Lansing stated that he does not believe there is a need to fence the northerly portion of the entrance as the vehicle lights will not be shining into the residents.

Ms. Marshall stated that she agrees with the comments from the Planning Board members and the public. Ms. Marshall stated that the issues are with the berms and the lighting.

Mr. Lansing stated that they would like the Planning Board to consider final approval of the application. Mr. Lansing stated that regarding traffic, the applicant is not proposing any modification to the Saratoga Lake Golf Club.

Mr. Lansing stated that regarding the speed limit, there is nothing that the applicant can do to reduce the speed limit. Mr. Lansing stated that maybe the Town Board can discuss the issue with Department of Transportation.

Mr. Lansing stated that they can review the number of parking spaces with the overflow. Mr. Lansing stated that the 163 parking spaces are within the approved number allowed by the PDD.

Mr. Lansing stated that regarding the speed bumps, the applicant will address that issue.

Mr. Lansing stated that regarding the lighting, the applicant is not proposing any new lighting on the site. Mr. Lansing stated that the applicant has agreed to putting blinders and adjusting the timing control on the lights.

Mr. Lansing stated that the wetland area that was brought up earlier, are shown on the plans and will not be disturbed.

Mr. Lansing stated that the applicant has agreed to a berm or fence. Mr. Lansing stated regarding the site and sound that an opaque fence and berm will mitigate the sound better than trees would.

Ms. Lindsay Buck stated that she would notify the Town Board with the concerns from the public and the Planning Board regarding the speed limit on Grace Moore Road.

Ms. Lindsay Buck stated that the Planning Board should discuss what the Board would prefer in regards to the berm and/or the fence. Ms. Lindsay Buck stated that there needs to be further clarification on the location of the fence. Ms. Lindsay Buck asked about a combination of a fence and some taller trees on the southern portion of the parking lot. Mr. Lansing stated that there are existing trees in that area that will fill in naturally.

Ms. Marotta stated that the applicant should provide a plan that the Planning Department can review showing the buffer between the residential and commercial properties. Ms. Marotta stated that there is no other location for the entrance sign on Grace Moore Road into the Saratoga Lake Golf Club.

Mr. Lansing stated that he had spoken with applicant and a 6 ft. stockade fence could be installed along that portion of the property.

Ms. Marotta stated regarding comment #2 of Mr. Male's comment letter dated December 13, 2021 is not completed regarding the area of acreage for the parking lot. Mr. Trainor stated that the narrative states that the area is 1.79-acres. Mr. Lansing stated that the parking lot is 15,485 sq. ft.

Ms. Marotta asked if the fence would be at the edge of the parking lot or the property line. Mr. Lansing stated that the fence would be close to the property line. Ms. Marotta asked where Mr. Tennyson's property is in accordance with the Saratoga Lake Golf Club. Ms. Marotta stated that the fence should be closer to the parking lot. Ms. Marotta stated that there needs to be a detailed plan with the grade shown on the plan.

Mr. Lansing stated that the parking lot elevation to the south is a 6 ft. grade difference. Mr. Lansing stated that if the Planning Board would like the fence closer to the parking lot he would

suggest 10 ft. to 12 ft. from the edge of the parking lot. Mr. Lansing stated that this will allow for snow removal of the parking lot and so, vehicles do not damage the fence.

Mr. Trainor stated that the applicant is not proposing to replace the existing lighting. Mr. Trainor asked if the proposed blinders to the existing lighting will be reviewed by Mr. Male. Mr. Lansing stated that is correct.

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. 5**

WHEREAS, the Luther Forest Corporation has submitted an application for Site Plan Amendment regarding property located at 35 Grace Moore Road, more fully identified as Tax Map Number 231.-1-66; 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 a 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, the Luther Forest Corporation, for a Site Plan Amendment regarding property located at 35 Grace Moore Road, more fully identified as Tax Map Number 231.-1-66, will not have a significant impact on the environment.

A motion by Member Keefer, seconded by Member Bisnett, to adopt Resolution No. 5 of 2022.

A roll call vote was taken on Resolution No. 5 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Keefer	YES
Member Marotta	YES
Alternate Marshall	YES
Member Reilly	ABSENT
Member Smith	YES
Member Rathbun	YES

Resolution No. 5 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on February 28, 2022.

**TOWN OF STILLWATER  
PLANNING BOARD  
2022 RESOLUTION NO. 6**

WHEREAS, the Luther Forest Corporation has submitted an application for Site Plan Amendment to expand its parking lot regarding property located at 35 Grace Moore Road, more fully described as Tax Map No. 231.-1-66; and

WHEREAS, a public hearing was conducted on February 28, 2022 to consider the application, and 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. 5 of 2022; and

WHEREAS, the Planning Board has duly considered the application; now, therefore, be it

RESOLVED, that the application of the Luther Forest Corporation, for Site Plan Amendment to expand its parking lot regarding lands located 35 Grace Moore Road, more fully identified as Tax Map Number 231.-1-66, 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 December 13, 2021;
2. The Applicant shall construct an opaque fence near the property border with 33 Grace Moore Rd and running the length of the new parking area. The fence should be placed 10-20 feet from the edge of the parking lot with a minimum height of 6 feet, subject to the review by Mr. Paul Male, P.E.;
3. The Applicant shall cause the fixed lights that can be seen from the 33 Grace Moore residence to have blinders and timers installed on them to minimize glare into the residence at 33 Grace Moore at night, subject to the review and approval of the Building and Planning Department and Mr. Paul Male, P.E.;

4. The Planning Board hereby recommends to the Town Board that it pursue a speed reduction and appropriate speed signage on Grace Moore Road in the vicinity of the Saratoga Lake Golf Course;

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. 6.

A roll call vote was taken on Resolution No. 6 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Member Marotta	YES
Alternate Marshall	YES
Member Reilly	ABSENT
Member Smith	YES
Member Rathburn	YES

Resolution No. 6 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on February 28, 2022.

**PB2022-01 Luther Forest Business Park Site Plan, Luther Forest Blvd.**

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing the Luther Forest Corporation this evening. Mr. Lansing stated that these parcels were created from a subdivision plan that was reviewed and approved by the Planning Board on March 26, 2018 as part of the Cold Springs Road Mixed Use Development project. Mr. Lansing stated that this is a conceptual presentation to receive comments from the Planning Board for a warehouse use on those same parcels. Mr. Lansing stated that the project includes two parcels that are separated by Shenandoah Drive. Mr. Lansing showed the Board members the location of Luther Forest Blvd and Forest Ridge Apartments on the map. Mr. Lansing stated that the parcel to the north is 15.98-acres and the parcel to the south is 46.13-acres for a total of 62.02-acres. Mr. Lansing stated that the parcels are currently vacant.

Mr. Lansing stated that Shenandoah Drive is currently under construction. Mr. Lansing stated that the adjacent properties are Luther Forest Technology Campus/Global Foundries, single-family residential, Forest Ridge Apartments and vacant land. Mr. Lansing stated that the parcels are in the BP Zoning District which include commercial, residential and multi-family residential uses. Mr. Lansing stated that the proposed project is consistent with the current land uses. Mr. Lansing stated that the applicant is proposing professional offices, research and development, warehouse and light industrial uses.

Mr. Lansing stated that the applicant is proposing 7-lots with structures. Mr. Lansing stated that the largest lot will consist of 17.76-acres and the smallest lot will consist of 4.07-acres. Mr. Lansing stated that the smallest building is 43,400 sq. ft. and the largest building is 166,200 sq. ft. Mr. Lansing stated that the renderings do not match the renderings the Board members have as some of the buildings have been reconfigured. Mr. Lansing stated that the applicant does not have tenants for the buildings as that is to be determined.

Mr. Lansing stated that the parcels will be marketed as the project moves through the Planning Board process. Mr. Lansing stated that they are proposing 10% office space and the remaining 90% would consist of light industrial, research & development, and warehouse space. Mr. Lansing stated that the height of the warehouse, research and development buildings would be 26 ft. and the office buildings would be 1 to 2 stories.

Mr. Lansing showed the Board members the renderings for the landscaping, customer/employee parking area, and the truck delivery circulation pattern for the project. Mr. Lansing stated that the buffer area between the Forest Ridge Apartments and this project will not be impacted. Mr. Lansing stated that the buffers around the project exceed what is required by the Town of Stillwater Zoning Code. Mr. Lansing stated that the zoning code requires 40% greenspace and the project currently has 53% greenspace. Mr. Lansing stated that the connectivity to the Luther Forest Technology Campus has been maintained. There are sidewalks throughout the project. There is a natural walking trail around the project. There is gathering sites throughout the project and a pavilion area.

Mr. Lansing stated that the project will be serviced by the Town of Stillwater for public water and by Saratoga County Sewer District #1 for public sewer. Stormwater will be managed onsite.

Mr. Lansing stated that the project meets all the setbacks and green space requirements.

Mr. Lansing stated that the applicant would like to subdivide the buildings from the parcel. Mr. Lansing stated that the space between the buildings is 40 ft. and the zoning code requires 70 ft between buildings. Mr. Lansing stated that they would like to go before the Zoning Board of Appeals for an Area Variances for the internal setbacks.

Mr. Bisnett stated that one building is labeled data center and asked if they have a specific tenant for the data center. Mr. Bisnett stated that there are differences between a warehouse, research and development and a data center. Mr. Lansing stated that it would be on a case-by-case base. Mr. Bisnett stated that he was under the understanding that Global Foundries had some concerns regarding this project. Mr. Lansing stated that he was unaware of Global Foundries concerns and will investigate the concerns.

Chairman Buck asked how many of the buildings will actually be office space. Mr. Lansing stated that the buildings are a flex-space type building which is a mix of office and warehouse space. Chairman Buck asked about noise and the traffic flow within the project regarding the fire code. Mr. Lansing stated that there will be trucks entering and exiting the site and there are NYS

Laws regarding the amount of time a truck can remain idling. Mr. Lansing stated that there are buffers between the proposed project and the adjacent property owners.

Mr. Lansing stated that a traffic study was completed for the Cold Springs Road Mixed Use Development project and that it was based on 1-million sq. ft. of commercial space. This project is 700,020 sq. ft. Mr. Lansing stated that the project meets the fire code for apparatus routes, circulation and access points. Mr. Lansing stated that he believes Global Foundries has been notified and will review their response.

Mr. Smith asked when the traffic study had been completed. Mr. Lansing stated that the traffic study had been completed in 2016. Mr. Smith stated his concerns regarding the traffic impact on Forest Ridge Apartments. Mr. Lansing stated that he will review the traffic study, but believes it took into consideration the Forest Ridge Apartment project. Mr. Smith stated his concerns with the traffic on the surrounding roadways. Mr. Lansing stated that they would submit a traffic update.

Ms. Marshall asked why there is a need for an Area Variance on the north side of the project. Mr. Lansing stated that the Area Variances would be for the internal setbacks for financial reasons.

Ms. Lindsay Buck asked if the buildings could be combined. Ms. Lindsay Buck stated that there are different options that should be reviewed before seeking an Area Variance.

Ms. Lindsay Buck stated that Forest Ridge is a private roadway and will not be dedicated to the Town of Stillwater. Ms. Lindsay Buck stated that signage could be used restricting through-traffic into the Forest Ridge Apartment complex.

Ms. Lindsay Buck asked if the proposed stormwater management area will overflow into the current stormwater basin. Mr. Lansing stated that the current stormwater basin is only to catch the runoff of the roadway. Mr. Lansing stated that the proposed stormwater management area is only for the project and is not proposed to be dedicated to the town of Stillwater.

Ms. Lindsay Buck stated that the last-mile type warehousing creates a different traffic pattern. Ms. Lindsay Buck stated that the vehicles are smaller trucks and vans that would deliver and pick up.

Mr. Trainor asked if the traffic could access Forest Ridge for ingress and egress. Mr. Lansing stated that is correct. Mr. Trainor asked if the traffic will be restricted into the multi-family project. Mr. Lansing stated that it is not the most efficient way through for trucks going through the multi-family project. Mr. Lansing stated that they would put up no through-traffic signage on the Forest Ridge side of the development.

Mr. Trainor asked about the section of roadway that connects to the Luther Forest Technology Campus. Mr. Lansing stated that that section of roadway is owned by the Town of Stillwater and Saratoga County DOT. Mr. Trainor asked about the right-of-way area. Ms. Lindsay Buck stated

that the right-of-way is currently owned by the Town of Stillwater and will be dedicated to Saratoga County.

Mr. Trainor stated that the park area is not to be dedicated to the Town of Stillwater. Mr. Lansing stated that is correct.

Mr. Trainor asked about the frontage of the two buildings on the southern parcel. Mr. Lansing stated that the two buildings are on flag lots and meet the requirements for the minimum building line. Ms. Lindsay Buck stated that there will need to be easements for ingress and egress for the flag lots. Mr. Lansing stated that is correct. Mr. Trainor stated that the private roadway connects to Shenandoah Drive. Mr. Lansing stated that is correct. Mr. Lansing stated that Shenandoah Drive is the only public roadway.

Mr. Trainor stated that this project will have a drainage district. Ms. Lindsay Buck stated that there will be a stormwater management agreement for the basin as long as it does not discharge into a town system.

Mr. Trainor asked if the applicant is anticipating what is called last-mile warehousing such as Amazon. Mr. Lansing stated yes, that could be a potential tenant.

Ms. Marotta asked if this is the same location as the prior Spinney project. Ms. Lindsay Buck stated that is correct. Ms. Marotta stated that the employees for the warehouse project should not be using the private roadway of the apartment complex for ingress or egress. Mr. Lansing stated that the tenants of the apartments may want to access the roadway through the warehouse project to access Luther Forest Blvd. Mr. Lansing stated that the buffer between the apartments and the warehouse project is 500 ft. Ms. Marotta asked if there are other warehouses proposed for Luther Forest Technology Campus. Ms. Lindsay Buck stated that is correct. This item was tabled for the applicant to revise the proposed lot lines, review the traffic impacts, and to provide engineered plans

Motion to adjourn made by Ms. Marshall, seconded by Ms. Keefer at approximately 8:05 PM