

**TOWN OF STILLWATER  
PLANNING BOARD MEETING MINUTES  
STILLWATER TOWN HALL  
November 16, 2020 @ 6:30 PM**

**Present:**

**Chairman Peter Buck (PB)  
Frank Bisnett (FB), Member  
Heather (Ferris) Keefer (HK), Member  
Kimberlee Marshall (KM) Alternate Member  
Randy Rathbun (RR), Member  
Marybeth Reilly (MR), Member  
Dale Smith (DS), Member**

**Also Present:**

**James Trainor, Attorney for the Town (JT)  
Paul Male, Town Engineer, (PM)  
Lindsay (Zepko) Buck, Town Planner (LB)  
Sheila Silic, Secretary**

**Absent:**

**Carol Marotta, (CM), Vice-Chairperson  
Ellen Vomacka, Town Board Liaison**

**Pledge:**

Chairman Buck called the meeting to order at 6:30 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 minutes from September 16, 2020, seconded by Mr. Rathbun.

**PB2020-19 and PB2020-20 Dyer Mine Site Plan/Special Use Permit, George Thompson Road**

Chairman Buck recognized Mr. Michael Polacco of H2H Geoscience Engineering who will be representing Mr. Charles Dyer this evening. Mr. Polacco stated that Mr. Dyer is also present this evening. Mr. Polacco stated that the Dyer Mine is located on the west side of George Thompson Road which consist of 71.1-acres in the RR Zoning District. Mr. Polacco stated that mine has been in operation since the 1970's. Mr. Polacco stated that the mine is currently 10.2-acre area which is the maximum area that the applicant is allowed to mine within. Mr. Polacco stated that the proposal is for a lateral expansion which would bring the total mine area 18.8-acres. Mr. Polacco stated that the expansion will extend the life of mine. Mr. Polacco showed the Board members the mine boundaries on the map. Mr. Polacco showed the Board members where the

reclamation cross sections are on the map. Mr. Polacco stated that the reclamation meets the Town of Stillwater 30% side slopes regulations and maintains the 5 ft. separation between the ground water. Mr. Polacco stated that the test pits showed that the ground water was higher than they anticipated so, the mine floor was raised. Mr. Polacco stated that all the mining requirements meet the Town of Stillwater Zoning Code.

Ms. Lindsay Buck asked Mr. Polacco how often are the test pits required. Mr. Polacco stated that the test pits would be done as the mine advances into new areas. Ms. Lindsay Buck stated that the applicant would have to notify NYS DEC when a new test pit is dug. Mr. Polacco stated that the applicant does not have to notify NYS DEC. Mr. Polacco stated that a NYS DEC Regulator would be on site yearly to speak with the applicant with regards to where he is currently mining and the results of the test pit.

Chairman Buck asked if NYS DEC will be overseeing the mining activity, storm water runoff and the composting. Mr. Polacco stated that NYS DEC will oversee the mining activity and the stormwater runoff. Mr. Polacco stated that the composting that previously proposed has been removed this proposal.

Mr. Smith asked about the stormwater runoff to the Mechanicville Reservoir, specifically the second reservoir. Mr. Polacco stated that a stormwater plan would be put in place so, that there would not be any runoff into the Mechanicville Reservoirs.

Mr. Rathbun asked if there would be any increase in truck traffic with the mine expansion. Mr. Polacco stated that there would not be an increase in truck traffic.

Mr. Trainor stated that NYS DEC is the Lead Agency for this project. Mr. Polacco stated that is correct. Mr. Trainor stated that the project was proposed for 50-acres with the previous composting proposal. Mr. Polacco stated that is correct. Mr. Trainor asked Ms. Lindsay Buck if the application was sent to the Saratoga County Planning Board. Ms. Lindsay Buck stated that this application was not sent to the Saratoga County Planning Board as it was not required.

Chairman Buck asked about waiving the Public Hearing for this application. Mr. Trainor stated that Zoning Code stated in Section 210-39 Site Plan and Section 210-45 Special Use Permit “that the Planning Board shall hold a Public Hearing”.

The public hearing was scheduled for the next Planning Board meeting on December 14, 2020. A roll call vote was taken.

Chairperson Buck	No
Vice Chairwoman Marotta	Absent
Member Bisnett	Yes
Member Ferris	Yes
Member Marshall	Yes
Member Reilly	Yes
Member Smith	Yes
Member Rathbun	Yes

**PB2019-12 Saratoga Hills Mobile Home Park Site Plan, County Route 76**

Chairperson Buck recognized Mr. Scott Shearing of Bohler Engineering who is representing Stillwater Elgen LLC, the owner of Saratoga Hills Mobile Home Park. Mr. Shearing stated that the applicant's proposal was last before the Planning Board on May 28, 2019. Mr. Shearing stated that Saratoga Hills Mobile Home Park is located on the west side of County Route 76 and consist of 108-acres. Mr. Shearing stated that the applicant purchased the mobile home park in 2013 and has been working with the Town of Stillwater for the past 4 years to complete the PDD Language. Mr. Shearing stated that the applicant has been making improvements to the mobile home park. Mr. Shearing stated that the applicant is proposing additional parking within the mobile home park, a recreation area, a new mailbox kiosk area and a bus unloading zone. Mr. Shearing stated that there will be an additional parking area for Recreational Vehicles such as campers, boats and trailers. Mr. Shearing stated that the applicant is proposing a mini-storage facility and an office/welcome center. Mr. Shearing stated that the applicant surveyed the residents and these where the amenities that where requested with the storage facility being the number one amenity. Mr. Shearing stated that they have reviewed Mr. Male's comment letter dated November 9, 2020 and will work with Mr. Male regarding the technical items. Mr. Shearing stated that the applicant is requesting a conditional approval this evening.

Chairman Buck asked about the location of the mini-storage facility. Mr. Shearing stated that at the last Planning Board meeting the Board requested that the storage facility be moved to a different location. Mr. Shearing showed the Board Members the new proposed location of the mini-storage facility on the map. Chairman Buck asked what the distance is between the mini-storage facility and the recreational area. Mr. Shearing stated that the distance is between 40 Ft. and 50 Ft.

Ms. Keefer asked if the mini-storage units are just for the residents of the mobile home park. Mr. Shearing stated that the residents of the mobile home park have the first options to rent a storage unit and any units that have not been rented can be utilized by the public. Ms. Keefer asked if the mini-storage facility will be visible from County Route 76. Mr. Shearing stated that the mini-storage facility is less visible from County Route 76.

Ms. Marshall asked how many storage buildings are being proposed. Mr. Shearing stated that the applicant is proposing 6 storage building for a total of 112 units. Ms. Marshall asked about the office building. Mr. Shearing stated that the office building would be operated by the mobile home park and would also act as a visitor center for perspective buyers.

Ms. Reilly stated that the resident's number one requested amenity was the mini-storage facility. Mr. Shearing stated that is correct. Ms. Reilly asked if there is a different area within the mobile home park that the mini-storage facility could be placed. Mr. Shearing stated that because of the topography of the property there is no other area to place the mini-storage facility.

Mr. Smith asked about the additional parking areas. Mr. Shearing stated that each resident will be allocated two parking spaces in the additional parking areas and also for visitor parking. Mr. Shearing stated that it was a request by the residents of the mobile home park.

Mr. Trainor asked if the mini-storage facility is at a higher elevation than County Route 76. Mr. Shearing stated that the mini-storage facility is at a lower elevation as the grade slopes down in that area. Mr. Trainor asked what is the total acreage of the ground disturbance. Mr. Shearing stated that he does not have that information. Mr. Trainor stated that Town of Stillwater has had commercial areas in the past in regards to PDD's.

Mr. Rathbun asked about some background information regarding the mobile home park. Mr. Shearing stated that the PDD Language had to be rewritten from what the original PDD Language stated. Mr. Male stated that the original PDD Language stated "764 mobile homes on 190-acres". Mr. Rathbun asked about the number of sites that are currently in the mobile home park. Mr. Male stated that the total number of mobile homes in the park would be 275. Mr. Rathbun asked how full the mobile home park is currently. Mr. Male stated that the mobile home park is at about 85% capacity. Mr. Rathbun asked if the mobile home park is meeting the requirements of what the PDD Language states. Mr. Male stated that they are meeting the PDD requirements. Mr. Rathbun asked about the increase in traffic into the mobile home park regarding the storage units being available to the public. Mr. Shearing stated that he does not believe there would be an increase in traffic into the mobile home park. Mr. Rathbun asked about the possibility of moving the mini-storage facility to the old pool site. Mr. Shearing stated that the owners of the mobile home park want to keep that site as luxury lots for mobile homes.

Ms. Lindsay Buck stated that the drive-lane on the east side of the mini-storage facility has to be increased from 17 Ft. to 22 Ft. Ms. Lindsay Buck asked if the applicant would be willing to increase the landscaping in front of the proposed mini-storage facility. Mr. Shearing stated that the applicant is willing to increase the landscaping.

Mr. Bisnett stated that the improvements to the mobile home park are for the residents but the storage units are for the residents and the public. Mr. Shearing stated that the residents would have options on renting a storage unit. Mr. Shearing stated that the storage units that are not rented would be available to the public,

Chairman Buck asked if anyone had any additional questions or concerns:

Ms. Reilly asked when does the applicant anticipate the start of Phase Two with the mini-storage units in the front section of the mobile home park. Mr. Shearing stated that the start date has not been determined as of yet. Ms. Reilly asked if they have considered storage with a more appealing building instead of garage doors being seen from County Route 76. Mr. Shearing stated that the way the mini-storage units are proposed the back of the building and the plantings are what will be visible from County Route 76. Ms. Reilly asked if the mini-storage units could be moved to either the middle or the back section of mobile home park. Mr. Shearing stated that he has worked with Mr. Male on the plans and this is the best location for the mini-storage units. Mr. Shearing stated that the applicant can screen the mini-storage unit area and do it well.

Ms. Marshall asked what the reason is for the need for an office building. Mr. Shearing stated for potential residents who may want to purchase a mobile home within the park. Ms. Marshall stated that her concern is that there is a bigger plan than what is being shown to the Planning Board this evening. Mr. Shearing stated that there are no bigger plans for this project than what

is being presented this evening. Mr. Shearing stated that the office building was on the original plans and due to budgetary issues was removed and has been added to the plans again. Ms. Marshall stated that the mini-storage units are primarily for the residents of the mobile home park. Ms. Marshall asked if 2 buildings could be placed in one area and 2 more buildings be placed in another area as this is a large parcel. Mr. Shearing stated that placing 2 buildings in one area and 2 more in another area is not the best approach due to lighting, fencing and security of the mini-storage units.

Mr. Shearing stated that the Planning Board has complete control over the next phase of the project. Ms. Keefer stated that it does not seem like the Planning Board has control over the project. Mr. Shearing stated that Mr. Male read the PDD Language regarding the mini-storage units and where they were proposed on site. Mr. Shearing stated that during the meeting with the Planning Department we discussed another location for the mini-storage units.

Ms. Keefer stated that the office building would be like a rental office in an apartment complex. Mr. Shearing stated that is correct. Ms. Keefer stated that the mini-storage units are an issue where the location is being proposed. Ms. Keefer asked Mr. Shearing if he and the Board members can discuss some options regarding the location of the mini-storage units. Ms. Keefer stated that the Planning Board is being told that there is no other option for the location of the mini-storage units because of the traffic and now we are being told it is because of the topography of the site. Mr. Shearing stated that he has assessed the entire site and where the recreation area is proposed but, that is not a large enough area to accommodate the mini-storage units and the back portion of the parcel is due to the topography of the site.

Mr. Rathbun asked about relocating the mini-storage units to the old swimming pool location at the top of hill. Mr. Rathbun stated that the main access would be from County Route 76 onto Club House Lane which would lead right to the mini-storage units. Mr. Rathbun stated that the mini-storage units at this site would not be visible from County Route 76. Mr. Shearing stated that the old pool area is prime location that is proposed for development of lots for luxury homes. Mr. Rathbun stated that there is another plan for the mobile home park. Mr. Shearing stated that was always part of the plan. Mr. Shearing stated that is why the applicant purchased additional land for additional lots. Mr. Shearing stated that was how the PDD was structured. Mr. Rathbun asked if the mini-storage units could be placed where the play ground area is located. Mr. Shearing stated that there is no other location for the playground/recreation area.

Mr. Trainor stated that from the Comprehensive Plan viewpoint the Town of Stillwater has taken the position with some PDDs that some sort of commercial use is part of the project. Mr. Trainor stated that in this case it is very limited. Ms. Lindsay Buck stated that she does not believe that is the direction that they were pursuing moving forward. Mr. Trainor stated that the commercial component diversifies the tax base. Mr. Trainor stated that the office building and the mini-storage units are a step in that direction. Ms. Lindsay Buck stated that she believes that when they updated the PDD Language that they removed the commercial component requirement. Mr. Trainor stated that the commercial space adds value to the Town of Stillwater. Ms. Reilly stated that she agrees with Mr. Trainor if it was an attractive office building and not the mini-storage units in the front of the mobile home park.

Ms. Lindsay Buck stated that if the location of the old pool area or a location in the rear of the mobile home park is more agreeable to the Planning Board members then that needs to be discussed with the applicant. Ms. Lindsay Buck stated that there would still be lots in the front of the mobile home park with views. Ms. Lindsay Buck stated the applicant acquired 17-acres to increase the total acreage of the mobile home park.

Mr. Bisnett stated that if the mini-storage units can not be relocated to another area he does not believe that the project will receive a favorable approval from the Planning Board.

Mr. Male asked if the Planning Board members would be happy with the existing plans if the mini-storage units are relocated to the back of the mobile home park.

Chairman Buck asked if it is the consensus of the Planning Board members that the mini-storage units be relocated to the back area of the mobile home park. The Planning Board members stated that is correct.

Mr. Shearing stated that the two issues are the parking areas and the mini-storage units. Mr. Shearing asked if the applicant was to utilize 3 of the parking areas and bank two of the parking areas until they are needed if that was agreeable with the Board members. Mr. Shearing asked if he relocated the mini-storage units to the rear of the mobile home park would the applicant have to come back before the Planning Board. Mr. Male stated that is correct. Mr. Male stated that plans need to be supplied to the Planning Board and that there are technical issues that need to be addressed.

Chairman Buck tabled the application for additional information on the plans as requested by the Planning Board members.

A motion to adjourn was made by Ms. Keefer and seconded by Mr. Rathbun at approximately 6:30 pm