

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
May 23, 2016 @7:00 PM
STILLWATER TOWN HALL**

Present:

**Chairman Robert Barshied (RB)
John Murray (JM)
Carol Marotta (CM)
Peter Buck (PB)
JoAnn Winchell, (JW)
Christopher D'Ambro (DA)
Heather Ferris (HF) Alternate**

Also Present:

**Daryl Cutler, Attorney for the Town (DC)
Paul Male, Town Engineer (PM)
Lindsay Zepko, Town Planner (LZ)
Sheila Silic, Secretary**

Absent:

Randy Rathbun, (RR)

Pledge:

Co-Chairperson Barshied called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

Review and approval of the minutes of Planning Board meetings:

Mr. Murray made a motion to approve the minutes from March 28, 2016 meeting, seconded by Ms. Marotta, Chairman Barshied abstained. Motion passed unanimously.

PB2016-008, Route 67 Self-Storage Facility Site Plan and Special Use Permit, NYS Route 67

** Please Note the Public Hearing for the Route 67 Storage Facility has been pulled from Planning Board meeting at the applicant's request. **

PB2016-12, Skidmore College Horseshow Special use Permit, 28 Brickhouse Road

Chairman Barshied recognized Mr. David Carr of the LA Group who is representing Skidmore College, also present from Skidmore College is Dan Rodecker Director of Facilities and Adele Reinhorn Executive Director of the Horse Show. Mr. Carr stated that Skidmore College is seeking a Special Use Permit and will have to come back before the Board for Site Plan Review.

Mr. Carr stated that the survey is finished and the wetlands scientist is currently flagging the wetlands and will be meeting with both DEC and Army Corp agencies on May 24, 2016. Mr. Carr stated that the horse show is once a year and both Yaddo and NYRA have notified Skidmore College that this will be the last year the horse show will be held on the premises. Mr. Carr stated that Yaddo has plans for their site and NYRA wants to start using their barns earlier in the season. Mr. Carr stated that the horse show is the biggest fund raiser for Skidmore College which funds scholarships for local Capital District students. Mr. Carr stated that Skidmore College has been looking for sites for a year when this site became available and have been working for six months on this project. Mr. Carr stated that Skidmore College owns a lot property but none of which is suitable to hold a horse show it is either sloped or too rocky. Mr. Carr stated that the property is located at 28 Brickhouse Road and is 104 acres, there is an existing 5/8 stone dust track, across the street is wooded vacant land with houses on the hill, to the north is an existing house and farmland, to the east is a large wooded area and a horse farm and to the south is a wooded area and farmland. Mr. Carr stated that he asked the Planning Department for a list of names that surround the property. Mr. Carr stated that letters had been sent out to the neighbors and that they have met with six of the neighbors to discuss the project. Mr. Carr stated that there is an existing house on the premises, there are existing barns that has a total of 84 stalls that are being used by standard bred trainers, there is a building with two apartments that are occupied, 17 paddocks on the property and a road system that run throughout the property. Mr. Carr stated that the proposed project is to repurpose the horse farm into a horse show facility. Mr. Carr stated that the track will be removed to install 8 jumping rings, construct a gravel parking area for 350 vehicles, erect tents for 660 stalls, keep the existing house, two vender areas, areas for food trucks and port-a-johns. Mr. Carr stated that there is a significant amount of grading work that needs to be done on the property.

Chairman Barshied asked if the horse show was to take place this June. Mr. Carr stated that the horse show would not be taking place until June 2017. Chairman Barshied stated that it makes more sense doing the Site Plan Review and the Special Use Permit together and going through the procedures once with one public hearing. Mr. Carr stated that Skidmore wanted to get the project before the Board and receive feedback as it is a different type of project. Chairman Barshied asked if Skidmore is seeking a onetime Special Use Permit. Mr. Carr stated that Skidmore is seeking a permanent Special Use Permit to hold a horse show once per year. Chairman Barshied stated that Skidmore may want signage for the highway and local to find the facility.

Mr. Male stated that Skidmore wanted to make sure that this is an acceptable project to the Board.

Mr. Murray stated that he agrees with Chairman Barshied on doing both the Site Plan Review and the Special Use Permit together. Mr. Murray stated there are two Special Use Permits being asked for 1) holding the horse show 2) stabling horses on the premises. Mr. Murray asked if Skidmore will be renting out stables before the horse show. Mr. Carr stated that the people and horses would have to vacate the premises because of insurance liability and the site would be considered a construction zone. Mr. Murray stated that a traffic study should be done because of the increase in traffic that the horse show will bring into the area. Mr. Carr stated that he has contacted a Traffic Study Engineer and he is going to base the study on the horse show that is

going on now and the amount of traffic that is generated entering or leaving the horse show. Mr. Carr stated that Skidmore has the staff and the security that will be able to direct traffic in or out of the premises for the horse show. Mr. Murray stated there is only one entrance and that the access for emergency vehicles entering the premises needs to be looked into for ingress and egress. Ms. Rienhorn stated that Skidmore is required to have EMT's and an ambulance on site during the entire two weeks that the horse show is going on.

Ms. Zepko stated that she has met with both Mr. Carr and Mr. Rodecker about the project and had stated to them that the Planning Board will review both applications concurrently.

Mr. Buck asked if the people who are on the premises now know that they will have to vacate the property. Mr. Carr stated yes that both the trainers and the help have been notified. Mr. Buck stated that Skidmore will be boarding horses after the horse show. Ms. Rienhorn stated the stables will be open for layover stabling because there are some equestrian horses that do the Northeast Circuit that are from out of town and out of state. Mr. Buck asked about the Skidmore stables ability to board the horses. Ms. Rienhorn and Mr. Rodecker stated that all of their stables are full. Ms. Rienhorn stated that there are Skidmore students that have horses on campus that utilize the stables and there are some horses that are being boarded at the stables.

Ms. Marotta stated that Brickhouse Road is substandard in width and there will be traffic coming from Exit 12 onto NYS Route 9P and NYS Route 423 so the traffic needs to be looked into. Ms. Marotta asked about the driveway to north and if that could be accessed. Mr. Carr stated that is not a driveway he believes it is culvert that was put in for drainage. Mr. Carr stated that he will have the Traffic Engineer look into a second driveway.

Mr. Cutler stated that the Special Use Permit goes with the property and that brings up some concerns about leasing the house and that there needs to be limitations put in place concerning what some of the usages are for the house.

Mr. Carr stated that he did not believe that he would have the Site Plan Review and the rest of the information ready for the Planning Board by the next meeting.

PB2016-13, Compton Minor Subdivision, Putnam Road

Chairman Barshied recognized Mr. James Vianna of James Vianna Land Survey, who is representing Mr. and Mrs. Compton. Mr. Vianna stated that the property borders both Putnam Road and Brown Road. Mr. Vianna stated that the Town of Stillwater/Saratoga line goes through the Compton's property. Mr. Vianna stated that the parcel is 93 acres and that Mr. and Mrs. Compton want to subdivide out a 5 acre parcel for their daughter and son in-law to build a single family dwelling and the remaining 88 acres will remain with the existing house. Mr. Vianna stated that the property is within two Zoning District most of the property is within the LDR Zone and a portion of the property is within the Rural Residential Zone. Mr. Vianna stated that he analyzed site distance onto Putnam Road, performed perk test and did test pits and everything passed, this is a high sandy soil site. Mr. Vianna stated that the Compton's have no intentions on developing the remaining property.

Ms. Winchell stated that the survey only shows 5acre parcel that is being subdivided out and not the entire Compton property. Mr. Vianna stated that is correct, that they weren't going to survey the entire parcel for just the 5acres being removed.

Ms. Marotta stated that the only access to this entire parcel is from Putnam Road once this lot is subdivided off with no access or frontage on Brown Road. Mr. Vianna stated that is correct there is no other access to the property from Putnam Road. Mr. Vianna stated there is access and frontage on Brown Road in the Town of Saratoga. Mr. Vianna stated that Mr. and Mrs. Compton do not want to develop the rest of the property. Ms. Marotta stated that she has concerns about the frontage and future development of the property.

Ms. Zepko asked what the frontage requirements are for the Town of Saratoga. Mr. Vianna stated that he believes it is 300 ft. of frontage that is required.

Mr. Cutler asked if the Compton's did want to develop the property they would have access only from Brown Road. Mr. Vianna stated that is correct, the Compton's want to have no access from Putnam Road. Mr. Cutler asked Mr. Vianna if he would verify the frontage requirements with the Town of Saratoga. Mr. Vianna stated that he would verify the frontage requirements with the Town of Saratoga.

Mr. Male stated that he has walked the property and it significantly drops off in the back along with wetlands on the property. Mr. Male asked if the rest of the property could be accesses from Putnam Road. Mr. Vianna stated that in order to access the rest of the property from Putnam Road you would have to cross over wetlands.

Chairman Barshied asked Lindsay if she wrote the comment letter. Ms. Zepko stated that is correct. Chairman Barshied asked Mr. Male if there are any issues concerning the subdivision. Mr. Male stated that he has no issues with the project. Mr. Male stated that there are some very steep ravines in the back of the property.

Mr. Murray stated that that he agrees with Ms. Marotta's concerns on the frontage and future development. Mr. Murray stated that this project should be referred to the Saratoga County Planning Board and the Town of Saratoga. Ms. Zepko stated that she would send this to both the County and the Town of Saratoga.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he stated that the public hearing was set for the next Planning Board meeting on June 27, 2016.

Motion to Adjourn: Made By Mr. Murray, seconded by Ms. Ferris motion passed unanimously at approximately 8:20 p.m.