TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
January 28, 2019 @ 6:30 PM

Present:
Chairman Peter Buck (PB)
Frank Bisnett (FB)
Heather Ferris (HF) Arrived Late
Kimberlee Marshall (KM) Alternate Member
Marybeth Reilly (MR)
Dale Smith (DS)

Also Present:
Daryl Cutler, Attorney for the Town (DC)
Paul Male, Town Engineer, (PM)
Lindsay Zepko, Town Planner (LZ)
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary

Absent:
Carol Marotta (CM)
Randy Rathbun (RR)

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 the December 10, 2018 meeting, seconded by Ms. Reilly. The motion passed unanimously.

PB2018-17, Werneburg Minor Subdivision, 19 Groncznіak Road
Chairman Buck recognized Mr. James Vianna of James Vianna Land Survey who is representing Ms. Cathleen Werneburg. Mr. Vianna gave a brief recap of the project before the Board. Mr. Vianna stated that the property consists of 100.92-acres located on the west side of Groncznіak Road which is in the R-R Zoning District. Mr. Vianna stated that Ms. Werneburg would like to subdivide a 2-acre lot from the southeast corner of the parcel. Mr. Vianna stated that the wetlands that are shown on the map are located on Lot #1 and there are no wetlands on the new proposed Lot #2.
Chairman Buck proceeded to open the public hearing and asked if anyone wished to comment.

Robert Groncznіak 4 Hunters Run Blvd Cohoes, NY

Mr. Groncziak stated that he owns property on Groncziak Road and Munger Hill Road. Mr. Groncziak stated that he is also representing his brother and sister who also own property on Groncziak Road. Mr. Groncziak stated that they all approve of the Werneburg subdivision.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he close the Public Hearing.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked to move to discussion of SEQRA.

TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 1

WHEREAS, Werneburg and Belfield Trust has submitted an application for a minor subdivision regarding property located at Groncziak Road, more fully identified as Tax Map Number 220-1-38.1; 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, Werneburg and Belfield Trust for a minor subdivision regarding property located at Groncziak Road, more fully identified as Tax Map Number 220-1-38.1, will not have a significant impact on the environment.

A motion by Member Marshall, seconded by Member Reilly, to adopt Resolution No. 1 of 2019.

A roll call vote was taken on Resolution No. 1 of 2019 as follows:

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

Resolution No. 1 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 28, 2019.

TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 2

WHEREAS, Werneburg and Belfield Trust has submitted an application for a minor subdivision regarding property located at Groncziak Road more fully described as Tax Map No. 220-1-38.1; and

WHEREAS, a public hearing was conducted on January 28, 2019 to consider the application, and comments were received from a member of the public, as well as the applicant; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 1 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Werneburg and Belfield Trust for a minor subdivision of lands located on Groncziak Road, more fully identified as Tax Map Number 220-1-38.1, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the conditions contained in the Engineering Review Letter of Paul Male, PE dated November 7, 2018; and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; 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 Alternate Member Marshall, to adopt Resolution No. 2 of 2019.

A roll call vote was taken on Resolution No. 2 of 2019 as follows:

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

Resolution No. 2 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 28, 2019.

PB2018-19, Flintlock Way, Cluter Subdivision/Major Subdivision, County Route 75

Chairman Buck recognized Mr. Scott Lansing of Lansing Engineering who is representing Flintlock Way Conservation Subdivision. Mr. Lansing stated that the parcel is 31.84-acres and located on the east side of County Route 75. Mr. Lansing stated that Flintlock Way is located in the southeast section of the parcel. Mr. Lansing stated that the parcel is in the LDR Zoning District with a minimum lot size of 1-acre with 200 Ft. of frontage. Mr. Lansing stated that this is a vacant parcel which consists of woods, 3.07-acres of Army Corp of Engineers wetlands and 2.8-acres of slopes in excess of 20%. Mr. Lansing stated that the applicant is proposing a conservation subdivision and is in accordance with the current Zoning Ordinance. Mr. Lansing stated that there will be a density yield calculation of the overall parcel. Mr. Lansing stated that they subtracted out the wetlands and the slopes of the overall parcel and the remaining unrestricted portion of the parcel consist of 26.69-acres. Mr. Lansing stated that they submitted a conventional layout of 16 carriage lots and 3 estates lots. Mr. Lansing stated that there will be 1,141 Ft. of new roadway that will be constructed to town standards and is proposed to be dedicated to the Town of Stillwater. Mr. Lansing stated that the project will be serviced by public water and sewer. They are proposing 17.76-acres of deed restricted open space and stormwater will be managed on site. Mr. Lansing stated that Mr. Male's comment letter dated January 16, 2019 is technical in nature and they will be addressing the comments in future materials. Mr. Lansing stated that comments #9 and #10 refers to an HOA for ownership of the open space which is to be a deed restricted area. Mr. Lansing stated that the applicant is not proposing an HOA and that all open space will be privately owned within the project.

Mr. Cutler asked Mr. Lansing what portion of the estate lots will be deed restricted. Mr. Lansing showed the Board the deed restricted area on the map.

Chairman Buck asked if the application was referred to the Saratoga County Planning Board. Ms. Zepko stated that the project was referred and that she has received a verbal response from them but has not received a written response yet for the file. Chairman Buck stated that comments were received from Ms. Marotta regarding the buffer between this project and the Recyck Auto Recycling parcel. Mr. Bisnett asked about run off from the stormwater basin to the adjacent parcel that might be caused by this project. Mr. Lansing stated that there is a wooded area between the two parcels and they would have to submit a SWPPP report for review.

Mr. Smith asked why there is not a cul-de-sac for the estates lots. Mr. Lansing stated that the estates lots have a private drive that would have to be designed in accordance with the NYS Fire Code.

Chairman Buck asked if anyone had any additional questions or concerns, and, hearing none, the application was tabled for additional engineering information.

PB2018-20, Thomas Lill Minor Subdivision, 544 NYS Route 9P

Chairman Buck recognized Mr. Brien Ragone of Environmental Design Partnership LLP who is representing Mr. Thomas Lill. Mr. Ragone stated that the parcel is 4.51-acres located on the east side of NYS Route 9P. Mr. Ragone stated the property is adjacent to the Saratoga Lake Golf Course. Mr. Ragone stated that the property is surrounded by trees and along the northern boundary line there is a ravine. Mr. Ragone stated that there is currently an existing mobile home, detached garage and Mr. Lill's residence on the property. Mr. Ragone stated that the property is divided by two zoning districts. Mr. Ragone stated that the front portion of the parcel is located in the RRD Zoning District and the rear portion of the parcel is located in the LDR Zoning District. Mr. Ragone stated that both zoning districts allow for two-family dwelling units. Mr. Ragone stated that the intension of the proposed subdivision is to subdivide the property along the zoning district line. Mr. Ragone stated that the demolition and removal of the existing mobile home and the house is proposed. Mr. Ragone stated that each lot will comprise of a two-family residence. Each lot will have a detached garage for storage. The existing driveway will be shared by both lots which will have a shared driveway easement. The site has existing public water serviced by Glen Hollow Water and public sewer serviced by Saratoga County Sewer District #1. Mr. Ragone stated that the majority of the comments have been addressed in Mr. Male's comment letter dated December 31, 2018. . Mr. Ragone stated that they received Mr. Male's revised comment letter dated January 26, 2019 regarding the new plat plan. Mr. Ragone stated that they were waiting for the Planning Boards comments this evening on the proposed project to provide a response to both.

Chairman Buck stated that there are some outstanding issues that need to be addressed. Chairman Buck asked if there are any easements regarding the trail that crosses over Lot #2. Mr. Ragone stated that they could not find any easements on record for the trail.

Mr. Bisnett asked why the garages are large in size. Mr. Lill stated that the existing garage shown on the map is used as his personal workshop. Mr. Lill stated that the proposed detached garages are for personal storage only and that they will not be used for any type of businesses.

Mr. Bisnett stated that the NYS Archeological Survey refers to areas that are recommended for additional review. Mr. Ragone stated that they will review the study.

Mr. Male stated that one issue the Board should consider is the stormwater runoff and the proximity to Saratoga Lake. Mr. Male stated that according to NYS DEC the applicant needs to design a basic stormwater report for erosion and sediment control. Chairman Buck stated that a more detailed stormwater report may be appropriate. Mr. Ragone asked what other information the Board is seeking with the SWPPP. Ms. Zepko stated that additional erosion and sediment control practices may be necessary for the construction phase and bi-weekly third-party inspections.

Mr. Smith asked if NYS DEC has visited any of the construction sites that are happening along Saratoga Lake regarding stormwater. Ms. Zepko stated not to her knowledge. Ms. Zepko stated that the NYS DEC requirements for stormwater do not require inspections from NYS DEC but do outline inspection requirements for the Town and developers.

Mr. Cutler asked Mr. Male and Ms. Zepko to put together some recommendations that the Planning Board may want to take into consideration for stormwater when they make their findings on the project. Mr. Cutler asked about the shared driveway where it seems to encroach on the corner of the neighbor's property. Mr. Ragone stated that the driveway is close to the neighbor's property line but should not encroach on the neighbor's property. Mr. Ragone stated that Mr. Lill is working with his neighbor in regards to a new driveway agreement. Mr. Cutler asked about the shed on Lot #2 and if it would become issue with the detached garage. Ms. Zepko stated that should not be an issue.

Chairman Buck asked if anyone had any additional questions or concerns, hearing none a Public Hearing was scheduled for February 25, 2019.

PB2018-21, Maher Lot Line Adjustment, 100 Putnam Rd

Chairman Buck recognized Mr. James Vianna of James Vianna Land Survey who is representing Mr. And Mrs. William Maher and Mr. and Mrs. John Compton. Mr. Vianna stated that the property consists of 88-acres and is located between Brown Road and Putnam Road. Mr. Vianna stated that the northern boundary line of the property is the approximate location of the southern town line of the Town of Saratoga. Mr. Vianna stated that Mr. and Mrs. Compton wish to convey 81.43-acres to their daughter and the remaining 7-acres will be conveyed to Mr. and Mrs. Compton. Mr. Vianna stated that the parcel is a wooded lot with no new lots being proposed. Mr. Vianna stated that the parcel is in two zoning districts which are the LDR Zoning District and the R-R Zoning District. Mr. Vianna stated that the Town of Saratoga approved the proposed Lot Line Adjustment on December 20, 2018.

Mr. Smith asked if there are wetlands on the parcel. Mr. Vianna stated that there are wetlands on on the parcel but that the proposed lot line adjustment does not affect those areas.

Mr. Bisnett made a motion to waive the public hearing. Seconded by Mr. Smith. A roll call vote was taken.

Chairman Buck	YES
Member Bisnett	YES
Member Ferris	ABSENT
Member Marotta	ABSENT
Member Rathbun	ABSENT
Alternate Member Marshall	YES
Member Reilly	YES
Member Smith	YES

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked to move to discussion of SEQRA.

TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 3

WHEREAS, Bill and Tina Maher has submitted an application for Lot Line Adjustment regarding property located at 100 Putnam Road and 36 Brown Road more fully identified as Tax Map Numbers 201-1-5.11 and 206-1-5.12; 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, Bill and Tina Maher for a lot line adjustment regarding property located at 100 Putnam Road and 36 Brown Road, more fully identified as Tax Map Numbers 201-1-5.11 and 206-1-5.12, will have a significant impact on the environment.

A motion by Member Reilly, seconded by Member Bisnett, to adopt Resolution No. 3 of 2019.

A roll call vote was taken on Resolution No. 3 of 2019 as follows:

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

Resolution No. 3 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 28, 2019.

TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 4

WHEREAS, Bill and Tina Maher have submitted an application for Lot Line Adjustment regarding property located at 100 Putnam Road and 36 Brown Road, more fully described as Tax Map Nos. 201-1-5.11 and 206-1-5.12; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for a lot line adjustment; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 3 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Bill and Tina Maher for Lot Line Adjustment of lands located on 100 Putnam Road and 36 Brown Road, more fully identified as Tax Map Numbers 201-1-5.11 and 206-1-5.12, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the conditions contained in the Engineering Review Letter of Paul Male PE dated December 17, 2018; and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; 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 Reilly, to adopt Resolution No. 4 of 2019.

A roll call vote was taken on Resolution No. 4 of 2019 as follows:

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

Resolution No. 4 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 28, 2019.

PB2018-22, Pennisi Lot Line Adjustment, 18 Walden Circle

Chairman Buck recognized Ms. Renee Pennisi of 18 Walden Circle who presented the project before the Board. Ms. Pennisi stated that they want to purchase a portion of land from the neighbor to square off their property. Ms. Pennisi stated that Dave Scripter is the owner of 584 NYS Route 9P and has no use for the portion of land that they wish to purchase. Ms. Pennisi stated that is why she is seeking a Lot Line Adjustment this evening.

Chairman Buck asked Ms. Pennisi to point out the portion land on the map to the Board members. Chairman Buck asked Ms. Pennisi if the land is wooded and if there are wetlands on the property. Ms. Pennisi stated that the land is wooded and that there is some grass on the property.

Mr. Cutler asked Ms. Zepko if she received a response from Saratoga County planning Board. Ms. Zepko stated that she received a verbal response from Mr. Michael Valentine but has not received the response letter from Saratoga County Planning Board. Mr. Cutler referred to Mr. Male's comment letter dated January 16, 2019 regarding comment #5 "Following the Lot Line Adjustment, the Pennisi parcels must be merged into one new deed. A copy of the deed must be submitted with the final plat". Mr. Male stated that is to prevent that portion of the property from becoming a land locked parcel.

Mr. Bisnett made a motion to waive the public hearing. Seconded by Mr. Smith. A roll call vote was taken.

Chairman Buck	YES
Member Bisnett	YES

Member Ferris	ABSENT
Member Marotta	ABSENT
Member Rathbun	ABSENT
Alternate Member Marshall	YES
Member Reilly	YES
Member Smith	YES

Chairman Buck asked if anyone had any additional questions or concerns, hearing none he asked to move to discussion of SEQRA.

TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 5

WHEREAS, John Pennisi has submitted an application for a Lot Line Adjustment regarding property located at 18 Walden Circle and 584 NYS Route 9P, more fully identified as Tax Map Numbers 219.9-1-50 and 218.12-1-59.2; 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, John Pennisi for a Lot Line Adjustment regarding property located at 18 Walden Circle and 584 NYS Route 9P, more fully identified as Tax Map Numbers 219.9-1-50 and 218.12-1-59.2, will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Bisnett, to adopt Resolution No. 5 of 2019.

A roll call vote was taken on Resolution No. 5 of 2019 as follows:

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

Resolution No. 5 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 28, 2019.

TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 6

WHEREAS, John Pennisi have submitted an application for a Lot Line Adjustment regarding property located at 18 Walden Circle and 584 NYS Route 9P, more fully described as Tax Map Nos. 219.9-1-50 and 218.12-1-59.2; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for a lot line adjustment; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 5 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of John Pennisi for a Lot Line Adjustment of lands located on 18 Walden Circle and 584 NYS Route 9P, more fully identified as Tax Map Numbers 219.9-1-50 and 218.12-1-59.2, is hereby GRANTED; and be it further

RESOLVED, that the application is approved, provided the applicant comply with the conditions contained in the Engineering Review Letter of Paul Male, PE dated January 16, 2019; and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; 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 Ferris, seconded by Member Smith, to adopt Resolution No. 6 of 2019.

A roll call vote was taken on Resolution No. 6 of 2019 as follows:

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

Resolution No. 6 of 2019 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 28, 2019.

Chairman Buck opened the floor to the public.

Russell Bowers 23 Halfway House Road

Mr. Bowers stated that he believes the Stillwater Town Board submitted the Bocrest Fields PDD to the Planning Board in December. Mr. Bowers stated that when the project was initially presented to the Town Board the audience was full of residents in that area who will be affected by this development. Mr. Bowers asked when the Planning Board plans on bringing up the Bocrest Fields PDD project. Ms. Zepko stated that it is her understanding that the Bocrest Fields PDD Language was approved by the Town Board in December. Mr. Male stated that is correct. Mr. Male stated that the next step would be Site Plan review by the Planning Board. Chairman Buck stated that it was approved by the Town Board and asked Ms. Zepko if that is correct. Ms. Zepko stated that is correct. Ms. Zepko stated that she has not received an application for Site Plan Review for Bocrest Fields. Mr. Bowers stated that Supervisor Kinowski stated that he would notify Mr. Bowers when Bocrest Fields PDD came back before the Town Board a second time. Mr. Bowers stated that Supervisor Kinowski did not notify him. Mr. Bowers stated that he would like to know when Bocrest Fields PDD comes before the Planning Board so the residents can state their concerns. Chairman Buck stated that he would personally notify Mr. Bowers when Bocrest Fields is before the Planning Board. Ms. Marshall stated that the Planning Board only meets once a month on the fourth Monday at 6:30pm. Ms. Marshall stated that Mr. Bowers can call the Planning Department and check what projects are on the agenda. Mr. Cutler asked if Mr. Bowers is within the 500 Ft. radius. Ms. Zepko stated that he is within the 500 Ft. radius. Ms. Zepko stated that regarding the notices from the Town Board that it is her understanding that the public hearing was held and left open over a period of a couple of months while the language in the draft local law was finalized. When Bocrest Fields PDD came back before the Town Board in December the public was not re-notified as there were not significant changes made to the proposal that would have warranted a second notification and that the Town Board was not legally required to re-advertise the public hearing. Ms. Zepko stated that the Public Hearing did remain open and that public comment could have been received at the December meeting. Mr.

Cutler informed Mr. Bowers that he will receive a Public Hearing notification from the Planning Board for the Bocrest Fields PDD project at the time that a Site Plan Application is received and the Board scheduled a Public Hearing for the project.

Chairman Buck closed the floor to the public.

A motion to adjourn was made by Mr. Bisnett and seconded by Ms. Ferris at approximately 7:30 pm.