

Stillwater Planning Board
January 19, 2010 7:00PM
Stillwater Town Hall

Present: Acting Chairperson John Murray; Peter Buck; Carol Marotta and Paul Tompkins

Also Present: Daryl Cutler, Attorney for the Town; Stu Mesinger, Engineer for the Town; and Jessica Valcik, Secretary for the Planning Board

Absent: Chairman Robert Barshied; Beverly Frank and Richard Butler; Ray Abbey, Building Inspector/Code Enforcement

Acting Chairperson Murray called the meeting to order and led everyone in the Pledge to the Flag.

**Mason Street LLC-Saratoga Pointe
Public Hearing
PB2009-65
SBL # 219.5-1-3**

Acting Chairman J. Murray opened the Public Hearing.

A representative spoke on behalf of Saratoga Pointe. A brief overview was given to fill the residents in on the proposed project.

The Town Attorney spoke briefly about the 500ft. notification system and that the public hearing will remain open for the next Planning Board Meeting for the remaining residents in the surrounding area of the proposed project.

The floor was opened to the public. There was some letters read for residents that could not attend as well as some residents that spoke and offered comments and concerns as follows: Jessica Valcik, Secretary to the Planning Board, read three communications regarding the public hearing:

Carol Dooley of Route 9P, Saratoga Springs, expressed concerns against the project. She feels that adding so many more vehicles would end up in a major traffic disaster. As well as the problems of crossing Route 9P they already have, overpopulating the area will only make matters worse and destroy the beauty and quality of life the residents now enjoy.

Julia Annotto of Route 9P expressed both for and against the proposed project. The size of the development is too large and the continual traffic issues. Also concerned about the runoff into the lake causing an environmental issue. The one "bright spot" is the continuation of the water line along 9P.

Sharon Urban of 529 Route 9P, Saratoga Springs, expressed her concerns against the project. 81 acres is not a big enough area to have so many homes. The runoff ending up in the lake, the overused infrastructure (sewers, roads) and the oversight of the project are also concerns against the proposed project.

Ann Durocher of 9P spoke about the concerns of people having Lake rights and what they will do to protect the land. She also expressed concerns for the runoff into the Lake.

Nick D'Agostino of 668 9P spoke about the concerns of what will happen to the water line where he gets his water from at the park if it is dug up.

Audre Katz of 652 9P spoke about the concerns of the traffic and speed issues that continue to be a problem. Also about the noise factor that will happen when the construction will begin to start.

Ed Kinowski of Route 9P spoke about the concerns of speeding and the heavy traffic that will make the road deteriorate more. He spoke about the concern of the two-foot culvert that goes into his property and the heavy flow of water that will end up no longer there. A positive result may be that the state may see, with all of the construction traffic that the road needs to be fixed. Another positive is that with new homes, it could help with better taxes and may bring some commercial property to the area.

Carolyn Scriptor of Route 9P questioned about the proposed build time of the project.

Ed Kinowski of Route 9P spoke about the sewer line, being maxed out and will continue to need renovation upgrades, which could also help the Town.

Barry Katz of 652 Route 9P questioned what the size of the proposed homes would be.

Chris Rotondo of 674 Route 9P spoke concerns of the storm drain that would have to go in the back of his house. Also about the homes being so close together with having so much land and the flow of traffic (by pathway) to the Lake.

Holly Hunter of 660 Route 9P expressed concern that they are down slope from the Mobile Home Park and already have water issues with hope that measures would be taken for people that are already there. Also about the traffic and speed impacting the road. She also questioned on why they cannot downsize on the amount of the homes.

Chris Rotondo of 674 Route 9P questioned if there were going to be sidewalks put in.

Shane Hunter of Route 9P spoke about the possibilities of having enough land to build all the same houses, but just spread them out more so they are not so close to each other. He is also concerned about the traffic issues.

Barry Katz of 652 Route 9p expressed concern of being able to get in and out of the residents driveways.

Chris Rotondo of 674 Route 9P questioned why new residents without children would be interested in purchasing the homes. If there were going to be families with children that purchase the homes, are the schools ready to take on a number of more children.

The public hearing was tabled and will resume at the next Planning Board Meeting on February 8, 2010 at 7:10pm.

Victor DeGrasse
Minor Subdivision
PB2009-71
SBL # 219.-1-115

A new map was presented to the Board with the necessary changes that were requested such as showing lots 1 & 2, a perk test, the 911 address and also the GEIS figure.

A brief discussion was held with the Planning Board Members and the following resolution was offered as follows:

Resolution # 1

(SEQRA- Approved)

Motion by P. Buck and seconded by P. Tompkins to adopt resolution #1 as follows:

WHEREAS, Victor DeGrasse has submitted an application for a Minor Subdivision regarding property located at 101 Jack Halloran Road, more fully identified as Tax Map Number 219.-1-115; 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;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Victor DeGrasse, for a Minor Subdivision regarding property located at 101 Jack Halloran Road, more fully identified as Tax Map Number 219.-1-115, will not have a significant impact on the environment.

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

Acting Chairman Murray	Yes
Member Buck	Yes
Member Frank	Absent
Member Tompkins	Yes
Member Marotta	Yes
Member Barshied	Absent
Member Butler	Absent

Resolution No. 1 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 19, 2010.

Motion carried unanimously.

Resolution # 2

(Minor Subdivision- Approved)

Motion by P. Buck and seconded by C. Marotta to adopt resolution #2 as follows:

WHEREAS, Victor DeGrasse has submitted an application for a Minor Subdivision regarding property located at 101 Jack Halloran Road, more fully identified as Tax Map Number 219.-1-115; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing is not required to be held for this type of application; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 1 of 2010; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has reviewed the application and has duly considered the criteria for Minor Subdivisions;

Now, therefore, be it

RESOLVED, that the application of Victor DeGrasse for a Minor Subdivision regarding property located at 101 Jack Halloran Road, more fully identified as Tax Map Number 219.-1-115, is hereby GRANTED; 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 roll call vote was taken on Resolution No. 2 as follows:

Acting Chairman Murray	Yes
Member Buck	Yes
Member Frank	Absent
Member Tompkins	Yes
Member Marotta	Yes
Member Barshied	Absent
Member Butler	Absent

Resolution No. 2 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 19, 2010.

Motion carried unanimously.

Saratoga Lake Cluster (Jib Drive)

PB2009-60

SBL # 206.1-38

There was no one to speak on behalf of the Saratoga Lake Cluster (Jib Drive). It was moved to the agenda for the February 8, 2010 meeting.

Old Business

A brief discussion was held on the Non Conforming and Mobile Home Ordinances. The consensus of the Board was to move them to the Agenda for the next Planning Board Meeting on February 8, 2010.

New Business

A brief discussion was held by the Board Members on 2010 procedure. The consensus of the Board was to request the Town Attorney to make a recommendation on how to document concerns on 423 and Route 9P, request a legitimate traffic study for the Mason Street LLC Saratoga Point project and look into the process of the sewer.

Adoption of Minutes: Tabled until the February 8, 2010 Planning Board Meeting.

Motion by C. Marotta and seconded by P. Tompkins to adjourn the Planning Board Meeting at 9:10PM.