

Meeting Summary

**Town of Stillwater GEIS
Farmland & Open Space Protection Plan
October 29, 2007 7:00PM**

Attendees: Dave Anusesky, Patty Paduano (Stillwater Planning Board Member), Bob Radliffe, Marty Dela Rosa, Paul Cummings (TCC), Mike Welti (TCC)

The following topics were discussed:

1. Paul Cummings (TCC) began the meeting by introducing a new member of the Farmland & Open Space Advisory Committee, Patty Paduano, who is a member of the Town of Stillwater Planning Board.
2. The Committee reviewed the previous meeting minutes for comments. A general discussion about the previous meeting followed. Discussion included the Old Radar Site and updates to the Town's website
3. Bob Radliffe mentioned the need to incorporate smaller land owners in the planning process and/or design. He expressed that all property owners can play some role in the farmland & open space vision.
4. Marty Dela Rosa mentioned that there are a number of large vacant parcels and large parcels with only a single house that should be included in the resources of interest inventory.
5. Mike Welti explained that smaller minimum lot sizes adjoining rural roads can compromise a community rural character, even if the majority of land behind them is preserved. Mr. Welti noted that cluster and conservation subdivisions, as well as flag lots (in some circumstances), are more effective methods.
6. The Committee reviewed three draft "Priority Resource" Maps. Using Geographic Information Systems (GIS), each map was created by overlaying resources of interest identified by the Farmland & Open Space Advisory Committee & Public Workshop participants. Areas where several resources of interest overlap one another received a "higher priority" ranking, whereas areas of low concurrence were ranked lower. These following maps were presented:
 - a. Agricultural Resource Map
 - b. Natural Resource Map
 - c. Combined Priorities Map
7. Paul Cumming provided a range of per acre Purchase of Development Rights (PDR) values for the Town of Stillwater. This information was obtained from an

- assessor who had previously worked with Saratoga PLAN on several local PDR projects.
8. The Committee members were provided the total acreage of “high” to “low” priority areas. Using these and the assessor’s figures, Committee members discussed various conservation goals.
 9. After reviewing the amount of land that had recently been preserved within Stillwater through PDR programs, the Committee set a preliminary, 10 year preservation goal of “high priority” agricultural areas of 2,000 acres.
 10. The Committee began discussing natural resource preservation goals. The committee asked TCC to produce some initial cost estimates for a PDR program that were based on the acreage of high priority areas.
 11. The Committee asked TCC to produce “high priority” acreage figures that excluded already preserved lands (i.e. PDR lands, Saratoga National Historic Park, etc), and decided to develop preservation goals that were based on updated acreage totals and preliminary PDR program cost estimates.
 12. The Committee discussed continued public participation efforts. The Committee discussed several potential Public Workshop dates in December. The workshop would primarily focus on farmland preservation issues.

Follow Up:

1. TCC to provide Marty Dela Rosa with examples of Agricultural Zoning Ordinances (i.e. Town of Northumberland)
2. TCC to provide Committee members with Rensselaer County Cornell Cooperative Extension PowerPoint presentation.
3. TCC to provide Committee members with recalculated total high priority acres that excluded already preserved lands
4. Marty Dela Rosa to provide December meeting date.

Notes prepared by P. Cummings.

Please report any errors or omissions no later than October 26, 2007 to pcummings@chazencompanies.com