

**TOWN OF STILLWATER**  
**PLANNING BOARD MEETING NOTES**  
**March 7, 2011 @ 7:00 PM**  
**STILLWATER TOWN HALL**

**Present:** Co-Chairperson John Murray (JM); Carol Marotta (CM); Paul Tompkins (PT); Beverly Frank (BF); Peter Buck (PB) and Randy DeBacco (RD)

**Absent:** Robert Barshied (CH)

**Also Present:** Daryl Cutler (DC), Attorney for the Town; Sean Doty (SD) & Joe Lanaro (JL), Engineers for the Town; Richard Butler (RB) Acting Secretary for the Planning Board

There were no members of the public in attendance.

**Co-Chairperson Murray** called the meeting to order and led everyone in the Pledge to the Flag.

**Adoption of January 3<sup>rd</sup> Minutes: Motion** by (CM) and seconded by (BF) to adopt the January 3, 2011 Planning Board Minutes.

Discussion:

Corrections: Peter Buck not present at meeting

Spelling of handicap in Site Plan Review PB2010-89

Motion Carried. Unanimous

### **Applicants**

There were no applications presented at this meeting.

### **Report from Building & Planning (RB)**

-No permits were issued this period.

-Numerous site visits, site inspections, applicant conversations and meetings were held with applicants and potential applicants.

-The Department is close to issuing a Temporary Certificate of Occupancy for the Hudson Ave. Day Care Center.

- A large three ring binder has been received of the Global Foundries Admin Building #2. Addition copies for CM), (JM) and (PB) will be requested.

-(RB) is revising Town Insurance Requirements for projects with help from Adirondack Trust Insurance and (DC).

-(RB) is requesting that Planning Board pre-submission deadlines be increased to 3 weeks min. There were no objections noted.

-Ropitzky 2-lot subdivision will probably be on the agenda in Early April.

-Jib Drive PDD application for preliminary subdivision review has been received. Copies given to Chazen and (DC) for review, comment and potential referral to the Town Board.

-As-builts have been received for the LFTC Electrical Transmission Line from the LA Group.

### **New Business**

#### Route 67 Comprehensive Plan Amendment / Zoning Proposal

- A presentation of the Plan was given by Sean Doty PE via projector and handouts with comments by (JL).
- Sean discussed the overlay zone.
- A summary chart of potential uses for the Route 67 subject area was distributed and discussed.
- Chazen was asked to review and revise definitions of allowed uses as they may affect our existing zoning law and proposed changes.
- Chairman Murray requested a definition of “Mixed Use Development”
- Considerable time was spent discussing potential allowed uses and their juxtapositions and adjacencies.
- Chazen suggested that the Board try to develop an idea of what it wants the development to be, i.e. a vision statement. Our work could include the development of “Design Guidelines” for the Overlay Zone.
- Design guidelines could include such items as light fixture standards, enlarged buffer zones, above standard tree caliper requirements, view protections, sidewalks, and signage etc.
- It was mentioned that potential developers may focus on assembly and warehousing functions related to the nearby Inter-modal Facility and prefer large flat sites.
- (RB) mentioned that site advantages of the meandering Tenendehowa stream and route 67, nearby trails and links to trails, the beauty of the treed North hillside and other special site features should be preserved as they are worthy of preservation and enhancement.
- Design standards should be thought of establishing precedence and continuity with the future proposed Business Park located to the West.

Chairman Murray requested comments and suggestions from the Board by the first meeting in April or the second meeting in April at the latest. Questions should be sent to Sean with copies to the Board.

**Motion** by (CM) and seconded by (PB) to adjourn the Planning Board Meeting at 8:50 PM.

Respectfully submitted by:  
Richard R. Butler  
Temporary Secretary for PB