

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
May 2nd, 2011 @ 7:00 PM
STILLWATER TOWN HALL

Present: Chairman Bob Barshied (BB), John Murray (JM); Paul Tompkins (PT); Beverly Frank (BF) Peter Buck (PB) and Randy DeBacco (RD)

Absent: Carol Marotta

Also Present: Ed Kinowski (EK) Town Supervisor, Daryl Cutler (DC) Attorney for the Town, Sean Doty (SD) Engineer for the Town; Ray Abbey (RA) Code Enforcement Officer, Richard Butler (RB) Acting Secretary for the Planning Board.

There was no one present in the audience except the applicant.

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

Adoption of April 4th Minutes: Motion by (BF), seconded by (JM) to adopt the April 4th Planning Board Minutes with no corrections.

Adoption of April 18th Minutes: Motion by (JM), seconded by (PT) to adopt the April 18th Planning Board Minutes with the following corrections:
Omit 2nd paragraph from Resolution #7 and renumber the “Resolved” portion of Resolution #8 to be items #1 and #2.

Applicants

Ms Jean Varley
231-1-3.2 & 3.12
32 Yunch Road

This was a reappearance from a Planning Board referral to the ZBA regarding an Area Variance. The Area Variance was approved by ZBA on April 25th for a front setback for pre-existing nonconforming use (barn). A brief discussion described the matter to the Chairperson, who was not present during the initial applicant presentation.

TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 9

WHEREAS, Jean Varley has submitted an application for a Lot Line Adjustment regarding property located at 32 Yunch Road in the Town of Stillwater, more fully identified as Tax Map Numbers 231.-1-3.2 and 231.-1-3.12; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an Unlisted action requiring no further 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, Jean Varley, for a Lot Line Adjustment regarding property located at 32 Yunch Road in the Town of Stillwater, more fully identified as Tax Map Numbers 231.-1-3.2 and 231.-1-3.12, is an Unlisted action and will not have a significant impact on the environment.

A motion by Member Buck, seconded by Member Frank, to adopt Resolution No. 9 of 2011.

A roll call vote was taken on Resolution No. 9 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Absent
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 9 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 2, 2011.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 10**

WHEREAS, Jean Varley has submitted an application for a Lot Line Adjustment regarding property located at 32 Yunch Road in the Town of Stillwater, more fully identified as Tax Map Numbers 231.-1-3.2 and 231.-1-3.12; 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. 9 of 2011; and

WHEREAS, the Town Engineer has reviewed the application 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 Lot Line Adjustments;

Now, therefore, be it

RESOLVED, that the application of Jean Varley for a Lot Line Adjustment regarding property located at 32 Yunch Road in the Town of Stillwater, more fully identified as Tax Map Numbers 231.-1-3.2 and 231.-1-3.12, is hereby GRANTED provided Applicant comply with the conditions, which were included in the March 18, 2011 Memorandum from The Chazen Companies, and that these conditions be met prior to approval of the application; 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 Murray, seconded by Member Frank, to adopt Resolution No. 10 of 2011.

A roll call vote was taken on Resolution No. 10 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Absent
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 10 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 2, 2011.

Gary W. Grentzer

233-1-33

1430 Hudson Avenue

Site Plan Review, New Residence in a flood plain.

-Chazen's comments will be forwarded to the applicant.

-This applicant cancelled late in the day May 2nd. The application was not discussed in detail at the meeting.

-There was a discussion of flood plain issues and well protection relative to this and similar properties.

Old Business

- **Global Foundries:** visual impact, site visit.

A discussion of line screening and substation landscaping was held. Chazen has sent a letter to LFTC requesting a site tour to review and discuss landscaping concerns. (RB) and (SD) and any other interested parties will participate. Meeting date shall be set up through (RB). Power line road crossing landscaping and substation screening will be reviewed. A clarification of the “as – built” National Grid drawings will be requested of LFTC. (JM) mentioned the importance of the sub-station protection, especially since it will become much larger in the future.

-**Jib Drive:** Application Fee / ESCROW account.

Escrow fees and application fees were discussed.

-**Storm Water Districts:**

The establishment of storm water districts was brought up by (BB) as being worthy of Town initiation. Jib Drive concern expressed especially by (BB). (EK) will bring up the issue at the next Capital Projects meeting.

-**Expiration date of PDDs:**

In response to a member question, (DC) mentioned that if work is not started nor no extension granted in accordance with Section 4.11 in the Town’s current zoning law and there is no evidence of progressive activity within 1 year, a PDD becomes null and void, and zoning reverts back to its previous designation prior to the approval of the PDD.

-**Donnelly Construction:**

The visual disturbance of storage trailers just South of George Thompson Road on Donnelly property was mentioned by (BB). File will be further reviewed and reported by (RB) and (RA) and action taken if warranted.

The following additional topics were generally discussed:

-RT 67 Overlay District status

-Status of Brown’s Beach

-Capital Projects reports will be distributed to PB & ZBA by Chazen Companies per the request of the PB.

-Secondary water supply, Global Foundries.

-Development of property at West end of Rt 67

-Business Park at Fitch and Farley Roads

New Business

The following topics were discussed:

-Town Playgrounds: Turning Point playground parking unresolved. Policies need to be developed according to (EK) regulating dusk to dawn activities.

-Maintenance of Town property in PDDs

-TDR’s (Transfer Development Rights)

Report from Building & Planning (RB)

- Future department reports will be distributed via e-mail to the ZBA & PB..
- Fee structure revisions will be reviewed by the department and potentially revised by the Town Board.
- Application Form revisions are in process.
- Dilapidated properties are being investigated and documented.
- Department is busy with 15 applications presently in process.
- Intercommunication is requested between all three boards by (BB), especially transfer of all board minutes.

Motion by (JM) and seconded by (BF) to adjourn the Planning Board Meeting at approximately 8:40PM+/-.

Next Meeting (May 16th, 2011)

- Pending Applications: (not mentioned during this mtg):
Global Foundries Soil Disturbance, revisited

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