

Town of Stillwater Planning Board

Monday October 1, 2012 at 7:00 PM

Board Members Present: Chairman Bob Barshied (BB); Co-Chairman John Murray (JM); Peter Buck (PB); Paul Tompkins (PT);

Absent: Carol Marotta (CM); Randy DeBacco (RD); Beverly Frank (BF); Ray Abbey (RA), Code Enforcement Officer

Also Present: Daryl Cutler (DC), Attorney for the Town; Sean Doty (SD) Engineer for the Town; Richard Butler (RB), Director of Building Planning and Development.

Pledge: Chairperson Barshied called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

Adoption of Minutes:

-The minutes of the September 17, 2012 meeting were not approved. A motion was made by (JM) and not 2nd. Several revisions will be made and subjected to approval at the next meeting.

AGENDA ITEMS:

#1 Sheridan Minor Sub-Division

352 Cty Rt 75

SBL# 242.-1-98

2 lot sub-division

- Kevin Tollisen Atty spoke on behalf of the Owner/Applicant. He mentioned Lot #2 is presented and proposed to be sold off to a third party.
- The Board is presently waiting on County Approval, prior to acting on this application, due to its being located on a County Highway.
- (SD) reviewed his Chazen letter dated September 28, 2012. Outstanding issues were mentioned.
- Photographs from Cty Rt 75 were shown by (RB).
- Lot width at building line is adequate according to the surveyor of the property.
- Lot #2 (27 acres+/-) will not be approved for development at this time. Any development on Parcel #2 would have to be applied for via the Planning Board.
- The Plat needs to be revised with mostly standard nomenclature as requested in the Chazen review letter.
- The 60' wide easement at southern end of property leading to Lonesome Drive (a private road) was discussed at length. It is not a component of this Application according to Atty Tollisen.
- (DC) Asked about the easement serving as access to parcel #2 via Lonesome Drive. A main entrance drive to Parcel #2 is only assumed to be off of Cty Rt 75.
- It is not known what the third party wants to do with the property (lot #2).
- (RB) mentioned that the site (parcel #2) is steep. It is also wet in some areas.
- Daniel Estill spoke. Lonesome Drive is a driveway to his home. He has an easement to use it along with other parties. He is concerned over and is against any development on Lonesome Drive for access to Parcel #2.

-Lawrence Estill, prior owner of the Daniel Estill property, asked for clarification of the proposed minor sub-division. The sub-division map was shown to all visiting interested parties, including Mr. Estill.

-(BB) mentioned that a public hearing will not be required for this application.

-No action will be taken on this application until County Approval is received.

#4 Decrescente Distributing

Site Plan Review

Building demolition, Warehouse and Cooler Expansion

211 N. Main Street

Rts 4,32 &67

SBL#262.-1-4.111 & 262.-1-4.121

-Frank Polumbo of C. T. Male Associates spoke on behalf of the Applicant.

- Andy Laing from Decrescente was also present.

-The total area of the site is 13.36 acres.

-Slides were shown of the Landscaping Plan on the south side of the property.

-Amount of green space has been increased along Rt 4. Views of the rear of tractor trailers has been decreased through the use of more landscape screening. Existing chain link fence is located on the property line. Decrescente will maintain all landscaping inside of the fence. Median strip has been increased from 10' to 15'. Vehicular visibility at the intersection of the main entrance and Rt 4 was described.

-(SD) inquired about the sightline standards being utilized. Mr. Polumbo responded that the near future submissions will describe the standards used for the calculations.

-(RB) stated that the public hearing has been advertised for October 15th.

-County feedback / approval is expected prior to the PB mtg in November.

-Mr. Polumbo described the Applicant's position validating the continuance of the original variance (Resolution #26 of 2007) concerning lot coverage. There was considerable discussion regarding which parcels were included within the original variance for lot coverage. (DC) agreed, that it was most likely a clerical error that all parcels were not included in the original variance, especially since the missing parcels were well within the confines of the project. According to (DC) total lot coverage can be based upon the entire property even though part of it is located within the City of Mechanicville. The original variance likely included all of the land in question.

-(DC) responded that the variance needs to be clarified by the ZBA via an interpretation. No publication is required for an interpretation. Oct 22nd is the next ZBA meeting.

-(BB) asked about the status of DOT approval. DOT approval is still being investigated through the City of Mechanicville.

-Mr. Polumbo described the construction process timing.

-Parking capacity exceeds what the Zoning Ordinance requires.

-Site lighting specifics will be provided. The Applicant is not planning on additional site lighting beyond lights mounted on the building. A photometric plan will be provided.

-(BB) inquired about traffic implications. The Applicant responded that due to their distribution of traffic due to the new buildings coming on line across Rt 4, they do not expect an increase in the flow in and out of the site on the north side of the road. Their

peak flow of traffic exists at non-peak commuting times, and peak Decrescent traffic times only occur a few times per week. (SD) requested a letter report substantiating anticipated traffic due to the proposed project.

-(BB) asked which involved and interested agencies were sent lead agency notices. (RB) responded NYSDEC, Saratoga Cty Planning Dept, NYSOPRHP, City of Mechanicville Planning Board, City of Mechanicville Highway Department, and NYS DOT.

-The height of the street plantings was discussed. It is the Applicant's desire to maintain the shrubs as a massed together hedge-like strip that would be limited to 6' in height.

-(SD) Asked about the existing sign. Mr. Polumbo responded that no modifications are planned for the existing sign.

-(SD) mentioned that the Applicant should check the Zoning Ordinance for landscaping street scape requirements.

-(RB) noted that most of the street frontage is located within the City of Mechanicville.

-(JM) Applauded the Applicant for their attention to detail.

NEW BUSINESS:

-(JM) Gave an update on his attendance at a Malta Planning Board Meeting on Global Foundries and its newly proposed Technology Development Center.

OLD BUSINESS

-(RB) gave an update on Price Chopper building renovations.

-(RB) mentioned that D. A. Collins will be commencing site-work storm drainage and landscaping work related to the Freight Facility on Rt 67.

-(RB) mentioned that the Zoning Sub-Committee will be meeting again soon.

ADJOURNMENT

-(JM) made a motion to adjourn; (PB) seconded the motion at approximately 9 PM. All approved the motion.

NEXT MEETINGS: October 15, 2012 & November 5, 2012