

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
October 3, 2011 @ 7:00 PM
STILLWATER TOWN HALL

Present: Chairman Bob Barshied (BB), John Murray (JM); Carol Marotta (CM) Peter Buck (PB), Randy DeBacco (RD)

Absent: Paul Tompkins (PT); Beverly Frank (BF)

Also Present: Daryl Cutler (DC) Attorney for the Town, Sean Doty (SD) Engineer for the Town; Richard Butler (RB) Acting Secretary for the Planning Board.

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

Adoption of September 19th, 2011 Minutes:

Motion to adopt with corrections made by (JM)seconded by (CM) All in favor.

Applicants

There were no formal applicants.

-Jib Drive was pulled from this meeting's Agenda, but a lengthy discussion took place concerning many outstanding issues related to the Project. (SD) is meeting with the Applicant on October 4th to review the outstanding items and issues. (JM) requested that (SD) note any changes that are proposed to the PDD and that any changes to the PDD be referred to the Town Board. (BB) mentioned that the County Sewer upgrades may not be completed till 2013. (BB) and other members of the Board are in favor of another public hearing on the Project. (BB) mentioned that a drainage district needs to be set up by the Town, especially since the Project and its environs, have serious drainage problems. (DC) will review the procedure necessary to develop a Drainage District and report back to the Board. (SD) will inform the Board if the Applicant will be on the Oct. 17th agenda. The application has yet to be deemed complete.

Old Business

-A complaints, dilapidated buildings and violations list, as requested by the Board, is being prepared by the Department. Priorities will have to be set thereafter.

-(PB) mentioned that, in his opinion, there appears to not be enough capability within the Department to make real progress on enforcement of violations. He also mentioned that the Department may well be the receiver of threats by some disappointed Town residents as a result of Town efforts to properly enforce the Zoning Ordinance.

-(RB) stated that there is a small budget left for initiating a second demolition project. An attempt is being made to identify a high priority parcel.

-Donnelly Construction has offered to build a fence along their westerly border. (BB) has suggested the use of a four-foot berm upon which a ten foot high fence could be constructed to better shield the view of the construction trailers.

-(RB) Mentioned that the D. A. Collins Rt 67 site plan application has been received and packets were distributed for the next Planning Board Meeting.

-There was discussion about SEQR process timing and public hearings for all projects. SEQR review will take place with The Chazen Companies review and input prior to SEQR document signing by the Board Chair.

-(RB) mentioned that Global Foundries has requested widening the clear cutting of trees and brush along the transmission lines between the electrical substation and the main Global foundries site.

-LFTC will be presenting a total sign package for the LFTC that has the potential to be adopted in the Town of Stillwater.

NEW BUSINESS:

-Verizon has inquired about a new cell tower near the existing tower in the vicinity of Radar Road.

-(JM) asked (RB) to review the Crown file for background relating to the new proposed cell tower on Radar Road.

-(RB) reported on a meeting that he attended at the Global Foundries site where he viewed a Power Point Presentation describing building code enforcement procedures that the Chazen Companies and the Town of Malta have developed and that the Town of Stillwater needs to learn, understand and put in practice. The Department anticipates an increase in involvement with Global Foundries projects as they may affect the Town of Stillwater.

-(RB) mentioned the Department's investigation of the potential use of "Appearance Tickets" for Zoning Code violators.

-A motion was made by (JM) and seconded by CM to go into Executive Session to discuss litigation.

- A motion was made by (CM) and seconded by (JM) to return to the regular meeting from Executive Session.

-(RB) reported on the progress of the Zoning Ordinance Review Sub-Committee composed of (BB), (JM), (Jim Ferris (JM) and Bill Ritter(WR). Several issues have been reviewed and suggested for revision and potential approval ultimately by the Town Board.

- 1) Modify the Table of Allowed Uses to allow professional offices in residential areas and change the Bed and Breakfast SUP requirement to SPR.
- 2) Remove the mobile home Principal Permitted Use provision under the Rural Residential section from the Summary of Allowed Uses.
- 3) Revise the definitions and requirements for Home Occupations.
- 4) Amend Local Law #4 of 2010 (Article 3 and Article 13 of the Zoning Law to permit minor building additions, accessory structures and lot line adjustments without the need for variances due to insufficient area and inadequate setbacks. Height and bulk requirements are to remain.
- 5) Modify / revise definitions of mobile and manufactured homes and require units that don't have a flat roof to have a minimum roof pitch of 4 on 12.

-(CM) suggested that wind turbine regulation ordinance also be included, but it was decided by all that a wind turbine ordinance should be prepared and adopted, but as a totally separate issue.
-(RB) updated the Board on a conceptual site plan informally presented by Gallivan Corporation to Ed Kinowski, (BB) and (RB) for a large scale office park on the property presently known as the “Sweeney Farm” at the Westerly end and South side of Rt 67. The lack of water and sewer to the site and the fact that the land is partially in Malta are the main impediments to the progress of this development as presented at this time. The plan presented is for several 100,000sf +/- buildings.

Motion by (JM) and seconded by (PB) to adjourn the Planning Board Meeting at approximately 9:00PM.

Next Meetings (October 17th and November 7th)

Respectfully submitted by:
Richard R. Butler Secretary for PB