

**TOWN OF STILLWATER**  
**PLANNING BOARD MEETING MINUTES**

**November 7<sup>th</sup>, 2011 @ 7:00 PM**

**STILLWATER TOWN HALL**

**Present:** Chairman Bob Barsheid (BB), John Murray (JM), Carol Marotta (CM), Peter Buck (PB), Randy DeBacco (RB), & Beverly Frank (BF)

**Absent:** Paul Tompkins (PT)

**Also Present:** Ed Kinowski(EK) Town Supervisor; Daryl Cutler (DC) Attorney for the Town, Sean Doty (SD) & Joe Lanaro (JL) Engineers for the Town; Richard Butler (RB) Acting Director Building, Planning and Zoning; Ray Abbey (RA) Building Inspector/Code Enforcement; Deanna Stickney (DS) Acting Secretary for the Planning Board

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

-(BB) welcomed Deanna Stickley as the new Secretary to the Board.

**Adoption of October 17<sup>th</sup> 2011 Minutes:** Motion to adopt with no corrections made by (CM), seconded by (RD), All in favor. (JM) asked (DS) to note he abstained.

-(CM) made a motion to call Executive Session to discuss litigation. (JM) seconded. (BB) all in favor. Public was dismissed for a short time.

**1<sup>st</sup> Agenda Item**

**-Public Hearing 7:10PM D.A. Collins SUP / SPR, Rt 67 Business Incubation /Warehouse Project**

SBL# 252.-2-35

-Representatives: Michael Ingersoll of LA Group-representing DA Collins (provided a slide show); Jeff Cintula of D. A. Collins; & John Bonham of LA Group.

-(BB) asked representatives to give a presentation about what they propose, then he asked for comments from the Public.

-Michael Ingersoll opened the presentation stating that they had been before the Planning Board a couple of weeks ago and talked about development ideas for the DA Collins property. He stated that for those persons not aware, most of the D. A. Collins facilities are now located in the Town of Wilton.

-With Global Foundries in the area they wish to market the property for business incubator / warehouse purposes.

-There are no plans at present for the remainder of the 88 acre parcel. The zoning on this property was previously Industrial, now the Town has enacted an overlay zone that allows developers to obtain a Special Use Permit to construct projects like offices.

-Using a Power Point presentation Mike Ingersoll explained this is an 88 acre parcel up the hill on the North side of Rt 67 . There are two (2) existing buildings meant to remain at the site entry off Rt 67.

-At present there is no municipal sewer system that serves the parcel. The proposed building is being planned with a septic system which will limit the occupancy capacity of the building. The Applicant anticipates a future connection to the County Sewer system.

-The large existing blue / green metal building will be removed from the site.

-There are some Army Corp wetland pockets that can not be touched on the parcel according to the Applicant.

-The access road will follow the existing road system.

-Michael Ingersoll stated that there are a great deal of of pitch and storm runoff challenges to the site.

-The building will be served by a sprinkler system.

-The Applicant presented preliminary plans for improvement of the entrance to the property, including signage and landscaping.

-A three dimensional computer model of the building was shown. The building will be clad in metal panels and glass.

-Traffic to and from the site is anticipated to be less than the D. A. Collins construction activities were , when they were at full prior capacity.

**(BB) Opened the Hearing to input from the Public.**

-Kevin Butler from 65 Route 67 expressed concern in regards to a ditch by his property that has been collecting silt. Michael Ingersoll explained the drainage pattern of the planned Project. JC) noted the drainage ditch on the D. A. Collins property will be investigated and improvements to the swale will be made if warranted, The proposed project is not expected to affect the storm runoff in this area, since the proposed site development is at the West end of the parcel .

-Dusty Jiordano from 80 Graves Road, stated that in his opinion the Project will have a positive impact on the community.

-(BB) Noted correspondence received by (RB) this date. He read and put into the Public Hearing record a letter from John Fiorino of Kodiak Steel which is located adjacent to the subject parcel, stating that he was in favor of the Project.

-(CM) made a motion to table the Public Hearing and keep it open for further comments. (BB) stated that there was to be no final vote this evening.

**Further Board Discussion:**

-(EK) stated that the Town has made a grant application to assist with a county sewer connection and the Comprehensive Plan is being reviewed in response to the anticipated growth along the Rt 67 corridor.

-(JM) inquired about site lighting. Lighting is being proposed along the access road, and the new building is expected to be illuminated by ground based lighting fixtures. All lighting is proposed to be “low cutoff” type fixtures.

-(BB) stated that, in his opinion, the Project is consistent with the Town’s goals for the area.

- (DC) questioned the need for more traffic study analysis as requested in the Chazen review letter. More information on the anticipated traffic generated by the project was requested. Michael Ingersoll asked if the request meant that the Applicant had to hire a traffic consultant, expressing that it would take more time. (BB) stated that if the Applicant supplied more information and background regarding the existing and proposed traffic, that a new traffic study will not be required for the single project.

-(EK) mentioned that the mitigation fees established by the Town are being re-evaluated.

-Fire lane access requirements were questioned. The Town’s Fire Marshall has reviewed the plans with the Fire Department and several comments have been received .

-(JC) and (MI) described a landscape buffer between the access road and the residential property directly to the West.

**2<sup>nd</sup> Agenda Item**

-(BB) Stated that Saratoga PLAN representative Maria Trabka has asked to address the Board regarding the Sweeney Property and adjacent lands at the Western end of the Town’s Rt 67 corridor.

-Maria spoke to inform the Board of Saratoga Plan’s interest in acquiring approximately 90 acres on Round Lake and the Anthony Kill (i.e. most of it known as the Sweeney Farm). Their purpose would be to turn the area into a preserve and park for anybody to use. She stated that the archeological resources are quite significant in this area. and there has been many artifacts unearthed going back to 6000 BC such as tools, grinders, choppers, knives, spear

points and evidence of campfires . She also stated that Saratoga Plan is aware of the Sweeney family's present offer from a local developer to develop the property for office buildings and related uses

### **3<sup>rd</sup> Agenda Item**

#### **-Nancy Miller Residential Parcels Rt 67, Site Plan Review**

261-2-1-51 & 261.2-1-56

-Joe Starr , speaking for the applicant, discussed the Project, and presented a slide show indicating site photographs. He stated that he is before the Board to ask permission to put up two (2) residential homes about ½ mile East of the D. A. Collins site. The parcels border Mechanicville, and are located on a substantial hill on the North side of Rt 67;

-Joe Starr stated that the East property has a little steeper grade, than that of the West parcel.

-The access road will not be shared as presently indicated on the site plan.

-(JM) asked how far back from Rt 67 are you proposing to put the buildings? Mr. Starr stated each one would be about 200 ft back from road and vertically up 60 ft or so from road level. Walk out basements are anticipated. Driveways will be mostly blacktopped.

-The Fire Marshall has been requested to comment on the Project regarding fire access.

-(BB) verified that a letter from the County Planning Board has been received taking no exception to the Project.

-The Applicant now wishes to have water supplied by wells.

-Andrea DiDomenico, Attorney for the Applicant, stated that the Applicant will have a proposed deed at next meeting, showing the consolidation of 4 lots into 2 parcels.

-(BB) stated that the primary reason for this Project requiring Site Plan Review is due to the slope of the access drives.

### **New Business**

-Preliminary Discussion: Ebert Lot Line Adjustment 269 Rt. 423; SBL # 219-2-17 & 219-2-18

Applicant Fred Ebert; stated he is before the Board to discuss the process for obtaining a lot line adjustment to put up a garage. He owns (2) approximately 5 acre adjacent parcels, each lacking adequate lot width. He would like to obtain a Lot Line Adjustment because, due to site restrictions, the garage would be too close to a side property line. After a discussion of his options (BB) advised the applicant to go before the Zoning Board and ask for a variance and also ask for a variance for the westerly 2<sup>nd</sup> lot to allow it to be a build-a-ble lot since it has no primary structure.

-A Preliminary Discussion for an Area Variance for Scott Drinkwater, County Rt. 70 SBL #: 219.-1-32.14 was held. (RB) will ask the Applicant to submit a revised site plan showing adjacent structures, a proposed house location, well and septic , prior to making application to the ZBA.

### **Old Business**

-List of dilapidated properties status:

(RB) advised that some progress is being made. Effective 11/1 Peter Hughes is the Town Fire Marshall as well as 911 Coordinator and this should help with the Department's work load. Dick advised that the Department intends to issue appearance tickets to property owners / tenants who are in violation of the Zoning Ordinance.

-Update on Zoning Revisions/Sub Committee Meeting Date

(RB) mentioned that the committee has focused on 6+/- main topics for revision. The committee will have its second meeting to review the proposed changes on the 14<sup>th</sup> of November. When the committee has consensus on the proposed revisions, they will be passed on to the Town Attorney for review and comment and ultimately complete adoption by the Town Board.

-Motion to adjourn made by (CM), seconded by (RD) at approximately 9:15PM