

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES

Monday, April 22, 2013 @ 7:00 PM
STILLWATER TOWN HALL

Present: Chairman, Bob Barshied (BB)
Vice-Chairman John Murray (JM)
Carol Marotta (CM)
Randy DeBacco (RD)
Randy Rathbun (RR)
Beverly Frank (BF)

Absent: Ray Abbey, Code Enforcement Officer (RA)
Peter Buck (PB)

Also Present: Daryl Cutler, Town Attorney (DC)
Sean Doty, Engineer for the Town (SD)
Lindsay Zepko, Town Planner (LZ)

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

Review and approval of minutes of Planning Board meeting:

The following minutes were approved with minor modifications.

- a. March 4, 2013
- b. March 18, 2013

All approved.

Agenda Items:

New Business:

Christopher Eatz Lot Line Adjustment, 1 and 2 Stone Creek Drive, SBL#206.13-1-10, 206.13-1-14, 206.13-1-16

Christopher Eatz presented his plan for a lot line adjustment which would provide his neighbor Mr. Madison with approximately .5 acres of land from Mr. Eatz's property designated as 2A and approximately .33 acres of land from Mr. Eatz's property designated as 3A. Mr. Eatz explained the purpose of the adjustment is to provide Mr. Madison with the acreage required to meet zoning standards.

Sean Doty of Chazen Engineering advised applicant of the following requirements:

- Due to proximity of property to Rt 9P, the plans would also need to be reviewed by the County Planning Board
- Due to town zoning requirements, plans should be revised to provide for 20 ft between an existing shed on property to be transferred and side yard setback
- Full size plans for next review

Plans were tabled until additional review from Saratoga County is complete and changes noted above submitted.

Jean Varley Minor Subdivision, 32 Yunch Road, SBL# 231.-1-76

Jean Varley, represented by Bill Thompson of Thompson and Fleming Land Surveyors presented her plan for a minor subdivision of her 8 acre parcel at 32 Yunch Rd. Applicant proposes Lot 1 to be a 3 acre parcel including existing house and barns. Applicant proposes Lot 2 to be a 5 acre unimproved lot, for future use as a building site for a single family home. Both lots front Yunch Rd.

The Board addressed the following regarding Chazen Engineering's review of applicant's plans:

- Stream on Lot 2 may connect to DEC wetlands. Permit from DEC may be required, applicant was advised to follow up with DEC for direction regarding further requirements to proceed.
- Proposed septic system and existing septic system should be noted on map.
- Storm water mitigation requirement will depend on DEC wetland status of stream on Lot 2

Plans were tabled for additional information from DEC.

Breslin Major Subdivision, Grace Moore Road, SBL# 219.-1-91

Scott Lansing of Lansing Engineering and Peter Belmonte presented plans for Breslin Major Subdivision. Proposed subdivision is an approximate 35 acre parcel to be divided into 9 single family residential lots.

The Board addressed the following regarding Chazen Engineering's review of applicant's plan:

- Discussion of a drainage district for the SWMA to be an easement or separate lot, applicant is requesting easement at this time.
- The subdivision requirements for sidewalks and additional trees planted on lots were waived due to the rural nature of the setting and number existing trees present.
- The width of Lot 1 needs to be changed to 300 ft. to accommodate conform to the Zoning Ordinance governing lots without public water or sewer.
- Clarification was requested regarding which lots would potentially require wells
- Plans should be submitted to the Fire Marshall

Public Hearing scheduled for May 6, 2013.

Motion to adjourn: made by Mr. Barshied, seconded by Mrs. Frank, motion passed unanimously at approximately 8:03 PM.

Discussions:

Executive Session was held.

**The Next Planning Board Meeting will be
Monday, May 6, 2013**