

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES

Monday, June 17, 2013 @ 7:00 PM
STILLWATER TOWN HALL

Present:

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

Also Present:

Daryl Cutler, Town Attorney (DC)
Sean Doty, Engineer for the Town (SD)
Lindsay Zepko, Town Planner (LZ)
Ray Abbey, Building Inspector (RA)

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 no modifications.

1. None

Agenda Items

Old Business:

Noiret Minor Subdivision, 17 Pittsburgh Ave., Minor Subdivision- PB2012-19

Mr. Barshied stated that this application is for a subdivision of lands to create 3 lots. The project has previously been before the Zoning Board for an area variance request that was granted. Mr. Doty stated that the Standard Note language needs to be added, the address should be added, the proposed grading should be shown, stormwater management needs to be discussed, and the culverts need to be designed given the steepness of the lots. The applicant asked if the stormwater management practices had to be designed or installed as well. Mr. Doty stated that there are two ways that can be handled. Because the lots have a greater than 10% grade they could be subject to site plan review, but if all of those items are addressed at this stage, during subdivision review, then perhaps you could subdivide and each lot would have the work performed when the development is proposed.

Mr. Barshied stated that the bottom line is that your engineer needs to review these comments prior to approval of this Board.

There was discussion about how the driveways may be designed and where they may be placed on the new lots.

This item was tabled for the additional information to be addressed.

Decrescente Distributing, 1Best Ave., Site Plan- PB2012-21

Mr. Frank Polumbo, of CT Male and Associates stated that they are present tonight for two items. This, the first, is to close out the previous Site Plan Approval application as all outstanding comments have been addressed. Mr. Barshied stated that yes that application appears to have been completed.

Decrescente Distributing, 1Best Ave., Site Plan Amendment- PB2013-40

Mr. Polumbo stated that the applicant wishes to amend that previous application to swap out the proposed addition to the new building and instead maintain the “Bark Building” which had been proposed to be demolished. This equals an even swap of impervious surface to the site. The building is intended to be refitted and utilized for a truck wash and a garage.

Mr. Doty asked if a turning radius for the trucks could be added to the plan. Mr. Polumbo stated yes. Mr. Doty stated that the GEIS fees would also need to be re-calculated. Mr. Polumbo stated yes, he understood.

Mrs. Marotta asked if the truck parking was intended to be at an angle or perpendicular. Mr. Polumbo stated that they would be perpendicular.

Mr. Polumbo stated that they were here tonight to seek a conditional approval conditioned on all of the engineering comments being satisfied. Mr. Cutler stated that would also include any County comments.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 20**

WHEREAS, DeCrescente Distributing has submitted an application for an amended site plan review regarding property located at 211 North Main Street, more fully identified as Tax Map Numbers 262.00-1-4.111 and 262.00-1-4.121; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA 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 be in substantial conformance with the prior SEQRA finds;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, DeCrescente Distributing, for an amended site plan review regarding property located

at 211 North Main Street, more fully identified as Tax Map Numbers 262.00-1-4.111 and 262.00-1-4.121 is in substantial conformance with the prior SEQRA finds.

A motion by Member Murray, seconded by Member Marotta, to adopt Resolution No. 20.

A roll call vote was taken on Resolution No. 20 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Rathbun	Absent
Vice Chair Murray	Yes

Resolution No. 20 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 17, 2013.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 21**

WHEREAS, DeCrescente Distributing has submitted an application for an amended site plan review regarding property located at 211 North Main Street, more fully identified as Tax Map Numbers 262.00-1-4.111 and 262.00-1-4.121; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for an amended site plan review; and

WHEREAS, the Planning Board completed a SEQRA review and has determined the site plan is in substantial conformance with the prior SEQRA finds pursuant to resolution No. 20 of 2013; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of DeCrescente Distributing, for an amended site plan review regarding property located at 211 North Main Street, more fully identified as Tax Map Numbers 262.00-1-4.111 and 262.00-1-4.121 is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions, which were included in the June 13, 2013 Memorandums from The Chazen Companies, and that these conditions be met prior to approval of the application:

1. the applicant is granted County approval without comments, and in the event the County approval contains comments, the applicant must come before the Planning Board for further review of the site plan; and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; 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 Marotta, to adopt Resolution No. 21.

A roll call vote was taken on Resolution No. 21 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Rathbun	Absent
Vice Chair Murray	Yes

Resolution No. 21 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 17, 2013.

Saratoga Water Services, Inc. Lot Line Adjustment, Route 9P- PB2013-39

Mr. Barshied stated that this item was tabled at the last meeting to await County approval. At this point the approval has not been received, however, I think this item should be approved with the condition that any comments are satisfied. I believe this to be an administrative delay.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 22**

WHEREAS, Saratoga Water Services, Inc., has submitted an application for site plan review regarding property located at Route 9P, more fully identified as Tax Map Numbers 218.83-1-41 and 218.20-2-15.1; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA 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, Saratoga Water Services, Inc., for site plan review regarding property located at Route 9P, more fully identified as Tax Map Number 218.83-1-41 and 218.20-2-15.1, will not have a significant impact on the environment.

A motion by Member Buck, seconded by Member DeBacco, to adopt Resolution No. 22.

A roll call vote was taken on Resolution No. 22 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Abstained
Member Rathbun	Absent
Vice Chair Murray	Yes

Resolution No. 22 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 17, 2013.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 23**

WHEREAS, Saratoga Water Services, Inc., has submitted an application for site plan review regarding property located at Rte. 9P, more fully described as Tax Map Nos. 218.83-1-41 and 218.20-2-15.1; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for site plan review; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 22 of 2013; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Saratoga Water Services, Inc., for site plan review of lands located on Rte. 9P, more fully identified as Tax Map Numbers 218.83-1-41 and 218.20-2-15.1, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions, which were included in the May 2, 2013 Memorandums from The Chazen Companies, and that these conditions be met prior to approval of the application:

1. the applicant is granted County approval without comments, and in the event the County approval contains comments, the applicant must come before the Planning Board for further review of the site plan; 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. 23.

A roll call vote was taken on Resolution No. 23 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Abstained
Member Rathbun	Absent
Vice Chair Murray	Yes

Resolution No. 23 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on June 17, 2013.

New Business:

Ferris Subdivision, Pre-Application Review

Mr. Ferris stated that he owns approximately 109-acres on County Route 76. He is interested in selling the development rights to Saratoga PLAN. A subdivision is necessary to subdivide the houses off of the vacant property. Mr. Ferris handed out an aerial map of the site. There would be 3 new lots created all equaling about 6-acres. One would have my existing house and the others would be potential building lots for family. Mr. Doty stated that he may want to review the plans in the event of future subdivision that the appropriate frontage is left. Mr. Doty stated that he should also review any possible wetlands on the lot labeled as #3 on the map. You may wish to have NYSDEC come and review the property. Also, to prevent creating a non-conforming parcel, the remaining lands should be consolidated.

Discussions:

Mr. Barshied stated that the Planning Department has received new and expanded plans for the Esplanade proposal.

Supervisor Kinowski stated that the Town hopes to purchase Brown's Beach on Saratoga Lake. The Town Board has received proposals on the insurance and the DEIS for the site.

Motion to adjourn: made by Mr. Buck, seconded by Mr. Murray, motion passed unanimously at approximately 9PM.

**The Next Planning Board Meeting will be
Monday, July 15, 2013**