

**Stillwater Planning Board
November 1, 2010 7:00PM
Stillwater Town Hall**

Present: Chairperson Bob Barshied; John Murray; Paul Tompkins; Carol Marotta; Beverly Frank and Peter Buck

Absent: Richard Butler

Also Present: Daryl Cutler, Attorney's for the Town; Joe Lanaro, Joel Bianchi and Sean Doty, Engineers for the Town; Ray Abbey, Building Inspector/Code Enforcement and Jessica Valcik, Secretary for the Planning Board

Chairperson Barshied called the meeting to order and led everyone in the Pledge to the Flag.

Adoption of Minutes: Motion by J. Murray and seconded by C. Marotta to adopt the October 18, 2010 Planning Board Minutes. **Motion carried unanimously.**

Stacey Bailey- Final Approval

Site Plan Review

PB2010-83

SBL # 253.57-1-1

Stacey Bailey was back before the Board for the final approval of her project. The Board had requested some additional information regarding the proposed project, such as a materials list and approval for the DOT.

The Board reviewed the information provided and held a brief discussion. Member Buck commented that he was in favor of the proposed project and he opposed last meeting only to try and move the process ahead at that time. The Board offered the following resolution:

Resolution # 28

Site Plan Review- Approved

Motion by P. Buck and seconded by J. Murray to adopt resolution # 28 as follows:

WHEREAS, Stacey E. Bailey has submitted an application for Site Plan Review regarding property located at 401 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 253.57-1-1; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing is not required to be held for this type of application; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 23 of 2010; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has reviewed the application and has duly considered the criteria for Site Plan Review;

Now, therefore, be it

RESOLVED, that the application of Stacey E. Bailey for Site Plan Review regarding property located at 401 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 253.57-1-1, is hereby GRANTED as submitted; 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 roll call vote was taken on Resolution No. 28 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member Butler	Absent
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 28 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 1, 2010.

Motion carried unanimously.

DeCrescente Distributing Co.
Site Plan Review- Sign Permit
PB2010-76
SBL # 262.-1-11

The Applicant was sent to the Zoning Board of Appeals to request an Area Variance before the Board could move forward with the Sign Permit Application. The applicant was granted an Area Variance and the Planning Board received a letter to move forward with the approval for the proposed Sign Permit.

After a brief discussion, the Board moved forward with the proposed Sign Permit and approved with conditions.

The Board offered the following resolution:

Resolution # 29

Sign Permit- Granted w/Conditions

Motion by C. Marotta and seconded by P. Buck to adopt resolution # 29 as follows:

WHEREAS, DeCrescente Distributing Co., Inc. has submitted an application for Site Plan and Signage Review regarding property located at 250 North Main Street, Stillwater, more fully identified as Tax Map Number 262-1-11; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing is not required to be held for this type of application; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 13 of 2010; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has reviewed the application and has duly considered the criteria for Site Plan and Signage Review;

Now, therefore, be it

RESOLVED, that the application of DeCrescente Distributing Co., Inc. for Site Plan and Signage Review regarding property located at 250 North Main Street, Stillwater, more fully identified as Tax Map Number 262-1-11, is hereby GRANTED provided applicant comply with the following conditions and that these conditions be met prior to approval of the application:

1. That the sign is approved, as submitted, subject to the variance of the size of the sign, so long as all other aspects of the sign conform to Town Zoning requirements.

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 roll call vote was taken on Resolution No. 29 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member Butler	Absent
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 29 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 1, 2010.

Motion carried unanimously.

Esplanade Project- Tabled
Site Plan Review
PB2010-82
SBL # 262.-1-10

The applicants from the proposed project were unable to attend this meeting; they will attend the November 15, 2010 meeting.

The Board held a brief discussion on the project. The Board Members all feel that the Mitigation Fees are set and should be paid at the time of approval.

The project remains tabled until November 15, 2010.

Old Business

Recyck Auto- The Stop Work Order is still in place. The applicant commenced an action against the Town and will hold a hearing on November 18, 2010.

Saratoga Hills- Ray spoke with Meredith from Saratoga Hills and they are in the process of getting new maps produced with new changes.

Turning Point- The Applicants have submitted information to eliminate some lots. The application is under review.

Rt. 67 Corridor- a meeting with the SEDC has been held and things will start to move forward.

New Business

PILOT Agreement for Esplanade- The Board held a discussion about a 20-year PILOT agreement and would like to see it reduced to a more beneficial 5-10 year agreement.

A **motion** was made by J. Murray and seconded by C. Marotta to request reducing the PILOT Agreement to more of a normal term of 5-10 years.

Motion carried unanimously.

Report from Building

None

Motion by P. Buck and seconded by P. Tompkins to adjourn the Planning Board Meeting at 7:55pm.