

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

**Present: Acting Chairperson John Murray; Peter Buck; Carol Marotta; Paul Tompkins; Beverly Frank and Richard Butler**

**Also Present: Daryl Cutler and James Trainor, Attorney for the Town; Joel Bianchi, Engineer for the Town; Ray Abbey, Building Inspector/Code Enforcement and Jessica Valcik, Secretary for the Planning Board**

**Absent: Chairman Robert Barshied**

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

The Board welcomed new member Richard Butler to the group.

**Courtenay Hall**  
**Minor Subdivision**  
**PB2010-72**  
SBL # 244.-1-4.1

Town Attorney D. Cutler recused himself from the application due to personally knowing the applicant. Town Attorney J. Trainor will be handling all matters of the applicant. Jim Vieanna, a speaker on behalf of the applicant gave a brief summary on what the applicant would like to do. The applicant is requesting a 2 lot minor subdivide and a lot line adjustment. He was looking to get a referral to the Zoning Board of Appeals to address any questions.

The consensus of the Board was to refer the applicant to the Zoning Board of Appeals.

**Motion** by P. Buck and seconded by C. Marotta to refer the applicant, Courtenay Hall, to the Zoning Board of Appeals. **Motion carried unanimously.**

**Mason Street LLC-Saratoga Pointe (Con't)**  
**Public Hearing**  
**PB2009-65**  
SBL # 219.5-1-3

A representative introduced a new member of their team, Michael Naughton, Esq. The public hearing remained opened for anyone to speak.

Nick D'Agostino of 668 Rt. 9P questioned if there was any other information on the water supply at his house.

The representative gave a brief overview of the project.

Michael gave a brief overview of the consensus he was trying to get from the Board and the public as to what needs to be done to move ahead with the project and close the

public hearing. At this time, the representative said that if the Board was to come to a consensus and deem the application complete, he would lift the 60-day recommendation and if the Board needed more time they would consent to an extension.

They discussed what the Board felt they needed to have additional information from the applicants on the project.

There was some discussion also on some commercial property that may be able to be added. Chris Rotondo of 674 Rt. 9P suggested perhaps a Bed and Breakfast as part of the commercial use.

After the Board discussed the project more, the consensus was to close the public hearing.

**Motion** by B. Frank and seconded by C. Marotta to close the public hearing on the Mason Street LLC, Saratoga Pointe project.

**Motion carried unanimously.**

**Verizon Wireless  
Site Plan Review  
PB2010-73  
SBL# 262.5-1-11**

A representative of Verizon gave a brief overview on what the intended project was. They want to add extra antennas to the already existing antennas on the water tower. It is a temporary additional that will be fixed in 2011. The antennas will be fiber instead of copper.

The consensus of the Board was to offer the following resolution as follows:

**Motion** by P. Buck and seconded by C. Marotta to adopt resolution # 6 as follows:

WHEREAS, Verizon Wireless has submitted an application for Site Plan Review regarding property located at 45 West Street in the Town of Stillwater, more fully identified as Tax Map Number 262.5-1-11; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an Unlisted action requiring no further review; and

WHEREAS, pursuant to 6 NYCRR §617.6, the Stillwater Planning Board is the lead agency for SEQRA review; and

WHEREAS, the applicants have 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, Verizon Wireless for Site Plan Review and Lot Line Adjustment regarding property located at 45 West Street in the Town of Stillwater, more fully identified as Tax Map Number 262.5-1-11, is an Unlisted action and will not have a significant impact on the environment.

A roll call vote was taken on Resolution No. 6 as follows:

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

Resolution No. 6 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 1, 2010.

**Motion carried unanimously.**

**Motion** by C. Marotta and seconded by P. Buck to adopt resolution # 7 as follows:

WHEREAS, Verizon Wireless has submitted an application for Site Plan Review regarding property located at 45 West Street in the Town of Stillwater, more fully identified as Tax Map Number 262.5-1-11; 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. 6 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 Verizon Wireless for Site Plan Review regarding property located at 45 West Street in the Town of Stillwater, more fully identified as Tax Map Number 262.5-1-11, is hereby GRANTED under the following conditions:

1. That the Applicant obtain and provide the Town with a qualified Engineering Structural Analysis report;
2. That the Applicant negotiate any changes of rent with the Town Board; and
3. That the Applicant's requirement to provide a Zone of Visibility map is waived due to the presence of an existing antenna and that the antenna is the one on the mid-section of the tower and not the top,

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. 7 as follows:

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

Resolution No. 7 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 1, 2010.

**Motion carried unanimously.**

**Old Business**

A brief discussion was held on the Junk Yard and the renewal of the special use permit. A stop work order was issued.

**New Business**

A brief discussion was held by the Board Members on the Stewarts project. It is at the Town Board right now.

**Motion** by C. Marotta and seconded by P. Tompkins to adjourn the Planning Board Meeting at 9:10PM.