

**Stillwater Planning Board  
July 19, 2010 7:00PM  
Stillwater Town Hall**

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

**Also Present: Daryl Cutler and James Trainor, Attorney's for the Town; Joel Bianchi, Engineer 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 P. Buck to adopt the June 21, 2010 Planning Board Minutes. **Motion carried unanimously.**

**Courtenay Hall (Tabled from 4/5/10)  
Minor Subdivision  
PB2010-72  
SBL # 244.-1-4.1**

Jim Vianna spoke on behalf of the applicant. The applicant was required to obtain area variances from the Zoning Board of Appeals as well as a Driveway Agreement. The requests were fulfilled and handed in.

The Board held a brief discussion on the variances and the driveway agreement. They also discussed what was needed to show on the final map filed with the County. The Board offered the following resolutions:

**Resolution # 15**

**SEQRA- Approved**

**Motion** by J. Murray and seconded by C. Marotta to adopt resolution # 17 as follows:

WHEREAS, Courtenay Hall has submitted an application for a Minor Subdivision regarding property located at 136 Route 4, more fully identified as Tax Map Numbers 244.-1-4.1 and 244.-1-5; 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, Courtenay Hall, for a Minor Subdivision regarding property located at 136 Route 4, more fully identified as Tax Map Numbers 244.-1-4.1 and 244.-1-5, will not have a significant impact on the environment.

A roll call vote was taken on Resolution No. 17 as follows:

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

Resolution No. 17 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 19, 2010.

**Motion carried unanimously.**

**Resolution # 18**

**Minor Subdivision- Granted**

**Motion** by C. Marotta and seconded by P. Tompkins to adopt resolution # 18 as follows:

WHEREAS, Courtenay Hall has submitted an application for a Minor Subdivision regarding property located at 136 Route 4, more fully identified as Tax Map Numbers 244.-1-4.1 and 244.-1-5; 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. 17 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 Minor Subdivisions;

Now, therefore, be it

RESOLVED, that the application of Courtenay Hall for a Minor Subdivision regarding property located at 136 Route 4, more fully identified as Tax Map Numbers 244.-1-4.1 and 244.-1-5, is hereby GRANTED, provided applicant comply with the following conditions, and that these conditions be met prior to approval of the application:

1. Review of sale contract by Planning Board Attorney;
2. Review of driveway agreement by Planning Board Attorney;
3. Explanation of Gravel Drive exclusive to Smith;
4. File a consolidated deed for Hinchey property;
5. Final map to show 911 location;
6. Final map to show new address;

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. 18 as follows:

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

Resolution No. 18 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 19, 2010.

**Motion carried unanimously.**

**Recyck Auto, Inc.**  
**Special Use Permit**  
**PB2010-79**  
SBL # 253.-1-55.122

The Applicant did not have completed information to present to the Board. The Applicant requested to be moved to the next meeting where they could provide the

appropriate materials needed to proceed. There is no work being done at the site at this time. The stop work order by the Zoning Board is still in effect. The Board held a brief discussion with the Applicant and his Attorney of what they expected to see two weeks prior to the next meeting.

**Old Business**

**Saratoga Hills-** The Board discussed the development on the Mobile Home Park. The Supervisor met with John Wellingham on the progress.

The Board held a discussion on the approved amount of lots and the plans of the maps that are to come.

**Pan Am-** The Board held a conversation on the update of Pan Am. We are still waiting for Army Corp for the placement of the Bridge and are hoping to be moving forward soon.

**New Business**

The Board discussed the Saratoga Point PDD project for the Lead Agency. There was a **Motion** by J. Murray and seconded by R. Butler approving Stillwater Town Board to act as Lead Agency. **Motion carried unanimously.**

**Motion** by J. Murray and seconded by B. Frank to adjourn the Planning Board Meeting at 8:10pm.