

**Stillwater Planning Board
September 20, 2010 7:00PM
Stillwater Town Hall**

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

**Stacey Bailey
Site Plan Review & Sign Permit
PB2010-83
SBL # 253.57-1-1**

The Applicant spoke on behalf of herself. She explained to the Board that she was looking to renovate her garage to a storefront for a Flower Shop. She also was looking to put a sign of the business on the Building.

The Board held a discussion on the proposed project and discussed the reviews and comments made by the Town Engineer.

After a discussion with the Board, the Applicant was approved for the sign and approved with conditions for Site Plan Review; the Board offered the following resolutions:

Resolution # 23 **SEQRA- Approved**
Motion by J. Murray and seconded by P. Buck to adopt resolution # 23 as follows:

WHEREAS, Stacey E. Bailey has submitted an application for Site Plan and Signage Review regarding property located at 401 Hudson Avenue, Mechanicville, more fully identified as Tax Map Number 253.57-1-1; 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 concludes that no public hearing will be required; 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, Stacey E. Bailey, for Site Plan and Signage Review regarding property located at 401 Hudson Avenue, Mechanicville, more fully identified as Tax Map Number 253.57-1-1, will not have a significant impact on the environment.

A roll call vote was taken on Resolution No. 23 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. 23 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 20, 2010.

Motion carried unanimously.

Resolution # 24

Sign Permit- Granted w/Conditions

Motion by J. Murray and seconded by C. Marotta to adopt resolution # 24 as follows:

WHEREAS, Stacey E. Bailey have submitted an application for Site Plan and Signage Review regarding property located at 401 Hudson Avenue, Mechanicville, 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 Signage Review;

Now, therefore, be it

RESOLVED, that the application of Stacey E. Bailey for Site Plan and Signage Review regarding property located at 401 Hudson Avenue, Mechanicville, more fully identified as Tax Map Number 253.57-1-1, is hereby GRANTED provided applicant comply with the following conditions, which were included in the September 17, 2010 Memorandums from The Chazen Companies as amended, and that these conditions be met prior to approval of the application:

1. That all signage and signage usage will comply with zoning.

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. 24 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. 24 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 20, 2010.

Motion carried unanimously.

Resolution # 25 **Site Plan Review- Approved w/Conditions**
Motion by C. Marotta and seconded by B. Frank to adopt resolution # 25 as follows:

WHEREAS, Stacey E. Bailey have submitted an application for Site Plan Review regarding property located at 401 Hudson Avenue, Mechanicville, 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 and Signage Review regarding property located at 401 Hudson Avenue, Mechanicville, more fully identified as Tax Map Number 253.57-1-1, is hereby GRANTED provided applicant comply with the following conditions, which were included in the September 17, 2010 Memorandums from The Chazen Companies as amended, and that these conditions be met prior to approval of the application:

2. Architectural design approval by the Planning Board; and
3. Department of Transportation approval.

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. 25 as follows:

Chairman Barshied	Yes
Member Buck	No
Member Butler	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 25 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 20, 2010.

Motion carried 6-1.

Gregory Thomsen
Lot Line Adjustment
PB2010-84
SBL # 244.-1-19.1

The Applicant spoke on his behalf. He is looking to realign a portion of property that was purchased.

The Board held a brief discussion and sent the Applicant to the Zoning Board of Appeals to get a Variance before they could proceed with the Lot Line Adjustment.

The Applicant will return to the Board.

Lois McClements
Site Plan Review & Sign Permit
PB2010-85
SBL # 253.14-1-5

The Applicant spoke on her behalf. She is looking to turn the Old Mill Restaurant into a Daycare Center. The Applicant plans on putting up a new sign on the building as well, and will comply with the Zoning Regulations.

The Board held a discussion on the application. The Board had discussed requesting an easement agreement to share the pathway to the pavement. The applicant will be getting a lease to own agreement. The Board approved the Sign Permit and tabled the Site Plan Review, requesting more information. The Board offered the following resolution:

Resolution # 26 **SEQRA- Approved**
Motion by P. Buck and seconded by J. Murray to adopt resolution # 26 as follows:

WHEREAS, Lois McClements has submitted an application for Site Plan and Signage Review regarding property located at 346 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 253.14-1-5; 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 concludes that no public hearing will be required; 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, Lois McClements, for Site Plan and Signage Review regarding property located at 346 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 253.14-1-5, will not have a significant impact on the environment.

A roll call vote was taken on Resolution No. 26 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. 26 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 20, 2010.

Motion carried unanimously.

Resolution # 27

Sign Permit- Approved

Motion by J. Murray and seconded by P. Buck to adopt resolution # 27 as follows:

WHEREAS, Lois McClements have submitted an application for Signage Review regarding property located at 346 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 253.14-1-5; 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. 26 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 Signage Review;

Now, therefore, be it

RESOLVED, that the application of Lois McClements for Site Plan and Signage Review regarding property located at 346 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 253.14-1-5, is hereby GRANTED provided applicant comply with the following conditions, which were included in the September 17, 2010 Memorandums from The Chazen Companies as amended, and that these conditions be met prior to approval of the application:

4. No lighting in signs; and
5. Conformity with zoning and use 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. 27 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. 27 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on September 20, 2010.

Motion carried unanimously.

Esplanade

Site Plan Review

PB2010-82

SBL # 262.-1-10

Rob Osterhoudt spoke on behalf of the project. He gave a brief overview of what the project was going to entail in the Town of Stillwater, which is the Northyard West side. They are proposing to also add trails to the Riverfront for Pedestrians. They were given a review with comments that they are working on addressing at this time.

The Board held a discussion and decided to hold a Public Hearing on October 18, 2010 for the residents. The Board also requested some more information on the Apartment sizes and Building materials.

The applicants will come back to the Board on October 4.

Adoption of Minutes: Motion by C. Marotta and seconded by B. Frank to adopt the August 16, 2010 Planning Board Minutes. **Motion carried unanimously.**

Old Business

None

New Business

None

Report from Building

Recyck Auto- received another letter.

Ray is working with Town Planner on correcting the Zoning issues with maps.

Motion by P. Tompkins and seconded by C. Marotta to adjourn the Planning Board Meeting at 9:35pm.