

TOWN OF STILLWATER
PLANNING BOARD MINUTES
MEETING OF 03/05/07

Present: Chairman Ed Richardson, Michael VanPatten, Patricia Paduano, Peter Buck, John Girard, Paul Tompkins, Tom Rinaldi

Also Present: David Connors-Director of Building, Planning & Development, Scott Ronda-Town Attorney, Joel Bianchi-Town Engineer:

7:30 PM Chairman Richardson called the meeting to order and requested a motion to approve the minutes of the 02/05/07 minutes.

MOTION to approve the minutes of the February 5, 2007 Planning Board meeting. Made by M. Van Patten, seconded by T. Rinaldi.

MOTION APPROVED 6-0-1 (P. Paduano abstained as she was not present for this meeting.)

ROBINSON KNOLL MAJOR SUBDIVISION
SARATOGA CUSTOM HOMES
ELMORE ROBINSON ROAD – PB2007-01-242.-1-61.1

Dave Bogardus, of Northeast Land Survey spoke on behalf of the applicant, Joseph Urbanski of Saratoga Custom Homes. Mr. Bogardus indicated to the Planning Board that this project would be a 5-lot major subdivision of 13.9 acres about ¼ of a mile east of the Stillwater Reservoir. Each lot will conform to the current zoning regulations (zoned rural residential) with the smallest lot at 2 acres and the largest lot at 5 acres. A cul-de-sac is proposed. Mr. Bogardus stated that a new road servicing the homes in the proposed cul-de-sac will be built to Town of Stillwater road specifications and will eventually be deeded over to the Town. Topography of the area indicates a rolling field where the proposed homes would be and then the property drops off into a stream that flows into the reservoir. Mr. Bogardus acknowledged that this proposed development does lie in the Watershed Overlay Protection Area and further acknowledged the restrictions that accompany parcels in this area. Septic distances from this stream are at least 300 ft. There has been no soil

testing due to inclement weather conditions, but Mr. Bogardus indicated he anticipated good sandy soil. The developer plans to keep as many trees as possible. Enough trees will be kept where the homes will not be visible from the road Mr. Bogardus informed the Board.

Discussion of Elmore Robinson Road and the future improvements that the Town of Stillwater will be doing to this road in anticipation of the Luther Forest project, the developer will coordinate his efforts with the subcontractors who are working on this portion of the Luther Forest road improvements.

J. Bianchi indicated that an escrow for this project has not yet been established so a cursory review was done. Findings from that review indicate the soil will probably be good, sandy soil. This project is an unlisted action so no coordinated review will be required. E. Richardson inquired if there will be any issues with the stream that leads into the Reservoir. J. Bianchi stated that the Town of Stillwater regulations do not restrict building in the Watershed Overlay Protection area, but certain requirements must be met and a full review of this project will bring out all issues. The City of Mechanicville will be notified of this project through the SEQR process.

D. Connors stated for the record that he did have in the file the authorization from Joseph Urbanski indicating that Northeast Land Survey will be acting as the agent for this project. It was also the recommendation of Mr. Connors that a no-cut buffer be considered along Elmore Robinson Road. A copy of this project has also been sent to the Town of Stillwater Highway Superintendent, Mark Minick for his review. Discussion ensued regarding sidewalks with the majority of the Planning Board reaching the consensus that sidewalks would not be required for this project. The developer was informed that he should request in writing a waiver from the sidewalk requirement.

T. Rinaldi suggested the developer consider renaming the road from Robinson Court to another name and noted the problems with 911 emergency situations and roads bearing the same name, i.e., Robinson Road/Robinson Court.

The Planning Board members discussed the concept and agreed that it looks like a good project.

MOTION to approve Resolution 2007-02, which determined that the sketch plan provided by Saratoga Custom Homes LLC for a major subdivision does meet the objectives of the Subdivision Regulations of the Town of Stillwater. Made by J. Girard, seconded by P. Tompkins.

A roll call vote was taken:

Peter Buck	Yes
Michael Van Patten	Yes
Patricia Paduano	Yes
John Girard	Yes
Thomas Rinaldi	Yes
Paul Tompkins	Yes
Edward Richardson	Yes

Resolution 2007-02 was approved.

Old Business

There was no Old Business discussed.

New Business

Chairman Richardson stated he thought it would be a good idea to have a Planning Board member attend the Town Board meetings as a liaison. After discussion, the Planning Board agreed to this and D. Connors will draw up a schedule of the meetings for this purpose. P. Buck indicated he would cover the next Town Board meeting scheduled for March 15th.

D. Connors stated that an application will be coming for the review of the Planning Board of a minor subdivision of the lands of D.A. Collins and further noted that by the next meeting of the Planning Board, he will have sent the letter to Saratoga Custom Homes requesting the establishment of an escrow account.

J. Bianchi indicated he had been in contact with the LFTC project people and they will be coming forward soon with an application for the LFTC power lines and further discussed the possibility of 9-10 minor subdivisions and the possibility of variance requests. D. Connors advised Mr. Bianchi that the Town needs to be aware of exactly what they plan to do in order for the Town to determine how to proceed. J. Bianchi and D. Connors will coordinate a meeting on this topic.

MOTION to adjourn the 03/05/07 Planning Board meeting. Made by P. Buck, seconded by P. Paduano.

MOTION CARRIED 7-0)

The meeting adjourned at 8:07 PM.

Respectfully submitted:

Tammy Russell