

TOWN OF STILLWATER
PLANNING BOARD MINUTES
MEETING OF 04/02/07

Present: Chairman Edward Richardson, Michael Van Patten, Patricia Paduano, Peter Buck, Paul Tompkins and Tom Rinaldi

Also Present: David Connors-Director of BPD, Scott Ronda-Town Attorney, Joel Bianchi-Town Engineer and Ken Petronis-Town Council

Excused: John Girard

7:30 PM Chairman Richardson called the meeting to order.

MOTION to approve the minutes of the Planning Board meeting of 03/19/07. Made by T. Rinaldi, seconded by P. Buck.

MOTION CARRIED 5-0-1 (P. Paduano abstained as she was not present for this meeting.)

Terry Stewart
2 Lot Minor Subdivision
44 Phillips Road – PB 2007-02-208.-1-9.11

Terry Stewart appeared before the Board with an application for a two-lot minor subdivision at the March 19, 2007 meeting. This application takes the place of the original application submitted by Mr. Stewart for a five-lot major subdivision. D. Connors stated for the record, that a written request to withdraw the application for a Major Subdivision from Mr. Stewart has been entered into the file. The Planning Board took no action on the 2-lot Minor Subdivision application at the 03/19/07 meeting and requested Scott Ronda review the history of the subdivisions of the lands of Mr. Stewart to ensure that the appropriate time frame has passed since the last minor subdivision. This review was completed with S. Ronda reporting that the last subdivision on these lands took place in 1990.

Mr. Stewart pointed out that a driveway agreement was included on the map as requested. Discussion on length of the driveway and the requirement of a pull-off or a turn-around area that's necessary for emergency vehicle access. The Board agreed to make a condition of approval the inclusion of a pull off area on this common driveway on the final plat. J. Bianchi also gave the applicant notes that must also be included on the final plat.

MOTION to approve Resolution 2007-03 which determines that the proposed action by the applicant will not have a significant impact on the environment. Made by M. Van Patten, seconded by P. Tompkins.

A roll call vote was taken:

M. Van Patten	Yes
P. Paduano	Yes
P. Buck	Yes
J. Girard	Absent
P. Tompkins	Yes
T. Rinaldi	Yes
Chairman Richardson	Yes

MOTION CARRIED 6-0.

MOTION to approve Resolution 2007-04 granting approval to the 2-lot Minor Subdivision application of Terry Stewart. Made by T. Rinaldi, seconded by M. Van Patten.

A roll call vote was taken:

M. Van Patten	Yes
P. Paduano	Yes
P. Buck	Yes
J. Girard	Absent
P. Tompkins	Yes
T. Rinaldi	Yes
Chairman Richardson	Yes

MOTION CARRIED 6-0.

D.A. Collins
2 Lot Minor Subdivision
Route 67 - PB 2007-03-252.-2-39.1

Lawrence Hamilton, Esq. represented the applicant, D.A. Collins Construction Company before the Board. Mr. Hamilton informed the Board that he believed a construction shed or garage was going to be built on

the property. J. Bianchi furnished the notes that must be included on the final plat to Mr. Hamilton and noted that if a building were to be constructed on this site and this was not going to be a residential use, test pits and perks should be indicated on the final plat as well. D. Connors indicated that there currently was a garage and an office located on this parcel. J. Bianchi indicated that for clarity purposes, the final plat should show the existing well and septic sites. If there are no wells or septic on this site, the Board will address that at the next meeting.

MOTION to table the application of D.A. Collins for a 2 lot Minor Subdivision until the April 19, 2007 meeting giving the applicant time to research whether there is an existing well and septic. Made by T. Rinaldi, seconded by P. Tompkins.

MOTION CARRIED 6-0

LFTC
3 Lot Minor Subdivision
Cold Springs Road – PB 2007-04-241.-1-3

Don Adams of Creighton-Manning and Rob Frasier of the LA Group and Eric Crampton of C.T. Maale represented the Saratoga Economic Development Corporation before the Board this evening. Mr. Adams indicated that the road concept had already been approved and that the map he was presenting to the Board at this meeting is a copy of the approved design. J. Bianchi indicated that the only thing that may change and it was not a part of this project was the physical connection at Cold Springs Road. That portion is the Town of Stillwater's project and is independent of the project being reviewed tonight. Mr. Adams indicated that the overall parcel is about 315 acres of the LFTC Planned Developed District and that is being subdivided into 3 parcels by the road bisecting through it. The road will be turned over to the Town of Stillwater is about 16 acres.

Discussion of road maintenance and shared services ensued. J. Bianchi stated that there is no reason to go back through the SEQR process as it was done as part of the EIS, the Planning Board can just reaffirm that it has been addressed through the EIS. D. Connors questioned whether the Planning Board wanted to do this as a public hearing. Discussion was held on that subject matter with S. Ronda indicating that it was not mandatory to have a public hearing. The Planning Board decided that a public hearing was not necessary. M. Van Patten indicated that Supervisor Connors was keeping residents of the area continually informed of the progress of the LFTC, so a public hearing may not be necessary. J. Bianchi provided the notes to the applicant that must be included on the final plat.

MOTION to reaffirm the SEQR review that was completed for the Luther Forest PDD and to acknowledge that this action is compliant with the approved project and that no significant environmental impacts will ensue as a result of the 2-lot Minor Subdivision. Made by T. Rinaldi, seconded by P. Paduano

MOTION CARRIED 6-0.

MOTION to approve Resolution 2007-05 approving the application of the LFTC for a 3 lot minor subdivision on Cold Springs Road. Made by M. Van Patten, seconded by T. Rinaldi.

A roll call vote was taken:

M. Van Patten	Yes
P. Paduano	Yes
P. Buck	Yes
J. Girard	Absent
P. Tompkins	Yes
T. Rinaldi	Yes
Chairman Richardson	Yes

MOTION CARRIED 6-0.

MOTION enter into Executive Session to discuss possible litigation. Made by M. Van Patten, seconded by P. Tompkins.

MOTION CARRIED 6-0

The Planning Board adjourned into Executive Session at 8:05 PM.

MOTION to exit Executive Session. Made by M. Van Patten, seconded by T. Rinaldi.

MOTION CARRIED 6-0

The Planning Board reconvened into regular session at 8:10 PM.

MOTION to adjourn the 04/02/07 Planning Board Meeting. Made by P. Tompkins, seconded by P. Paduano.

MOTION CARRIED 6-0

The meeting was adjourned at 8:11 PM.

Respectfully submitted;

Tammy Russell