

TOWN OF STILLWATER  
PLANNING BOARD MINUTES  
MEETING OF 09/14/07

Present: Vice-Chairman Mike Van Patten, Peter Buck, John Girard, Paul Tompkins and Tom Rinaldi

Also Present: Joel Bianchi-Town Engineer, Scott Ronda-Town Attorney, Ken Petronis-Town Council

Excused: Patricia Paduano

Vice-Chairman Van Patten called the meeting to order at 7:30 pm.

MOTION to approve the minutes of the August 20, 2007 Planning Board meeting. Made by P. Buck, seconded by T. Rinaldi.

MOTION CARRIED 5-0.

Grace Moore Road Major Subdivision  
Grace Moore Road  
1743 Route 9, LLC – PB 2007-11-219.-1-88.1

Scott Lansing of Lansing Engineering, addressed the Board on behalf of the owner, 1743 Route 9P, LLC. Mr. Lansing stated that this parcel was 23.62 acres and is located on the northern side of Grace Moore Road. The proposal before the Board this evening was to subdivide the parcel into 9 lots. The proposal is a cul-de-sac with the roadway that will eventually be turned over to the Town of Stillwater after it is brought to Town specifications. The proposal also includes public water that the developer will be requesting from Saratoga Water Services. The lots as presented to the Planning Board this evening are 1.5 acres with 250' width at the building line. The parcel is in Low Density Residential area which calls for 2 acres and 300' width at the building line unless public water is present. If public water is present, the 1.5 acre and 250' width at the building line as presented this evening is conforming to zoning. Each residence will have private septic and the test pits have been done. The storm water will be handled on site as an appropriate area on site will be used. The developers are requesting two waivers from the Planning Board. The first is a waiver to the Subdivision Regulations design standards which states that a cul-de-sac shall not exceed 600 feet in length or eight times the minimum lot width. This project calls for 1,668 linear feet. The

second waiver requested is a waiver from the Subdivision design standards requiring sidewalks. The developer believes that the area is rural and the sidewalks will not connect to anything.

M. Van Patten inquired about wetlands and whether or not they have been delineated. Mr. Lansing indicated that there are wetlands on site and only a cursory delineation has been done. P. Buck inquired whether there have been negotiations or is a contract in place with Saratoga Water Services. Mr. Lansing indicated that there has been communication but there is no formal contract or agreement in place.

J. Bianchi indicated that he has met with Scott Ronda and the applicant but beyond that he has not formally reviewed this project. J. Bianchi also informed the Planning Board that they should give some guidance to the applicant; whether the Board likes the layout, the length of the cul-de-sac and emergency services that may be affected by it, etc. He also stated that the Board should not move this project any further along until a contract for water is in place.

T. Rinaldi indicated that the length of the road is 60% longer than the Town of Stillwater design standards and noted his concern with regard to emergency services. He also stated that the information from Lansing Engineering regarding the fire department was completely inaccurate, and by his calculation there would be at least four fire hydrants required. Mr. Rinaldi also requested that if this project were to proceed, consultation with the fire department may be helpful with regard to the location of hydrants. M. Van Patten noted that the roadway was very long with without a secondary outlet.

P. Buck indicated he would not be in favor of a waiver from the sidewalk requirement.

M. Van Patten stated he has concern with the wetlands and the septic systems. He further indicated that as the project stands now, he is not in favor of it.

J. Girard inquired if public water weren't available, would this project be able to go forward. J. Bianchi stated that it's reasonable to assume that without public water, this may not be a cost effective project.

Mr. Lansing inquired if public water were present, would the length of the cul-de-sac be acceptable. The members of the Planning Board indicated that the length of this roadway is an issue. The Board indicated to Mr. Lansing that they had concerns with the following: length of the roadway, water supply, lot configuration, private driveways and wetlands.

### Old Business

T. Rinaldi inquired about the training requirements for Planning Board members. S. Ronda stated that he would follow up on that.

New Business

There was no new business discussed.

MOTION to adjourn the 09/07/07 Planning Board meeting. Made by P. Tompkins, seconded by T. Rinaldi.

MOTION CARRIED 5-0.

The meeting was adjourned at 8:05 pm.

Respectfully submitted,

Tammy Russell