

TOWN OF STILLWATER
PLANNING BOARD MINUTES
MEETING OF NOVEMBER 19, 2007

Present: Vice-Chairman Michael Van Patten, Patricia Paduano, Peter Buck, John Girard, Paul Tompkins, Thomas Rinaldi

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

7:30 pm – Vice-Chairman Van Patten called the meeting to order and requested a motion to approve the minutes of the October meeting.

MOTION to approve the minutes of the October 15, 2007 Planning Board meeting. Made by P. Buck, seconded by T. Rinaldi

MOTION CARRIED 6-0

Donald & Sally Doss
142 Gronczniak Road
Lot Line Amendment – PB2007-16-220.-1-75

Mr. & Mrs. Doss addressed the Planning Board on behalf of their application for a Lot Line Amendment for their property located at 142 Gronczniak Road. Mr. & Mrs. Doss informed the Board that they are selling a portion of their land. They currently own 61.04 acres and are selling a 9 acre portion to their neighbors, the Sheldons located at 162 Gronczniak Road. The applicants were informed that the proposed action of a Lot Line Amendment cannot be done to create a building lot. The Doss stated they understood and the purpose of this request was not made to create a lot.

J. Bianchi stated that the project does conform to zoning and explained to the applicants what is required to be on the map prior to filing with the County.

MOTION to approve Resolution 2007-21 which determines that the proposed action by the applicant will not have a negative impact on the environment. Made by T. Rinaldi, seconded by J. Girard.

A roll call vote was taken:

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

Resolution 2007-21 was approved.

MOTION to approve Resolution 2007-22 granting approval to Donald & Sally Doss' application for a Lot Line Amendment. Made by P. Buck, seconded by P. Tompkins.

A roll call vote was taken:

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

Resolution 2007-22 was approved.

DeCrescente Distributing Company, Inc.
NYS Route 4
Site Plan Review – PB2007-16-220.-1-75

Mark Davies of the Stahlman Group represented the applicant, The DeCrescente Distributing Company, Inc. Mr. Davies informed the Board that the application before them represented some improvements to the facilities that have been planned. A covered load lane, (26,500 sq. ft) to be located in the rear of the facility has been planned in order to streamline their operation and allow for the loading and unloading of tractor trailers without being subject to the elements. Other improvements include some office renovation and additional ancillary office space to accommodate the new construction drainage improvements, some new pavement for employee and trailer parking

and landscaping to provide for a buffer between the parking lot and the roadway. Site lighting improvements are also planned to enhance the serviceability, aesthetics and functionality of the site. Mr. Stahlman was asked if the area would be adequate for emergency vehicles to access and he indicated that the area around the load lane would not be restrictive at all. All construction does comply with setback requirements.

Vice-Chairman Van Patten inquired if the applicant was aware of the lot coverage that currently exists on this property. Mr. Davies indicated that with the planned improvements, approximately 86% of the lot would be covered. The Town of Stillwater zoning laws provide for 60% coverage in the Industrial Zone. Discussion with the Board members resulted in this application being referred to the Zoning Board of Appeals to seek an area variance for violation of the lot coverage requiring in the Industrial Zone. S. Ronda also informed the Planning Board that because this project falls within 500 ft of a State or County Road, this application is subject to review by the Saratoga County Planning Board and would need to be referred to them. The application made by the DeCrescente Distributing Company, Inc. would be referred to the Zoning Board of Appeals for a variance and to the Saratoga County Planning Board for their review and comment.

Old Business

There was no old business discussed.

New Business

P. Paduano gave a brief outline of a training opportunity December 13th, sponsored by the Town of Stillwater. The workshop will be held at Stillwater Central School, in the high school cafeteria. Training credits will be issued to the members of the Planning or Zoning Boards who attend. This workshop will focus on how to plan for agriculture in our community; how to economically encourage agriculture within our community and how to conserve agriculture within our community.

Vice Chairman Van Patten informed the Planning Board that he has tendered his resignation from service on this Board to the Town Board, effective January 1, 2008. Mr. Van Patten indicated that it has been a pleasure to serve on the Planning Board but his employment has become more demanding and it has been difficult over this past year with regard to his scheduling. The other members of the Board expressed their gratitude to Mike Van Patten for his dedication and service to the Town of Stillwater.

MOTION to adjourn the 11/19/07 Planning Board meeting. Made by P. Buck, seconded by T. Rinaldi.

MOTION CARRIED 6-0.

The meeting adjourned at 8:05 pm.

Respectfully submitted,

Tammy Russell