

TOWN OF STILLWATER
PLANNING BOARD MEETING
MARCH 17, 2008
7:30 P.M.

Present: Chairwoman JoAnn Winchell, Carol Marotta, John Murray, Patricia Paduano, Paul Tompkins.

Also Present: Ray Abbey-Building Department, Art Baker-Councilman, Joel Bianchi-Town Engineer, Ken Petronis-Town Council, James P. Trianor ESQ-Attorney for the Town.

Excused: Peter Buck

7:30 P.M. Chairwoman Winchell called the meeting to order, and led everyone in the pledge to the flag.

The first order of business was to approve the minutes of March 3, 2008 as prepared.

MOTION to approve the March 17, 2008
Planning Board Meeting Minutes
Made by J. Murray, seconded by P. Tompkins
MOTION CARRIED 5-0

John J. Shook Sr.
3 LOT MINOR SUBDIVIS
County Rte 76
P.O. Box 798
Stillwater, NY 12170
MNS (PB2008-20 SBL 232.-1-70.11)

Mr. Shook was before the Planning Board seeking approval for Minor Subdivision. Mr. Shook stated he had done the driveway agreement, he has the pull off the emergency vehicles. He has also modified the foot print for the 300 foot building lot.

There was brief discussion if the Perk Test had been done on lot number 3, and if he had been assigned 911 numbers for the other two lots. Joel stated the results of the Perk Test for Lot #3 is located on Lot #2 of the map. Mr. Shook stated that he has received the 911 numbers for the other two lots. Engineer Bianchi and Attorney Trainor informed the Board Members that every thing is in order for approval.

MOTIOM to DECLARE SEQR in compliance

MOTION to approve Resolution #2

Made by P. Padauno, seconded by
J. Murray.

MOTION CARRIED 5-0

MOTION TO APPROVE

3- LOT MINOR SUBDIVISION OF JOHN SHOOK

MOTION to approve Resolution #3

Made by P. Tompkins, seconded by
J. Murray.

MOTION CARRIED 5-0

Thomas J. Amato

Lot Line Adjustment

2 Leeward Lane

Saratoga Springs, NY 12866

LLA (PB2008-21 SBL 206.17-1-15)

Chairwoman Winchell inquired if the members have had a chance to address the letter from Mr. and Mrs. Amato. Mr. Amato stated that they have successfully received the AREA VARIANCE from Stillwater ZBA for 2 Leeward Lane. They are now seeking a Lot Line Adjustment from the Board to allow for a new house to be constructed on 2 Leeward Lane.

There is was brief discussion about the existing well, and the need to install a new water source for 2 Leeward Lane the retaining wall, and the lakefront property to be retained by 2 Leeward Lane.

It was noted by Engineer Bianchi that if approval for the lot-line amendment is granted than a condition of approval could be that the property owner needs to have an approved and separate water source for 2 Leeward Lane and there may need to be a permanent easement for water over 5 Leeward Lane. Water availability could be tied to the issuance of the building permit.

Mr. and Mrs. Amato would like to put the well on 2 Leeward Lane and have an easement for the well to allow for future maintenance. Mr. Amato stated that whatever conditions were put on the building permit was fine and that they would abide by those conditions.

MOTION to approve SEQR as Prepared

Resolution NO. 4

Made by C. Marotta,
seconded by P. Padauno

MOTION CARRIED 5-0

MOTION to approve

Resolution NO. 5

Made by P. Tompkins
seconded by J. Murray

MOTION CARRIED 5-0

New Business: Chairwoman Winchell stated she received communication from Saratoga County Real Property, informing the Board that there are two parcels (Seymour's and Brigadier Estates) which are illegal subdivision. Engineer Bianchi and Attorney Trainor were aware of the situation and were acting accordingly.

Chairwoman Whinchell stated she also has communications from Mr. James Close of Brightman Road relating to an advertisement for reality sale of acreage on County Route 76. Resident is concerned with size and action needed prior to residential construction.

Chairwoman Winchell stated that she contacted by Mr. Kushnier of Blizzard Road relating to recenet construction on a lot across the street from him. He requested information relating to the activity on the property. Building Inspector Abbey stated he will provide a report in the near future.

James Trianor informed the Board that he will no longer be representing the Planning Board and the Zoning Board Appeals. His partner, Daryl Cutler will be assuming the responsibility of both boards in the future.

Chairwoman Winchell requested that the Building Department prepare a monthly activity report for the Board to review.

There was brief discussion relating to the need to appoint two representatives to serve on the Joint Planning Commission with the Town of Malta to address concerns with LFTC PDD.

MOTION made by

Chairwoman Winchell,

seconded by J. Murray, to appiont

Carol Marotta and Peter Buck as representatives

To the Joint Planning Commission for 2008

MOTION CARRIED 5-0

Ken Petronis informed the Board that there would be a Public Meeting in the near future relating to the Cold Spring Road Improvement Project and Elmore Robinson Road Improvements. The meetings will be held on March 25 and 27 respectfully, and begin at 7PM. Planning Board members are encouraged to attend.

There was a brief discussion about the Barton Memo received from the City of Mechanicville and relating to the proposed Minor Subdivision on Elmore Robinson Road. The Memo addressed the concerns voiced the City of Mechanicville at the Public Hearing. Engineer Bianchi will review the Memo and report back to the Planning Board.

Ranger Joseph Finan was present earlier in the meeting and stated that he has sent documentation to the Chazen Companies, and he will be sending the same information to the Planning Board in near future that relates to compliance issues for the proposed cell tower project on Radar Road. The Saratoga National Park wishes to be involved with the review.

Ken Petronis also informed the Board that as Board members they must scrutinize the use of e-mails as communication land-use planning discussions. He reminded the Board of the F.O.I.L. specifications.

With no further discussions before the Board, a motion to adjourn was in order.

MOTION to adjourn at 9:00 PM

Made by J. Murray,
seconded by P. Tompkins

MOTION CARRIED 5-0

Respectfully Submitted;

Sheila Silic

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