

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
January 23, 2017 @ 7:00 PM**

Present:

**Chairperson JoAnn Winchell (JW)
John Murray (JM)
Peter Buck (PB)
Christopher D'Ambro (CD)
JoAnn Winchell (JW)
Randy Rathbun (RR)
Heather Ferris (HF) Alternate Member**

Also Present:

**Daryl Cutler, Town Attorney (DC)
Lindsay Zepko, Town Planner (LZ)
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary
Via SKYPE: Paul Male, Town Engineer (PM)**

Absent:

Carol Marotta

Pledge:

Chairperson Winchell called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Mr. Murray made a motion to approve the minutes from the December 12, 2016 meeting, seconded by Mr. Buck. The motion passed unanimously.

PB2016-32, Harte Major Subdivision, 364 NYS Route 423

Chairperson Winchell recognized Mr. Scott Lansing of Lansing Engineering who is representing Mr. David Triller of Triller Development LLC. Mr. Lansing stated that they are seeking approval for the subdivision this evening. Mr. Lansing stated that the project is a five Lot Major Subdivision on a 15-acre parcel located at 364 NYS Route 423. Mr. Lansing stated that Lot #1 will retain the existing house and that the lots range from 1.37-acres to 5.01-acres. Mr. Lansing stated that there is public water and sewer and there is a stormwater plan implemented. Mr. Lansing stated that he believes they have addressed all the concerns from Mr. Male's comment letter from the last meeting on December 12, 2016. Mr. Lansing stated that there are some outstanding items 1) Applicant is waiting on a sign off letter from the Army Corp of Engineers on the jurisdiction of the wetlands delineation. 2) The Applicant is waiting on a sign off letter from Glen Hollow Water. 3) Applicant is waiting on a sign off letter from Saratoga County Sewer. 4) Archeological Study was completed by Curtin Archeological Consulting. Mr. Lansing stated that an archeological site was found on the northern section of Lot #5. Mr. Lansing stated that the Applicant will avoid that section of the lot. 5) Mr. Lansing stated that the Applicant will apply for curb cuts when approval is granted.

Chairperson Winchell proceeded to open the public hearing and asked if anyone wished to comment. There was no public comment. Chairperson Winchell stated that the public hearing will remain open until the February 27, 2017 meeting.

Chairperson Winchell stated that the application is tabled as the Board is waiting on additional information.

PB2016-35, Albert Minor Subdivision, 28 Yunch Road

****Mr. Buck recused himself for this project**.**

Chairperson Winchell recognized Mr. Duane Rabideau of Van Guilder & Associates who is representing Mr. Jessie Albert. Mr. Rabideau stated the Applicant is proposing a 2 lot subdivision to separate the residential and agricultural use of the parcel. Mr. Rabideau stated that 44-acre parcel is located at 28 Yunch Road. Mr. Rabideau stated that Lot #1 is 5.65-acres and will retain the existing house and Lot #2 is 38.35-acres and will retain the agricultural buildings. Mr. Rabideau stated that the existing driveway will serve as access to both Lots #1 and #2. Mr. Rabideau stated that there will be a utility easement through Lot #2 for ingress and egress to Lot #1.

Chairperson Winchell proceeded to open the public hearing and asked if anyone wished to comment and hearing none she proceeded to close the public hearing.

Chairperson Winchell asked Mr. Cutler if he received the both easements and if they met his approval. Mr. Cutler stated that both the easements have met his approval.

Chairperson Winchell asked Mr. Male if there were any outstanding issues or concerns. Mr. Male stated that there are three items to be addressed 1) Revision to the map to show the accurate date. 2) The utility easement is to be filed with the County Clerk's Office. 3) The driveway easement is to be filed with the County Clerk's Office.

Chairperson Winchell asked Ms. Zepko if the application was sent to the Saratoga County Planning Board. Ms. Zepko stated that the application did not have to be referred to the Saratoga County Planning Board.

Chairperson Winchell asked if anyone had any additional questions or concerns, hearing none she asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2017 RESOLUTION NO. 1**

WHEREAS, Jessie Albert has submitted an application for a minor subdivision regarding property located at 28 Yunch Road, more fully identified as Tax Map Number 231.-1-3.111; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and

WHEREAS, pursuant to 6 NYCRR §617.6, the Stillwater Planning Board is the lead agency for SEQRA review; and

WHEREAS, the applicant has submitted a fully completed Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has duly reviewed the EAF and has considered the criteria contained in 6 NYCRR §617.7(c), to determine if the proposed action will have a significant impact on the environment;

WHEREAS, the Planning Board reviewed each of the 11 factors contained in Part 2 of the EAF and determined that the proposed action will have no, or only a small, environmental impact;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Jessie Albert for a minor subdivision regarding property located at 28 Yunch Road, more fully identified as Tax Map Number 231.-1-3.111 will not have a significant impact on the environment.

A motion by Member Murray seconded by Member Rathbun, to adopt Resolution No. 1 of 2017.

A roll call vote was taken on Resolution No. 1 of 2017 as follows:

Chair Winchell	YES
Member Buck	Recused
Member D'Ambro	YES
Member Ferris	YES
Member Marotta	ABSENT
Member Rathbun	YES
Member Murray	YES

Resolution No. 1 of 2017 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 23, 2017.

**TOWN OF STILLWATER
PLANNING BOARD
2017 RESOLUTION NO. 2**

WHEREAS, Jessie Albert has submitted an application for a minor subdivision regarding property located at 28 Yunch Road, more fully described as Tax Map No. 231.-1-3.111; and

WHEREAS, a public hearing was conducted on January 23, 2017 to consider the application, and comments were received from the public as well as the applicant; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 1 of 2017; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Jessie Albert for a minor subdivision of lands located on 28 Yunch Road Road, more fully identified as Tax Map Number 231.-1-3.111 is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions,:

1. The proposed easement for utilities be filed with the County Clerk;
2. The proposed easement for the driveway is recorded and filed with the County Clerk; and
3. All other conditions contained in the engineering review letter of Paul Male, P.E. dated November 15, 2016.

and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Rathbun, seconded by Member Ferris, to adopt Resolution No. 2 of 2017.

A roll call vote was taken on Resolution No. 2 of 2017 as follows:

Chair Winchell	YES
Member Buck	Recused
Member D' Ambro	YES
Member Ferris	YES
Member Marotta	ABSENT
Member Rathbun	YES
Member Murray	YES

Resolution No. 2 of 2017 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 23, 2017.

Mr. Buck returned to the meeting

Motion to adjourn: made by Mr. Murray, seconded by Mr. Rathbun motion passed at approximately 7:25 PM.