

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
January 25, 2016 @7:00 PM
STILLWATER TOWN HALL**

Present:

**Co-Chairperson JoAnn Winchell (JW)
John Murray (JM)
Carol Marotta (CM)
Peter Buck (PB)
Randy Rathbun (RR)
Christopher D'Ambro
Heather Ferris (HF) Alternate**

Also Present:

**Daryl Cutler, Attorney for the Town (DC)
Lindsay Zepko, Town Planner (LZ)
Sheila Silic, Secretary**

Absent:

**Paul Male, Town Engineer (PM)
Randy De Bacco (RD)**

Pledge:

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

Review and approval of the minutes of Planning Board meetings:

Co-Chairperson Winchell made a motion to approve the minutes from November 16, 2015 meeting, seconded by Ms. Marotta. Mr. Rathbun made a motion to approve the minutes from December 14, 2015 meeting, seconded by Mr. Murray.

PB2015-32, Cedar Bluff Lot Line Adjustment Lots #3, #5, #7, Cedar Bluff Court

Co-Chairperson Winchell recognized Mr. Matthew Hugg Esq. representing Andrew Kazanjian. Mr. Hugg stated he is seeking a Lot Line Adjustment this evening to take three nonconforming lots and making two conforming lots. Mr. Hugg stated that the Town of Stillwater has rezoned the lots to Resort Residential. Mr. Hugg stated that this has gone through litigation with a neighbor and received a positive ruling from the court. Mr. Hugg stated that these are buildable lots with the house fitting within the building envelope and will conform to zoning. Mr. Hugg asked the Board to waive the public hearing as they are taking three nonconforming lots and making two conforming.

Co-Chairperson Winchell asked Ms. Zepko to go over Mr. Male’s comment letter from January 20, 2016. Ms. Zepko stated that Item #4 is referring to standard notes RRD District that need to be on the map, Item #5 is referring to the signature block which is signed by the Chairperson needs to put on the map, Item #6 is referring to the all the sewer lines, details of the work and repair of Cedar Bluff Court after the sewer installation connections. Item #7 is referring to storm water requirements, showing the silt fences and construction entrances for both lots. Item #9 is referring to the Short Environmental Form regarding soil disturbance, the proximity to Saratoga Lake, public transportation, the accommodations for both bike and walking trails, the water supply is private wells and an explanation on how the discharge of storm water will be addressed. Item #10 is referring to soil and erosion plans for both lots due to past storm water issues pertaining to 4 Cedar Bluff Court.

Mr. Rathbun asked Ms. Zepko what the issues were with the construction at 4 Cedar Bluff Court. Ms. Zepko stated that there had been sentiment discharge into Saratoga Lake.

Co-Chairperson Winchell asked Mr. Hugg if these conditions are acceptable for the lot line. Mr. Hugg stated that he has no objections to any of the items that were discussed.

Co-Chairperson Winchell asked the Board to discuss the waiving of the public hearing or to proceed with the public hearing. Co-Chairperson Winchell stated that there are no new lots proposed, the lots meet all the requirements, the applicant stated that they will address the items that were discussed.

Mr. Murray stated that the applicant is taking three non-conforming lots and making to conforming lots. Mr. Murray stated that the public hearing should be waived.

Ms. Marotta stated that the litigation had gone before the courts and received a favorable judgement and was aware that the applicant would be coming before the Planning Board for a Lot Line Adjustment.

Mr. Murray made a motion to waive the public hearing for the Cedar Bluff Court Lot Line Adjustment, seconded by Mr. Buck. A roll call vote was taken and passed unanimously.

Co-Chairperson Winchell	Yes
Member D’Ambro	Yes
Member Ferris	Yes
Member Buck	Yes
Member Murray	Yes
Member Marotta	Yes
Member Rathbun	Yes

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 1**

WHEREAS, Andrew Kazanjian has submitted an application for a lot line adjustment regarding property located at Lot #3, 5, and 7 Cedar Bluff Court, more fully identified as Tax Map Numbers 206.13-2-6.1, 206.13-2-6.7 206.13-2-6.8; 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, Andrew Kazanjian for a lot line adjustment regarding property located at 3, 5 and 7 Cedar Bluff Court, more fully identified as Tax Map Numbers 206.13-2-6.1, 206.13-2-6.7 and 206.13-2.6.8, will have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Marotta to adopt Resolution No. 1 of 2016.

A roll call vote was taken on Resolution No. 1 of 2016 as follows:

Chairman Barshied	Absent
Member Buck	yes
Member Ferris	yes
Member D'Ambro	yes
Member Marotta	yes
Member Rathbun	yes
Member Murray	yes
Acting Chair Winchell	yes

Resolution No. 1 of 2016 was adopted at a meeting of the Planning Board of the Town of

Stillwater duly conducted on January 25, 2016.

**TOWN OF STILLWATER
PLANNING BOARD
2016 RESOLUTION NO. 2**

WHEREAS, Andrew Kazanjian has submitted an application for lot line adjustment regarding property located at 3, 5, and 7 Cedar Bluff Court, more fully described as Tax Map Nos. 206.13-2-6.1, 206.13-2-6.7, and 206.13-2-6.8; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for a lot line adjustment and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 1 of 2016; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Andrew Kazanjian, for a lot line adjustment of lands located on lots 3, 5 and 7 Cedar Bluff Court, more fully identified as Tax Map Numbers 206.13-2-6.1, 206.13-2-6.7, and 206.13-6.8, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the conditions, which were included in the January 20, 2016 Memoranda from Paul Male, P.E., and that these additional conditions be met prior to approval of the application, and that the applicant obtain proper 911 address designation; 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 Murray, seconded by Member Buck, to adopt Resolution No. 2 of 2016.

A roll call vote was taken on Resolution No. 2 of 2016 as follows:

Chairman Barshied	Absent
Member Buck	Yes
Member Ferris	Yes
Member D'Ambro	Yes

Member Marotta	Yes
Member Rathbun	Yes
Member Murray	Yes
Acting Chair Winchell	Yes

Resolution No. 2 of 2016 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on January 25, 2016

PB2016-001, Haizlip Family Trust Minor Subdivision, NYS Route 32, Trail Project

Co-Chairperson Winchell stated that the public hearing was set for the next Planning Board meeting on February 22, 2016.

PB2016-002, Cocozzo Farm Minor Subdivision, Durham Road, Trail Project

Co-Chairperson Winchell stated that the public hearing was set for the next Planning Board meeting on February 22, 2016.

Motion to adjourn: Made by Mr. Murray, seconded by Mr. Buck, motion passed unanimously at approximately 8:00 p.m.

**Next Planning Board meeting is on
February 22, 2016**