

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES

August 24, 2015 @7:00 PM
STILLWATER TOWN HALL

Present:

Chairperson, Robert Bsrshied (RB)
Vice-Chairperson, Jo Ann Winchell (JW)
Peter Buck (PB)
Beverly Frank (BF)
Randy DeBacco (RD)

Also Present:

Paul Male, Town Engineer (PM)
Daryl Cutler, Attorney for the Town (DC)
Sean Doty, Chazen Companies (SD)
Sheila Silic, Secretary

Absent:

Carol Marotta (CM)
Randy Rathbun (RR)
John Murray (JM)
Lindsay Zepko, Town Planner (LZ)

Pledge:

Chairman Barshied 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:

Vice-Chairman Winchell made a motion to approve minutes from the June 22, 2015 meeting as amended. Ms. Frank seconded, Mr. Buck abstained. Mr. Frank made a motion to approve minutes from the July 27, 2015 meeting as amended. Mr. Buck seconded.

PB2015-7 LFTC Temporary Office Trailer Site Plan, LFTC PDD

Chairman Barshied stated that the public hearing had remained open from the April 27, 2015 meeting. Chairman Barshied asked if anyone wished to comment on this project, hearing none Chairman Barshied proceeded to close the public hearing.

Chairman Barshied recognized Mr. Matthew Brobston of the LA Group who is representing DA Collins for the temporary office trailer project. Mr. Brobston stated that the temporary building has been removed. Mr. Brobston addressed Mr. Doty's comments from the prior meeting pertaining to the access road, truck turning radius within the site, storm water treatment, grading, Town of Malta inquiring about a 3,000 gallon water tank for fire suppression, working with the fire department on placement of fire hydrants. Mr. Brobston stated that the main traffic will enter through the existing construction entrance and can then travel throughout the facility. Mr. Brobston stated that the Archeological report was received from State of New York with no significant archeological impacts to the project.

Mr. Doty stated that only a portion of the project that is located in the Town of Stillwater and the rest of project being located in the Town of Malta.

Chairman Barshied asked if the Town of Malta approved the project and were there any conditions. Mr. Brobston stated that the Town of Malta had approved the project and to address the questions from Mr. Doty's comment letter. Chairman Barshied asked how many trailers will be on the site. Mr. Brobston stated that phase one will have 50 trailers with total build out of 255 trailers.

Mr. Buck asked what the trailers are going to be used for. Mr. Brobston stated that the trailers are for the construction workers.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none he asked to move to discussion of SEQRA. Vice-Chairperson Winchell made a motion to be consistent with the original Stillwater Town Board SEQRA findings, seconded by Mr. Buck.

**TOWN OF STILLWATER
PLANNING BOARD
2015 RESOLUTION NO. 32**

WHEREAS, DA Collins Company has submitted an application for site plan review regarding property located at the LFTC Site more fully identified as Tax Map Number 241.00-1-3.11; 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 determined that the proposed action is consistent with the prior SEQRA findings of the Town Board for this site;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, DA Collins Company, for a Site Plan Review regarding property located at the LFTC site, more fully identified as Tax Map Number 241.00-1-3.11, will not have a significant impact on the environment.

A motion by Member Winchell, seconded by Member DeBacco, to adopt Resolution No. 32 of 2015.

A roll call vote was taken on Resolution No. 32 of 2015 as follows:

Chairman Barshied	YES
Member Buck	YES
Member DeBacco	YES
Member Frank	YES
Member Marotta	ABSENT
Member Rathbun	ABSENT
Member Murray	ABSENT
Member Winchell	YES

Resolution No. 32 of 2015 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 24, 2015.

**TOWN OF STILLWATER
PLANNING BOARD
2015 RESOLUTION NO. 33**

WHEREAS, DA Collins Company has submitted an application for Site Plan Review regarding property located at the LFTC site, more fully described as Tax Map No. 242.00-1-3.11; and

WHEREAS, a public hearing was conducted on May 26, 2015 and August 24, 2015 to consider the application, and no 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. 32 of 2015; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of DA Collins Company, for Site Plan Review of lands located on the LFTC site, more fully identified as Tax Map Number 242.00-1-3.11, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions which were included in the April 23, 2015 and August 12, 2015 Memoranda from The Chazen Companies; 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 Winchell, seconded by Member Frank, to adopt Resolution No. 33 of 2015.

A roll call vote was taken on Resolution No. 33 of 2015 as follows:

Chairman Barshied	YES
Member Buck	YES
Member DeBacco	YES
Member Frank	YES
Member Marotta	ABSENT
Member Rathbun	ABSENT
Member Murray	ABSENT
Member Winchell	YES

Resolution No. 33 of 2015 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on August 24, 2015.

PB2015-21, Bell Minor Subdivision, 71 Blizzard Road

Chairman Barshied recognized Mr. David Bogardous, of North East Land Survey, representing Mr. and Mrs. William Bell. Mr. Bogardous stated that the property consist of 35.8 acres located in the Rural Residential District. Mr. Bogardous stated that Mr. and Mrs. Bell would like to subdivide the property into two lots, Lot #1 would consist of 25.6 acres and Lot #2 would consist of 9.2 acres. Mr. Bogardous stated that there will be a driveway easement as both

lots will be sharing the driveway and the driveway will be moved 90 ft. to the north which will provide a stop distance of 390 ft. on Blizzard Road. Mr. Bogardous stated that there are wetlands on the property that are identified as ME9. Mr. Bogardous stated that there will be no disturbance to the wetlands or adjacent area.

Chairman Barshied asked Mr. Male if all the concerns from his comment letter have been addressed. Mr. Male stated that Mr. Bogardous has addressed all of the concerns.

Chairman Barshied asked what the reason is for not having individual driveways for the two lots. Mr. Bogardous stated that option is available but would limit the potential of subdividing in the future. Chairman Barshied stated that the driveway easement could become a problem in the future if the was to sell or if the property owners no longer to wish to share the driveway.

Vice-Chairperson Winchell asked if the driveway will be 12 ft. in width and will have a pull off for egress and ingress. Mr. Bogardous stated that was correct.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none, he stated that the public hearing was set for the next Planning Board meeting on September 28, 2015.

PB2015-20, Riley/Giovanone Minor Subdivision, 84 Durham Road

Chairman Barshied recognized Mr. Jason Tommell of VanDusen and Steves, representing Mr. Riley and Mr. Giovanone. Mr. Tommell stated that Mr. Riley would like to subdivide the property into two lots. Mr. Tommell stated that Mr. Riley and Mr. Giovanone went before the Zoning Board on August 10, 2015 and received an Area Variance for lot width on Lot #1. Mr. Tommell stated that Lot #1 is located in the front of the property being a 2 acre lot. The flag lot will be keeping the remaining 9.6 acres. Mr. Tommell stated that both Lots #1 and #2 will be sharing the driveway. Mr. Tommell stated the barn with the cellar entrance will be removed and the proposed single family dwelling will be located on a knoll.

Chairman Barshied asked about the proposed 10 ft. wide easement and if it is a permanent easement. Mr. Tommell stated that this is a utility easement. Chairman Barshied asked if a written easement was going to be issued for the driveway. Mr. Tommell wasn't sure if Mr. Riley and Mr. Giovanone were going to enter into a driveway agreement. Mr. Tommell stated that there is access for Lot #2 to have a driveway going back to the proposed house.

Chairman Barshied asked Mr. Male if all of his comments have been addressed. Mr. Male stated that most of the comments have been addressed, the EAF was written for the Zoning Board and that needs to be changed. Mr. Male stated that the other issues are relatively minor.

Vice-Chairperson Winchell asked Mr. Riley if has owned the property since 2007. Mr. Riley stated that he has only owned the property for about a month.

Ms. Frank asked if the house is going onto Lot #1 or Lot #2. Mr. Tommell stated that the proposed house is going on the knoll of Lot #2.

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none, he stated that the public hearing was set for the next Planning Board meeting on September 28, 2015.

PB2015-19, Paul Lescault, Major Subdivision, 18 Brightman Road

Chairman Barshied recognized Mr. James Vianna, of James Vianna surveying representing Mr. Paul Lescault. Mr. Vianna presented the Board with new information. Mr. Vianna stated that this a 5 lot subdivision located on the corner of Brightman Road and County Route 76. Mr. Vianna stated that Mr. Lescault went before the Zoning Board on August 10, 2015 and received an Area Variance from 300 ft. down to 251 ft. at the building line. Mr. Vianna stated that Mr. Lescault is creating four new lots for single family dwellings and Mr. Lescault's residence is located on Lot #5 which already exists. Mr. Vianna stated the property has both DEC wetlands with 100 ft. buffer and Federal wetlands with no buffer. Mr. Vianna stated that Environmental Design Partnership did the soil analysis, pit and perk testing of the lots. Mr. Vianna stated that each lot has its own driveway with pull offs for emergency vehicles and that two lots will require curb cuts from the Town of Stillwater Highway Dept. and Saratoga County Highway Dept.

Chairman Barshied asked about the snowmobile trails. Mr. Vianna stated that would be up to the owner of Lot #2 if the trails to remain on their property.

Chairman Barshied asked if this application was sent to Saratoga County Planning Board. Mr. Male stated that there is a copy of the Saratoga County Referral in the file regarding this application and is dated August 3, 2015.

Vice-Chairperson Winchell asked if these lots are dedicated to family members. Mr. Vianna stated that he believes one lot is going to a family member but is not sure about the other lots. Vice-Chairperson Winchell asked about the cinder block building and if he has plans for plans for this building. Mr. Vianna stated that Mr. Jean Lescault owns this building. Vice-Chairperson Winchell asked if the NYS Board of Health has to be contacted. Mr. Male stated that is only if it more than a five lot subdivision.

Mr. Buck asked about the DEC wetlands and the soil conditions. Mr. Vianna stated that wetlands are streams and the soil conditions are very dry and sandy.

Mr. Vianna asked about the Parks and Recs Fees and how it pertains to the number of lots. Mr. Cutler stated that he would look into the Parks and Recs as applies to the subdivision

Chairman Barshied asked if anyone had any additional concerns or questions and hearing none, he stated that the public hearing was set for the next Planning Board meeting on September 28, 2015.

Motion to adjourn: Made by Mr. Buck, seconded by Ms. Frank, motion passed unanimously at approximately 8:30 p.m.

**The next Planning Board Meeting will be
Monday, September 28, 2015**