

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
May 16, 2011 @ 7:00 PM
STILLWATER TOWN HALL

Present: Chairman Bob Barshied (BB), John Murray (JM); Paul Tompkins (PT); Beverly Frank (BF) Peter Buck (PB) Randy DeBacco (RD) and Carol Marotta (CM)

Absent: N/A

Also Present: Ed Kinowski (EK) Town Supervisor, Daryl Cutler (DC) Attorney for the Town, Sean Doty (SD) Engineer for the Town; Richard Butler (RB) Acting Secretary for the Planning Board.

There was no one present in the audience except the applicants.

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

Adoption of May 2nd Minutes: Approval delayed till next meeting because no resolutions were attached.

Applicants

-Gary Grentzer 233-1-33

1430 Hudson Avenue

Site plan review (new residence in a floodplain)

-Existing cottage on site to be replaced with a two story house.

-New proposed building has almost the same footprint .

-Chazen comments were reviewed by (SD). 3 bedrooms are proposed. Floodplain and floodway issues discussed. Existing leach field needs to be certified based upon ability to serve a 3 bedroom house. Original drawings should be researched by applicant, if available. Well documentation is required. Owner repotes he has performed a well test. Well head elevation needs to be confirmed to be above the flood plain. Flood plain issues need to be addressed with the Building Department prior to issuance of building permit.. "Floodway" requirements need to be met.

SEQR form submitted. Conditional upon certification of septic system.

TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 11

WHEREAS, Gary Grentzer has submitted an application for Site Plan Review to replace an existing residence with a new one regarding property located at 1430 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 233-1-33; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an Type II action requiring no further action; 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;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Gary Grentzer, for Site Plan Review regarding property located at 1430 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 233-1-33, will not have a significant impact on the environment.

A motion by Member Murray, seconded by Member Buck, to adopt Resolution No. 11 of 2011.

A roll call vote was taken on Resolution No. 11 of 2011 as follows:

Chairperson Barshied	Yes
Member Buck	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 11 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 16, 2011.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 12**

WHEREAS, Gary Grentzer has submitted an application for Site Plan Review to replace an existing residence with a new one regarding property located at 1430 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 233-1-33; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing is not required to be held for this type of application; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 11 of 2011; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has reviewed the application and has duly considered the criteria for Site Plan Review;

Now, therefore, be it

RESOLVED, that the application of Gary Grentzer for Site Plan Review regarding property located at 1430 Hudson Avenue, Stillwater, more fully identified as Tax Map Number 233-1-33, is hereby GRANTED provided applicant comply with the following conditions, which were included in the May 13, 2011 Memorandum from The Chazen Companies, and that these conditions be met and proof provided to the Town prior to approval of the application:

1. That the current septic system has capacity for the number of bedrooms for the dwelling; and
2. Elevation of well head is designated on the final Plat; and
3. If significant modifications are required to the Plan to qualify for a FEMA permit, Applicant will come back to the Planning Board for review of changes.

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 Marotta, to adopt Resolution No. 12 of 2011.

A roll call vote was taken on Resolution No. 12 of 2011 as follows:

Chairperson Barshied	Yes
Member Buck	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 12 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 16, 2011.

-Steven Ropitzky 232.-1-21.111

Minor Sub-Division

Resubmission of site plan with revisions

14 acres being sold.

-Chazen comments on letter of May 13, 2011 were reviewed and discussed. Wetland issues need to be further resolved. House and well to be relocated on site. Surveyor to indicate grading in relationship to septic system, since site plan lacks topography. Existing driveway is acceptable, but it cannot be improved. Engineer to revise site plan meeting Board and Chazen conditions. Mitigation fees discussed. Wetland regulations discussed. Revised map required.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 13**

WHEREAS, Cecilia Ropitzky has submitted an application for a Minor Subdivision regarding property located at Route 32 and Durham Road in the Town of Stillwater, more fully identified as Tax Map Number 232.-1-21.111; 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;

Now, therefore, be it

RESOLVED, that the Planning Board hereby issues a conditional negative declaration that the proposed action by the Applicant, Cecilia Ropitzky, for a Minor Subdivision regarding property located at Route 32 and Durham Road, more fully identified as Tax Map Number 232.-1-21.111, will not have a significant impact on the environment. This finding by the Planning Board is conditioned upon the following:

1. That the residence is at least 25 feet from the 100 foot wetlands buffer zone;
2. That the well is at least 25 feet from the 100 foot wetlands buffer zone;

3. That the well and the septic system are at least 200 feet from each other; and
4. That there is not soil disturbance to the portion of the driveway within the wetlands buffer zone.

A motion by Member Murray, seconded by Member Tompkins, to adopt Resolution No. 13 of 2011.

A roll call vote was taken on Resolution No. 13 as follows:

Chairperson Barshied	Yes
Member Buck	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 13 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 16, 2011.

-GEIS fees were discussed. Applicant requested that fees be paid in thirds over time. (EK) mentioned this issue would be subject to a Town Board resolution. The Planning Board does not have authority to revised fee schedules. Fees need to be paid prior to permit in accordance with Town fee schedule. 911 # required

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 14**

WHEREAS, Cecilia Ropitzky has submitted an application for a Minor Subdivision regarding property located at Route 32 and Durham Road in the Town of Stillwater, more fully identified as Tax Map Number 232.-1-21.111; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing is not required to be held for this type of application; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 13 of 2011; and

WHEREAS, the Town Engineer has reviewed the application and the proposed minor subdivision and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has reviewed the application and has duly considered the criteria for Minor Subdivisions;

Now, therefore, be it

RESOLVED, that the application of Cecilia Ropitzky for a Minor Subdivision regarding property located at Route 32 and Durham Road in the Town of Stillwater, more fully identified as Tax Map Number 232.-1-21.111, is hereby GRANTED provided applicant comply with the following conditions, which were included in the May 13, 2011 Memorandum from The Chazen Companies, and that these conditions be met prior to approval of the application:

1. All required GEIS fees are timely paid;
2. The new parcel is assigned a 911 emergency address number and such number is noted on the final plat;
3. The final plat shows the residence is at least 25 feet from the 100 foot wetlands buffer zone;
4. The well is at least 25 feet from the 100 foot wetlands buffer zone; and
5. The well and the septic system are at least 200 feet from each other.

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 Marotta, seconded by Member Frank, to adopt Resolution No. 14 of 2011.

A roll call vote was taken on Resolution No. 14 of 2011 as follows:

Chairperson Barshied	Yes
Member Buck	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 14 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 16, 2011.

-Global Foundries U.S., Inc.

Application for Land Grading

230.00-1-76 (Malta) & 241.00-1-3.11(Stillwater)

Stonebreak Road

-Review of revised site plan requested at previous May 2nd meeting.

Conditions of last meeting now shown on revised site plan. Resolution completed last meeting. No action needed.

-Global Foundries Soil Placement, Admin. Bldg.

230.00-1-76.1

Stonebreak Road

Application for Land Grading of administration building soils displacement.

-Elevation of proposed soil pile is less in height than existing grade to the East. This soil location is temporary.

-Chazen review not available due to short applicant submission. Review of submission presented by applicant. No brush to be placed on subject site, brush will be mulched and redistributed. Soil being removed and relocated is not contaminated, but will have to be moved once more at a later date when FAB 3 may be constructed. There will be no off-site hauling of materials due to the PDD and traffic impact.

-Application is consistent with prior SEQR findings.

-95-100,000 cubic yards of soil to be placed on subject site.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 15**

WHEREAS, Global Foundries has submitted an application for Land Grading regarding property at Stonebreak Road in the Town of Stillwater, more fully identified as Tax Map Number 230.00-1-76.1; 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;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the Applicant, Global Foundries, for Land Grading regarding property at Stonebreak Road in the Town of Stillwater, more fully identified as Tax Map Number 230.00-1-76.1, is consistent with the prior Town Board findings and conclusions.

A motion by Member Buck, seconded by Member Frank, to adopt Resolution No. 15 of 2011.

A roll call vote was taken on Resolution No. 15 of 2011 as follows:

Chairperson Barshied	Yes
Member Buck	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 15 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 16, 2011.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 16**

WHEREAS, Global Foundries has submitted an application for Land Grading regarding property at Stonebreak Road in the Town of Stillwater, more fully identified as Tax Map Number 230.00-1-76.1; and

WHEREAS, pursuant to the Stillwater Zoning Law, a public hearing is not required to be held for this type of application; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 15 of 2011; and

WHEREAS, the Town Engineer has reviewed the application and the proposed site plan and confirms that the plan complies with all Town, County and State requirements; and

WHEREAS, the Planning Board has reviewed the application and has duly considered the criteria for this application;

Now, therefore, be it

RESOLVED, that the application of Global Foundries for Land Grading regarding property located at Stonebreak Road in the Town of Stillwater, more fully identified as Tax Map Number 230.00-1-76.1, is hereby GRANTED

A motion by Member Marotta, seconded by Member Frank, to adopt Resolution No. 16 of 2011.

A roll call vote was taken on Resolution No. 16 of 2011 as follows:

Chairperson Barshied	Yes
Member Buck	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 16 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 16, 2011.

Old Business

- **Global Foundries Sub-Station and Transmission Line Screening and Buffering:** Sub-station work is not complete and some incomplete construction may impact the landscaping thereof. The Board requested either LFTC, its representative and /or National Grid to meet with the Board at a future date to review the landscaping issues and requirements for both the sub-station and the entire transmission line. (RB) shall write a letter to LFTC requesting a meeting in mid fall or early winter. (CM) mentioned that there is a large town file of documents relating to the screening and buffering of both items. Reference was made by (CM) of an ESCROW account in the amount of several thousands of dollars, intended to be used for landscaping.

Donnelly Construction, (Rt 67 & George Thompson Road) Site Condition: There was a discussion of the history of Site Plan Review for this project. The Board requested that (RB) send a letter to the property owner requesting that the storage units be moved to more inconspicuous, less visible locations, on the site or remove them from the site. (BB) mentioned that he felt the condition of the storage / contractor's yard was inconsistent with the Town's Comprehensive Plan. The Board never envisioned that the site would be littered with dozens of trailers and storage units in various degrees of disrepair, in such close proximity to Plum Brook and George Thompson Road. The Board mentioned that this site is inconsistent with the Town's vision for the newly enacted Rt 67 Overlay District.

New Business

The Board went into an Executive Session to discuss litigation. The Board came out of executive session at approximately 9:30PM

Motion by (_CM_) and seconded by (_BF_) to adjourn the Planning Board Meeting at approximately 9:30PM.

Next Meeting (June 20th, 2011)

Respectfully submitted by:

Richard R. Butler Temporary Secretary for PB