

Meeting Minutes
Town of Stillwater Planning Board
Monday November 19, 2012 at 7:00 PM

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

Absent: None

Also Present: Daryl Cutler (DC), Attorney for the Town; Sean Doty (SD) Engineer for the Town; Richard Butler (RB), Director of Building Planning and Development; Ray Abbey (RA), Code Enforcement Officer

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

Adoption of Minutes:

-The minutes of the November 5th, 2012 meeting were discussed. There were several comments requesting revisions. These included the adding of two SBL numbers to the Decrescente Distributing site plan review comments. (RB) verified that the SBL numbers included therein are consistent with the ZBA resolution numbers for the same Applicant. Under "Old Business" under the third item, the following sentence was added " (SD) clarified that a two family (which contains 2 dwelling units) requires twice the land area as a single family." Under the last Old Business item, the following sentence was revised and clarified as follows "(BB) expressed concern for water line extensions along George Thompson Road and Elmore Robinson Road due to the potential to encourage high density residential growth in an area of the Town that many residents want to maintain as "rural in character". Motion to approve with revisions was made by (PT) seconded by BF.

AGENDA ITEMS:

#1 Alonzo / Bonner

Lot Line Adjustment
Cty Rt 75
SBL# 261.36-1-32 & 56

-Fred Metzger Surveyor spoke on behalf of the Applicant.

-(BB) asked about the proposed easement. It functions as a driveway as mentioned by Fred Metzger.

-The property line location between the properties was mis-understood by the Owner of #12 until a recent survey was completed. An ZBA area variance was granted via resolutions #26 & #27 2012, included in the PB's packet.

-County Planning Board referral has not yet been applied for according to (RB). A Lot Line Adjustment is treated the same as a sub-division according to (BB) (SD) and (DC). Approval cannot be granted without County approval, according to (DC). The applicant does not have to be present in order to approve, once County feedback is received. This feedback is anticipated prior to the December 3rd PB meeting.

-No further action can be taken by the Board at this time.

#2 Sgambati Minor Sub-Division

30 McDermott Road

SBL# 252.-1-3.111

- Paul Zurlo spoke as the representative of the Applicant.
- Changes made to the drawing as distributed were made in red by (RB) under the direction of the Applicant.
- (CM) asked for clarification of the site plan. (BB) Presented a colored plan outlining the three parcels for clarity of understanding. The site is located directly adjacent and West of the Chris Wickes' property. (BB) mentioned that Mr. Wickes has been made aware of this proposed sub-division.
- (SD) mentioned a few issues in their review letter dated November 16th 2012. Many of the issues are administrative in nature. Parcel B has wetlands but they are not fully shown. DEC has issued a letter which will be forwarded to the Town. The full extent of wetlands need to be shown.
- (BB) asked the a culvert be shown under McDermott Road. The Applicant needs to respond to all Chazen comments per the letter. (SD) described all items in the letter.
- (CM) mentioned that she does not like flag lots.
- Provisions for meeting the requirements of the Fire Code for driveways need to be met.
- (RB) Described the history of why the sub-division is being proposed. It is in part being proposed in order to resolve the estate/trust of Dr. Sgambati and allow for the construction of a new house for a sibling.
- (CM) asked about the large pond that is adjacent to McDermott Road. She asked how parcel "C" can be accessed without affecting wetlands. The full extent of wetlands was requested to be shown on a revised plot plan.
- (DC) asked about the recorded easements for shared driveways for lots "A" and "C". Mr. Zurlo will present the easement description to the Town for review.
- (BB) Suggested that the pond be shown on the revised plot plan.
- The Applicant stated that he will have a revised site plan for the next meeting on December 3rd. A pre-submission was agreed to not be required.

NEW BUSINESS:

- No new potential violations were brought up for investigation by the Department.
- (RB), mentioned that P. Hughes has requested that a monthly meeting be held between the Supervisor and the Building Planning and Development Department to review potential violation cases.
- A report was distributed describing the monthly duties of the Fire Marshal.
- (BB) gave an overview of a Capital Project's Meeting he had recently attended that discussed the Town's proposed water district extensions. (BB) has asked that a line extension along Sawmill Hill Road be investigated and a first priority be made to furnish water to the proposed Business Park.

OLD BUSINESS

-(BB) asked about Verizon / Cellco and the scheduled Verizon Balloon Test. A date with a rain date has been distributed to the Board. (DC) has reminded the Applicant that additional information has not been provided and the Application has still been determined to be incomplete.

-(RB) mentioned that D. A. Collins has committed to demolish both structures at the East side of George Thompson Road, formally owned by Ernest Driemiller..

-(RB) future applications of sub-divisions on Grace Moore Road are being proposed.

-(BB) mentioned that his recent drive by the Dave Wolff property on Cty Rt 76 gave him the impression that the condition of Wolff's property continues to deteriorate.

ADJOURNMENT

-(JM) made a motion to adjourn; (BF) seconded the motion at approximately 8:10PM. All approved the motion.

NEXT MEETINGS: December 3rd, 2012 & January 7, 2012