

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
November, 21st, 2011 @ 7:00 PM
STILLWATER TOWN HALL

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

Absent: N/A

Also Present: Jim Trainor (JT), Attorney for the Town; Sean Doty (SD) Engineer for the Town; Deanna Stickney (DS) Acting Secretary for the Planning Board; Richard Butler (RB), Director of Building, Planning & 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 November 7th, 2011 Minutes:

Motion to adopt with correction made by (RB) & (DB) that applicant from D. A. Collins was given a decision that if the Applicant supplied more information and acceptable background information on traffic, a traffic study would not be required.. Motion to approve (JM)seconded by (CM) All in favor. AYE

1st Agenda Item

-Global Foundries; Site Plan Review & Land Grading
SBL#241-1-3.1

(RB)-Global Foundries representatives presented and described their application for another temporary parking lot. Presenters included Ed Garrigan, and Jim Houston, CT Male; & Art Kaplan, M & W Group.

Mr. Garrigan presented a topographic map of a portion of Luther Forest Campus, which shows the existing Fab 8.1, existing building Admin 1 & Admin 2 (under construction), Mod 1 and some other features

The Applicant desires to build this lot to alleviate conflicts with parking due to the overcrowding with the construction work force and the increasing number of Global Foundries employees. They would like to accomplish the work as soon as possible since once snow starts they will lose 10-15% of parking, and it will also help with directing construction workers to use a route to keep them separate from the Global Foundries employees. They also want to utilize Cold Springs Road, which has now been paved and it would be used strictly for construction worker traffic. This will be a temporary lot and the lot will be restored back to the original site condition after its purpose is fulfilled.

Jim Huston advised that the parking would hold 656 spaces and there is included a reserved area for construction equipment storage for bulldozers and heavy equipment.

Mr. Huston stated they are trying to balance soil material to minimize any need for importing and exporting fill off-site.. Storm drainage provisions include a gravel surface with high point down the middle and drainage off the lot sides to a crushed stone swale. Once storm drainage gets into the crushed stone it will percolate back into ground and if that gets overloaded it goes to a basin surrounding the parking lot. (JM) asked how long the Applicant expects the parking lot to be in existence and (BB) asked about the temporary stump stock piles. Mr. Huston stated approximately until the 1st quarter of 2013. The Applicant anticipates that stock piles may freeze and they will wait until spring to grind them up and mulch them (spring of 2012).

Mr. Huston also verified to (CM) that there will be filter fabric under the gravel that will keep the gravel separate from sand. The Chazen Companies has not completed their review of the application therefore Board action on the Application cannot be completed until the next meeting.

(CM) asked about traffic onto Cold Spring Road. With 650 parking places she wants to make sure that for the traffic generated, it is within the limits established by the Environmental Impact Statement. (EK) verified that the perimeter road is paved so traffic leaving the proposed lot should not be tracking much gravel or mud onto Cold Springs Road.

(BB) asked if there is an access control gate. Mr. Huston stated that the general public will not have access via the Cold Springs Road connection. There will be a gatehouse with a guard, but on the weekends and off hours the gate at Cold Springs Road will be closed.

(BB) requested that the Applicant return in December for a final determination.

(JT) Stated that no amendment is needed to the PPD.

(CM) addressed Mr. Kaplan regarding the plant noise issue and asked if anything is being done about it. He stated they are in process of removing and replacing louvers in the electric service building and advised that the problem should be under control around Christmas time.

2nd Agenda Item

Residential Parcels located North side of NYS Rt 67
Tax Map Numbers 261.2-1-51 and 261.2-1-56
Site Plan Review

Applicant representatives included Nancy Miller; Joseph Starr; Brian Tollisen Engineer & Andrea DiDomenico, Esq. Lawyer

(BB) Asked Andrea DiDomenico if the lot deeds have been adjusted and submitted. She answered yes..

The Fire Marshall's initial comments have been sent to Joe Starr. (RB) had a conversation with the Fire Marshall this AM and he has not had a chance to show the project site plan to the Arvin Hart Fire Department. (BB) Wanted to know if the driveways are in conformance with the appropriate code. Joe Starr replied yes and added that when driveways are shorter than 500' turnouts are not required. (SD) stated any length over 300' from Rt 67 requires a driveway in conformance with the NYS Fire Code. The Applicant has indicated that the planned distance is less than 300' and driveway requirements of the NYS Fire Code [section 511] do not apply..

There was considerable discussion regarding the "driveways" as indicated on the Applicant's site plan. Differentiation was made between the term driveway and roadway. The driveway is presently indicated as a continuous shared driveway. The Applicant does not wish to share the driveway between the two subject parcels. As a result, (BB) stated that it should be a condition of approval that the driveways not be connected and there not be any easements granted for mutual use thereof and there should be a barrier to prevent access between the parcels.

(SD) verified there are several outstanding comments from the previous meeting and all can be resolved after site plan approval should the Board so depict. Revisions to the site plan are required in order to comply with the Chazen Companies comments in letters dated November 4th and November 17th 2011. (BB) stated that all could be made conditions of approval should the Board approve.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 26**

WHEREAS, Nancy Miller has submitted an application for Site Plan Review regarding property located at 5 and 21 Route 67 in the Town of Stillwater, more fully identified as Tax Map Numbers 261.2-1-51 and 261.2-1-56; 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 application of Nancy Miller for Site Plan Review regarding property located at 5 and 21 Route 67 in the Town of Stillwater, more fully identified as Tax Map Numbers 261.2-1-51 and 261.2-1-56, is an Unlisted action and will not have a significant impact on the environment.

A motion by Member Murray, seconded by Member Tompkins, to adopt Resolution No. 26 of 2011.

A roll call vote was taken on Resolution No. 26 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 26 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 21, 2011.

**TOWN OF STILLWATER
PLANNING BOARD
2011 RESOLUTION NO. 27**

WHEREAS, Nancy Miller has submitted an application for Site Plan Review regarding property located at 5 and 21 Route 67 in the Town of Stillwater, more fully identified as Tax Map Numbers 261.2-1-51 and 261.2-1-56; 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. 26 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 Nancy Miller for Site Plan Review regarding property located at 5 and 21 Route 67 in the Town of Stillwater, more fully identified as Tax

Map Numbers 261.2-1-51 and 261.2-1-56, is hereby GRANTED provided applicant comply with the following conditions, and that these conditions be met and proof provided to the Town prior to approval of the application:

1. That the Fire Marshall sign off on the layout and geometry of the individual driveways; and
2. That the site plan is amended to reflect the correct identification of the “roadways” to “driveways” and indicate that the driveways are individual to each site and are not shared,

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 Buck, seconded by Member Murray, to adopt Resolution No. 27 of 2011.

A roll call vote was taken on Resolution No. 27 of 2011 as follows:

Chairman Barshied	Yes
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Murray	Yes
Member Tompkins	Yes

Resolution No. 27 of 2011 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on November 21, 2011.

OLD BUSINESS

RE: D. A. Collins Warehouse and Incubator Project, Rt 67 Overlay District:

The following items were discussed informally between Board members. The Applicant was not present, nor were they on the agenda. (BB) wanted to state that the Board made it clear to the Applicant that a formal traffic study was not required. (RB) agreed. (SD) mentioned that the Applicant is preparing more information on proposed traffic volumes and site traffic history for the Board’s review.

Landscape buffer requirements as required by the Zoning Ordinance were discussed at length as they relate to the Project. The buffer requirements for this Project, are subject to Board interpretation since the intended uses are not adequately covered in the Ordinance section 8.6.

NEW BUSINESS:

None

Motion by (JM) and seconded by (PB) to adjourn the Planning Board Meeting at approximately 9:00PM.

Next Meeting (December 5th)

Respectfully submitted by:

Deanna Stickney and Richard R. Butler Secretaries for the Planning Board