

TOWN OF STILLWATER
PLANNING BOARD MEETING
MINUTES OF 05/07/07

Present: Chairman Edward Richardson, Michael Van Patten, Patricia Paduano, Peter Buck, John Girard, Paul Tompkins, Tom Rinaldi

Also Present: David Connors-Department of Building, Planning & Development, Scott Ronda-Town Attorney and Joel Bianchi-Town Engineer

7:30 PM, Chairman Richardson called the meeting to order and requested a motion to approve the minutes of the April 16, 2007 Planning Board meeting.

MOTION to approve the minutes of the April 16, 2007 Planning Board meeting. Made by T. Rinaldi, seconded by P. Tompkins.

MOTION CARRIED 6-0-1 (J. Girard abstained as he was not present for this meeting)

PB2007-06-252.20-2-12
Brigadier Estates, LLC - Lot Line Amendment
Turning Point Phase 4D

Mark Bloom, of DeGraff Bloom Construction represented the applicant, Brigadier Estates before the Board this evening. Mr. Bloom explained that this request will enlarge the lot sizes and eliminate 4 building lots and two buildings as this phase of the development is for the construction of town houses. The reasoning behind this request was that the houses will sell better if they enlarge the master suite and have homes with 2-3 bedrooms. The Board requested to review the original subdivision map and compare it to the requested amendment to the subdivision. This request will not amend the PDD, it will be an adjustment of lot lines in Phase 4D of this PDD. After review of the existing subdivision map and the map after the proposed Lot Line amendment, the Planning Board suggested Mr. Bloom return to the following meeting for approval. S. Ronda will prepare the Resolutions for this meeting based on the information supplied by the applicant.

MOTION to table the application of Brigadier Estates for a Lot Line Amendment until the May 21, 2007 Planning Board meeting. Made by M. Van Patten, seconded by J. Girard.

PB 2007-07-241.-1-3
Luther Forest Tech Campus - Site Plan Review
Brickyard Road - Cold Springs Road

Mike Ingersol of the LA Group spoke on behalf of the Luther Forest Tech Campus project. Mr. Ingersol acknowledged other representatives with him from CT Male and National Grid. There will be roughly 6.4 miles of power lines. These power lines will be overhead with the corridor that is 200 ft. wide with 25 ft easements on either side. These power lines will access both the Mechanicville and Malta substations.

Mr. Ingersol indicated that all easements for these lines have been either signed or purchased. The wetlands have been surveyed and they have been avoided. J. Bianchi indicated that a Storm Water Management Plan would be required. Mr. Ingersol stated that he would complete that.

D. Connors informed the Board that he attended an update on the LFTC project today at the Malta Town Hall. It was at this update that the Saratoga County Economic Development Corporation (SEDC) announced that they plan to bury some of the transmission lines in the Malta portion of the project. Mr. Connors indicated that there were four intersections in the Town of Stillwater that he strongly felt should have the lines buried there as well. The buried lines would limit the impact on the view shed in this area. Mr. Connors further suggested that these lines be buried 1,000 ft in both directions from the edge of the right-of-way. Mr. Ingersol stated he believed that the discussion of the lines being buried in Malta was nothing more than a concept at this point and that this discussion came about because the area in Malta being discussed had an already approved PDD and a mobile home park located there. Mr. Ingersol further stated that this was a unique situation. John Munsey of CT Male Associates interjected that the unique conditions of the area in Malta warranted the discussion of possibly burying the lines but that this was a very costly process and it was not a condition of the Town of Stillwater's approval for this project. He further noted that the landowners would not sell their property without an agreement that the lines would be

buried. Mr. Connors disagreed with Mr. Munsey's and Mr. Ingersol's interpretation of the details of the Malta meeting.

Further discussion with the Board took place with a general consensus that burying some of the lines in Stillwater would be beneficial to the residents and as long as it was being done in Malta, then Stillwater should receive the same benefit from this. D. Connors also pointed out that the impact of the 6.4 miles of transmission lines was significant to the Town of Stillwater. He further stated that the Town's PDD approval process does not allow for mitigation fees to be assessed. He reiterated that a reasonable benefit to the Town residents could be sought by burying the lines at the road crossings.

Discussion on setting the public hearing took place. Chairman Richardson stated he wanted the representatives of the LFTC to bring to the meeting maps that are clear and labeled for the audience to be able to review and understand more clearly. Chairman Richardson stated he believed it was important for the residents to be completely informed of this process and having clearly defined maps would allow them to understand it. Mr. Connors stated that he is in possession of detailed maps of these transmission line locations and will include those in the public hearing notices.

Old Business

There was some discussion on the Turning Point Park with D. Connors providing an update to the Planning Board. Mr. Connors stated that DeGraff Bloom is working with his office as well as Mark Minick, Town of Stillwater Highway Superintendent's office in the construction of this park. The infrastructure is in place and the equipment has all been ordered. An architect is currently under contract to design a pavilion.

New Business

There was no new MOTION to adjourn the May 7, 2007 Planning Board meeting. Made by P. Buck, seconded by T. Rinaldi.

MOTION CARRIED 7-0

The meeting adjourned at 8:04 pm.

Respectfully submitted,

Tammy Russell