

TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
Monday, May 6, 2013@ 7:00 PM
STILLWATER TOWN HALL

Present:

Chairman, Bob Barshied (BB)
Vice-Chairman John Murray (JM)
Carol Marotta (CM)
Randy DeBacco (RD)
Randy Rathbun (RR)
Beverly Frank (BF)
Peter Buck (PB)

Absent:

Ray Abbey, Code Enforcement Officer (RA)
Lindsay Zepko, Town Planner (LZ)

Also Present:

Daryl Cutler, Town Attorney (DC)
Sean Doty, Engineer for the Town (SD)

Pledge:

Chairman Barshied called the meeting to order at 7:00 PM and led everyone in the Pledge of Allegiance.

Agenda Items:

Old Business:

Christopher Eatz Lot Line Adjustment, 1 and 2 Stone Creek Drive, SBL#206.13-1-10, 206.13-1-14, 206.13-1-16

Mr. Christopher Eatz, the applicant, presented changes that were requested on the plans per Chazens comment letter, including the standard notes, and changes to a boundary line. Mr. Doty stated that the application was also reviewed by the county and a no-significant impact letter was received.

TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 16

WHEREAS, Christopher Eatz has submitted an application for a lot line adjustment regarding property located at 2 Stone Creek Drive, more fully identified as Tax Map Numbers 206.13-1-10 and 206.13-1-14; 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, Christopher Eatz, for a lot line adjustment regarding property located at 2 Stone Creek Drive, more fully identified as Tax Map Number 206.13-1-10 and 206.13-1-14, will not have a significant impact on the environment.

A motion by Member Murray, seconded by Member DeBacco, to adopt Resolution No. 16.

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

Chairman Barshied	Yes
Member Buck	Absent at time of vote
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Rathbun	Yes
Member Murray	Yes

Resolution No. 16 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 6, 2013.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 17**

WHEREAS, Christopher Eatz has submitted an application for a lot line adjustment regarding property located at 2 Stone Creek Drive, more fully described as Tax Map Nos.: 206.13-1-10 and 206.13-1-14; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for a minor subdivision; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 16 of 2013; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Christopher Eatz, for a lot line adjustment of lands located on 2 Stone Creek Drive, more fully described as Tax Map Nos.: 206.13-1-10 and 206.13-1-14, is hereby GRANTED; 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. 17.

A roll call vote was taken on Resolution No. 17 as follows:

Chairman Barshied	Yes
Member Buck	Absent at time of vote
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Rathbun	Yes
Member Murray	Yes

Resolution No. 17 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 6, 2013.

Public Hearing:

Breslin Major Subdivision, Grace Moore Road, SBL# 219.-1-91

Chairman Barshied stated that when this item was last before the Board, there were several outstanding items/comments that needed to be addressed. Many of those items have been responded to; however we have not fully reviewed those responses at this time. Scott Lansing, of Lansing Engineering, and Peter Belmonte, of Belmonte Builders, were present. Mr. Lansing stated that an Archeological Survey has been completed with no findings on site. That report will be submitted to NYSHPO. Mr. Barshied stated that Lot #1 is still not shown with a proposed well. As far as I can see, six of the lots are requesting to be serviced by wells. Mr. Lansing stated yes, Lots # 1, 2, 4, 7, 8, and 9. There was some discussion regarding the plot plan and what was represented on each lot.

Mr. Barshied stated that the remaining outstanding issues were the SWPPP and the drainage district. A proposal of the written language has been submitted and is under review for the drainage district.

Mr. Doty stated that the Fire Marshall still has to review the plan as well.

Chairman Barshied asked if anyone from the public wished to comment. No one responded. The Public Hearing was closed. Written comment can be accepted until next Planning Board Meeting.

Mr. Cutler asked the applicant if they would agree to place a water line to connect to public water once it becomes available. Mr. Belmonte stated that they would be happy to place a deed restriction that would require the property owner to connect at the time that public water is available. Mr. Doty stated that the request from the Town is to run the line from the homes to the road. Mr. Belmonte stated that may or may not be practical.

Mr. Barshied asked how quickly the project would be built. Mr. Belmonte stated that they intend to start on Lot #1 right away. Within 3 to 4 months 3 more lots should be under construction, the others have not been sold.

Mrs. Marotta asked if the intent is to connect to public water, will the proposed road be constructed to Town Standards? Mr. Belmonte stated yes. Mrs. Marotta asked if the waterline would be installed at the time that the road is installed. Mr. Belmonte stated yes.

Mr. Doty asked how the approval with DOH was intended to go. Mr. Lansing stated that they intended to propose the public water connections and the temporary wells to DOH. Mr. Doty asked if the applicant would have DOH approval prior to construction. Mr. Belmonte stated that there already exists 2 subdivided lots.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 18**

WHEREAS, Beslin/Belmonte has submitted an application for a major subdivision regarding property located on Grace Moore Road, more fully identified as Tax Map Numbers 219.-1-88.1, 219.-1-88.2, 219.-1-91.1, 219.-1-91.2, and 219.-1-91.3; 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, Breslin/Belmonte, for a major subdivision regarding property located on Grace Moore Road, more fully identified as Tax Map Numbers 219.-1-88.1, 219.-1-88.2, 219.-1-91.1, 219.-1-91.2, and 219.-1-91.3, will not have a significant impact on the environment.

A motion by Member Rathbun, seconded by Member Frank, to adopt Resolution No. 18.

A roll call vote was taken on Resolution No. 18 as follows:

Chairman Barshied	Yes
Member Buck	No
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Yes
Member Rathbun	Yes
Member Murray	Yes

Resolution No. 18 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 6, 2013.

**TOWN OF STILLWATER
PLANNING BOARD
2013 RESOLUTION NO. 19**

WHEREAS, Breslin/Belmonte has submitted an application for a major subdivision regarding property located at Grace Moore Road, more fully identified as Tax Map Numbers 219.-1-88.1, 219.-1-88.2, 219.-1-91.1, 219.-1-91.2, and 219.-1-91.3; and

WHEREAS, a public hearing was conducted on May 6, 2013 to consider the application, and 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. 18 of 2013; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Breslin/Belmonte, for a major subdivision regarding property located at Grace Moore Road, more fully identified as Tax Map Numbers 219.-1-88.1, 219.-1-88.2, 219.-1-91.1, 219.-1-91.2, and 219.-1-91.3 is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions set forth below and the conditions which were included in the April 19, 2013 Memorandum from The Chazen Companies, and that those conditions be met prior to the approval of the application:

1. Lots 1, 2, 4, 7, 8, and 9 are approved for temporary wells, but the applicant will provide deed restrictions and/or other means acceptable to the Town to ensure that the lots will all hook up to public water once public water is available.

2. The applicant will create a drainage district. In the event an easement to the Town over the land for the drainage district is not acceptable, lots 1 and 2 will be adjusted to provide that lot 1 meets all area requirements for a lot with a well.

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 Frank, seconded by Member DeBacco, to adopt Resolution No. 19.

A roll call vote was taken on Resolution No. 19 as follows:

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

Resolution No. 19 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on May 6, 2013.

Saratoga Water Services, Inc. Lot Line Adjustment, SBL# 218.83-1-41.

Mr. Alec Mackey, of Saratoga Water Services, Inc., presented plans for a lot line adjustment on a parcel of land off of 9P including part of Saratoga Pine Ridge Development and the parking lot of Panza's restaurant. In the 1990's Saratoga Water purchased a water company that provided supply to the Pine Ridge Development. This was disconnected shortly after our purchase. Since that time it has been discovered that Mr. Panza's has an encroachment of his parking lot on this property. Mr. Panza wishes to purchase some of the property with the encroachment and the HOA from Pine Ridge wishes to obtain ownership of the remainder of the property. There was some discussion about the map submitted. The entire parcel is within the PDD.

Mr. Murray asked if the PDD would need to be amended because the property will be transferred to Mr. Panza and this changes the boundary of the PDD. Mr. Doty stated that the result will be a split zoned parcel.

Planning Board requested that applicant provide a full size map of the site plan and that the site plan be submitted to the County.

This item was tabled for additional information.

Motion to adjourn: made by Mrs. Frank, seconded by Mr. Barshied. Motion passed unanimously at approximately 8:50 PM.

The next meeting is scheduled for Monday, June 17, 2013