

**Stillwater Planning Board
February 8, 2010 7:00PM
Stillwater Town Hall**

Present: Acting Chairperson John Murray; Peter Buck; Carol Marotta, Beverly Frank and Paul Tompkins

Also Present: Daryl Cutler, Attorney for the Town; Joel Bianchi and Chris Round, Engineer for the Town; and Jessica Valcik, Secretary for the Planning Board

Absent: Chairman Robert Barshied and Richard Butler

Acting Chairperson Murray called the meeting to order and led everyone in the Pledge to the Flag.

Motion by P. Tompkins and seconded by C. Marotta to name J. Murray as Vice Chairman of the Planning Board.

Mason Street LLC-Saratoga Pointe (Con't)

Public Hearing

PB2009-65

SBL # 219.5-1-3

Acting Chairman J. Murray reopened the Public Hearing.

A representative spoke on behalf of Saratoga Pointe. A brief overview was given to fill the residents in on the proposed project.

The floor was opened to the public. There were some letters read on behalf of residents that could not attend as well as some residents that spoke and offered comments and concerns as follows:

Jessica Valcik, Secretary to the Planning Board, read four communications regarding the public hearing:

Joseph Furey of 688 Rt. 9P stated concerns about the Lake rights and Lake access. He as well does not feel that this property can support an additional 39 homes each with the potential to dock or moor boats. He also expressed concern with the storm water management area and the ground and surface water issues.

Bobby Iovinella wrote to support the project and let know that the project is included in SGHWSC's original water supply extension approval from all governmental agencies. That they need as many units approved to be able to hook up to the water supply to have it consider the extension of the water line for phase 2A & 2B.

Betty Blume had concerns that it is necessary that responsible densities need to be maintained and not damaging the land or the Lake. She would also like to put out the thought about building an upper lake road for traffic that may make it safer.

Suzy Haslup of 1176 Rt 9P had concerns that 139 houses on 81 acres so close to the Lake may not be a good idea.

Arthur Gilbert of 349 North Hudson expressed concern of why if the economy has no money and is not doing well, why would we spend the money now.

The public hearing was tabled and will resume at the next Planning Board Meeting on March 1, 2010 at 7:10pm.

Courtenay Hall
Minor Subdivision
PB2010-72
SBL # 244-1-4.1

The Attorney for the Town recused himself from the minor subdivision for personally knowing the applicant. Another Attorney will be handling any questions. The surveyor spoke on behalf of the applicant and explained they were looking to do a 2 lot minor subdivide and a lot line adjustment. The consensus of the board was to move the applicant to the next Planning Board meeting after looking into more detail of the project.

Saratoga Lake Cluster (Jib Drive)
PB2009-60
SBL # 206.1-38

A representative spoke on behalf of the proposed project. He explained and went over the revisions and conditions that were acquired since the last meeting. The applicants said they were in agreement with all of the conditions and revisions to the proposed project. The consensus of the Board was to offer the following resolution and refer it to the Town Board as follows

Motion by C. Marotta and seconded by P. Buck to adopt resolution # 3 follows:

WHEREAS, Saratoga Lake Cluster Subdivision has submitted an application for a Planned Development District regarding property located on New York State Route 9P and Jib Drive; 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 has reviewed the application and has duly considered the criteria for Planned Development Districts;

Now, therefore, be it

RESOLVED, that the application of Saratoga Lake Cluster Subdivision for a Planned Development District regarding property located on New York State Route 9P

and Jib Drive, is hereby referred to the Town Board with modifications set forth in the attached Recommendation dated February 8, 2010; and be it further

A roll call vote was taken on Resolution No. 3 as follows:

Acting Chairman Murray	Yes
Member Buck	Yes
Member Frank	Yes
Member Tompkins	Yes
Member Marotta	Yes
Member Barshied	Absent
Member Butler	Absent

Resolution No. 3 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on February 8, 2010.

Motion carried unanimously.

Old Business

A brief discussion was held on the Non Conforming and Mobile Home Ordinances. The consensus of the Board was to refer the Ordinances to the Town Board and gave the following resolution:

Motion by C. Marotta and seconded by P. Tompkins to adopt resolution # 4 as follows:

WHEREAS, a review / workshop was held to consider the legislative changes to Article 13 of the Zoning and Local Law; and

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

WHEREAS, the Planning Board has reviewed the proposed changes;

Now, therefore, be it

RESOLVED, that the Planning Board approved the favorable recommendation of the proposed legislative changes to Article 13 of the Zoning and Local Law, with modifications. Such modifications are as set forth in the Non-Conforming Lots Regulations Recommendations to the Town Board dated February 8, 2010. The Board recommends approval of this legislation as modified, and direct that the Recommendation be submitted to the Town Board; and be it further

A roll call vote was taken on Resolution No. 4 as follows:

Acting Chairman Murray	Yes
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Member Buck	Yes
Member Frank	Yes
Member Tompkins	Yes
Member Marotta	Yes
Member Barshied	Absent
Member Butler	Absent

Resolution No. 4 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on February 8, 2010.

Motion carried unanimously.

Motion by C Marotta and seconded by B. Frank to adopt resolution # 5 as follows:

WHEREAS, a review / workshop was held to consider the modification of the Town Mobile Home Regulations; and

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

WHEREAS, the Planning Board has reviewed the proposed modifications;

Now, therefore, be it

RESOLVED, that the Planning Board approves the favorable recommendation with modification of the Town Mobile Home Regulations, such modifications are as set forth in the Town Mobile Home Regulations Recommendations to the Town Board dated February 8, 2010. The Board recommends approval of the change in legislation, as modified by such recommendations, and directs that the recommendation be submitted to the Town Board; and be it further

A roll call vote was taken on Resolution No. 5 as follows:

Acting Chairman Murray	Yes
Member Buck	Yes
Member Frank	Yes
Member Tompkins	Yes
Member Marotta	Yes
Member Barshied	Absent
Member Butler	Absent

Resolution No. 5 of 2010 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on February 8, 2010.

Motion carried unanimously.

New Business

A brief discussion was held by the Board Members on the updates of the Pan Am project.

Adoption of Minutes: **Motion** by C. Marotta and seconded by P. Tompkins to adopt the December 21, 2009 Planning Board minutes. **Motion carried.**

Motion by C. Marotta and seconded by P. Buck to adopt the January 19, 2010 Planning Board minutes. **Motion carried.**

Motion by C. Marotta and seconded by P. Tompkins to adjourn the Planning Board Meeting at 10:30PM.