

**TOWN OF STILLWATER
PLANNING BOARD MEETING
MINUTES OF JUNE 18, 2007**

Present: Patricia Paduano, Vice Chairman Michael Van Patten, Paul Tompkins, Tom Rinaldi

Also Present: David Connors-Director of Building, Planning & Development; Joel Bianchi-Town Engineer; Scott Ronda-Town Attorney and Ken Petronis-Town Council

Absent: John Girard

7:30 PM Vice-Chairman Van Patten called the meeting to order. After saluting the flag, M. Van Patten announced that the Town Board has regretfully accepted the resignation of the Chairman of the Planning Board, Edward Richardson. The Planning Board members acknowledged the years of service Mr. Richardson gave to the Town of Stillwater Planning Board and further acknowledged that his expertise will be missed. M. Van Patten requested a motion to approve the minutes of the previous Planning Board meeting.

MOTION to approve the minutes of the 05/05/07 Planning Board Meeting. Made by T. Rinaldi, seconded by P. Paduano.

MOTION CARRIED 4-0.

**Brigadier Estates
Turning Point Development
Lot Line Amendments – PB 2007-06-252.20-2-12**

D. Connors summarized the request of Brigadier Estates as presented to the Planning Board during the May 5, 2007 meeting. Mr. Connors stated that the Resolutions before the Board this evening were lengthy as there were numerous lot line amendment requests.

MOTION to approve Resolution 2007-10 declaring the application for multiple Lot Line Amendments will not have a significant impact on the environment. Made by P. Tompkins, seconded by T. Rinaldi.

A roll call vote was taken:

P. Paduano	Yes
P. Tompkins	Yes
T. Rinaldi	Yes
M. Van Patten	Yes.

Resolution 2007-10 was approved.

MOTION to approve Resolution 2007-11 approving the application of Brigadier Estates for multiple Lot Line Amendments. Made by T. Rinaldi, seconded by P. Tompkins.

A roll call vote was taken:

P. Paduano	Yes
P. Tompkins	Yes
T. Rinaldi	Yes
M. Van Patten	Yes.

Resolution 2007-11 was approved.

WJB Contractors
Jack Halloran Road
Extension to a Major Subdivision – PB 2005-021

Gil Van Guilder of Van Guilder Associates represented the applicant, WJB Contracting in this request for a time extension. Mr. Van Guilder summarized the project noting that preliminary approval was granted in December 2006. He further stated that Mr. Benson has not yet completed the roadway and is requesting this time extension (a six month time extension is being requested) to finish the construction of the roadway and to finish addressing the comments of the Chazen letter. A hydro study has been completed; a long term EAF has been submitted, as well as other technical issues have been addressed. Mr. Van Guilder also stated that the applicant would be requesting a waiver of the sidewalk requirement and further noted that issues like these can be addressed when they come back in after the extension. S. Ronda reminded Mr. Van Guilder that

after the six month extension if the project is not ready for presentation to the Planning Board, the preliminary approval will expire. Mr. Van Guilder indicated he was aware of this and would relay that information to WJB Contractors.

MOTION to approve a six month time extension (up to the date 12/04/07) to WJB Contractors for the project PB2005-021. Made by P. Paduano, seconded by P. Tompkins.

MOTION CARRIED 4-0.

**Saratoga Water Services
Franchise Expansion
PB2007-07-652.89-999-239.910-1002**

Alec Mackay, representing Saratoga Water Services, addressed the Board. Mr. Mackay explained that he did appear before the Town Board in an attempt to secure the franchise area and further noted that this approval will be granted at the June 21, 2007 Town Board meeting. Mr. Mackay stated that he is ready for site plan review but he has not seen any plans pertaining to the proposed construction on Cold Springs Road. Discussion on the Cold Springs Road work ensued. Mr. Mackay said he would like to go forward with the existing easement on Cold Springs Road with a contingency that if the road should move, prior to his beginning construction, he would come back in before the Planning Board for review of that area. J. Bianchi indicated that he will develop an escrow for this project. A public hearing date was scheduled for August 20, 2007 at 7:45 pm.

**Revolutionary Heights
PB 2005-01
Update**

Alex Powhida, Esq. represented the Camelot Associates before the Board this evening. Mr. Powhida updated the Board with respect to the status of their project. Eric Bernardin, the engineer for this project detailed for the Board their status with the Army Corp. During the wetland permitting process, an archeological study was conducted. Mr. Bernardin indicated that there were quite a few areas noted during that study resulting in several of the lots not being able to be developed. Discussion of the wetland areas ensued with Mr. Bernardin pointing out on maps where existing wetlands were noted. They are currently working on water and sewer issues. Mr. Bernardin stated that they would be seeking waivers for several issues. The first one would be the

sidewalks in the single family home areas. One reason for this is based on road slopes that exceed the 8% grade standard in the Town of Stillwater subdivision regulations. It is their opinion that this will create sidewalks described by Mr. Bernardin as “challenging.” He further noted that the roads are 24’ wide and urban development studies have indicated with wider roads people have a tendency to not use the sidewalks. The second item they would be seeking a waiver for would be for depth of sewer. The Town of Stillwater’s subdivision regulations require 8’. They will be requesting a depth of 6’. The third item is a waiver from the chain link fence requirement around the storm basins. Mr. Bernardin stated that DEC has requested that they not put fences around the storm water basins and noted that it would be easier for the Town to maintain the area without a fence. He further noted that the bigger size detention basins are not permanent pools so they will dissipate after 24 hours.

The consensus of the Board, at this time, was that there would be no waiver with regard to the sidewalks, concrete sidewalks will be required.

Discussion of the fencing around the storm water basin ensued with D. Connors noting that the fencing issue originally came to light with the Saratoga Glen and the Turning Point developments. Mr. Connors indicated that residents of those developments came into the Town Board and complained about the storm water basin area being open for kids for accidental drowning. Acknowledging that the topography of these two developments was quite different than this project, D. Connors indicated that each basin in this project may have to be considered individually to determine the need for fencing.

Old Business

D. Connors updated the Board on the Turning Point Park noting that it was coming along well. Discussion on the installation of a sprinkler system for the park ensued.

New Business

There was no new business discussed.

MOTION to adjourn. Made by T. Rinaldi,
seconded by P. Paduano.

MOTION CARRIED 4-0.

The meeting adjourned at 8:18 pm.

Respectfully submitted,
Tammy Russell