

DRAFT
TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
March 24, 2014 @ 7:00 PM
STILLWATER TOWN HALL

Present: **Acting Chair JoAnn Winchell**
 John Murray
 Peter Buck
 Randy DeBacco
 Beverly Frank
 Randy Rathbun

Absent: **Bob Barshied**
 Carol Marrotta

Also Present: **Daryl Cutler, Attorney for the Town**
 Sean Doty, Engineer for the Town
 Lindsay Zepko, Town Planner

1. Call to order & Pledge to the flag

Pledge: Acting Chair Winchell called the meeting to order at 7:00 PM and led everyone in the Pledge to the Flag.

2. New Business:

a. Parker Flood Plain Review PB-2014-47F, 3 Riverside Court

Acting Chair Winchell recognized the applicant and representative, who presented information specific to the applicant's proposal to construct a new three bedroom residence on a currently vacant property located at 3 Riverside Court, which totals 3.14± acres in size, with private well and septic. Mr. Murray asked if the applicant has addressed the eight comments as noted in the Chazen comment letter of February 20, 2014. A thorough discussion followed relative to these comments. Specific to comment #1, the application would have to be referred on to the County Planning Board for review and approval prior to the Board acting because the parcel is located on a State highway on the Hudson River. Ms. Zepko stated that the referral has not yet been made. Specific to comment #4 regarding the maximum allowable building height, the applicant's representative stated that as previously presented on the plans, the building height was 39.9' above existing grade. He indicated that the building drawings will be revised as part of the submission for a building permit to limit the height to 35'. Mr. Doty stressed that if this requirement cannot be met, a variance request would have to be initiated with the Zoning Board of Appeals. The applicant's representative advised that the fill for the septic system will be brought on site and mechanically compacted. He also stated that they will have the required deep soil testing and percolation testing completed to assure that at least one foot of usable soil exists onsite prior to bringing in fill. He also indicated that preliminary soil testing on the site was recently determined to be very well draining. He also discussed the Flood Plain building requirements and stated that they have applied for a permit. Mr. Doty also discussed the importance of, and the applicant agreed, to place gutters directing all water flow to the northern side of the parcel to the existing swale. Significant discussion followed regarding these requirements. Mr. Murray stated that two requirements would be necessary; that a Flood Plain permit be obtained and that storm gutters be installed. Mr. Cutler summarized that the application will be tabled at this time to allow for County review and approval and that the applicant must satisfy all outstanding comments as set forth in the Chazen February 20, 2014 Comment Letter. Acting Chair Winchell stated that although no formal resolution could be made, she asked for consensus of the Board regarding satisfying these requirements. The Board agreed and found it favorable to approve with the conditions noted above. The applicant will be scheduled for the April meeting.

b. Global Foundries US Inc., Request for Extension of Site Plan Amendment (to construct temporary secondary construction drive), Substation Drive

Acting Chair Winchell recognized Greg Connors of Global Foundries who presented a request to extend the site plan approval granted on April 8, 2013 for the Construction Logistics Area. Mr. Connors stated that the extension for a one year period is critically important as Global moves forward with future construction on the Fab 8 Campus. Acting Chair Winchell asked the Board if they had any questions or concerns regarding the extension and there were none. She asked for motions for approval of the SEQRA and application.

**TOWN OF STILLWATER
PLANNING BOARD
2014 RESOLUTION NO. 12**

WHEREAS, Global Foundries U.S., Inc., has submitted an application for an extension of site plan approval regarding property located at FAB 8 campus, more fully identified as Tax Map Number [REDACTED]; 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;

WHEREAS, the Planning Board reviewed each of the 11 factors contained in Part 2 of the EAF and determined that the proposed action will have no, or only a small, environmental impact;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Global Foundries U.S., Inc., for an extension of site plan approval regarding property located at the FAB 8 campus, more fully identified as Tax Map Number [REDACTED], is consistent with the prior SEQRA findings.

A motion by Member Buck, seconded by Member Murray, to adopt Resolution No. 12.

A roll call vote was taken on Resolution No. 12 as follows:

Chairman Barshied	Absent
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Absent
Member Rathbun	Yes
Member Murray	Yes
Acting Chair Winchell	Yes

Resolution No. 12 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 24, 2014.

**TOWN OF STILLWATER
PLANNING BOARD
2014 RESOLUTION NO. 13**

WHEREAS, Global Foundries U.S., Inc., has submitted an application for an extension of site plan approval regarding property located at Fab 8 campus, more fully described as Tax Map No. [REDACTED]; 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 extension of site plan approval; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 12 of 2014; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Global Foundries U.S., Inc., for an extension of site plan approval of lands located on Fab 8 campus, more fully identified as Tax Map Number [REDACTED], is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED due to the fact that the applicant has been continuing to take action on the project and there are no substantial changes of the plan since the original site plan approval. The site plan approval is extended for 1 year and will expire on April 1, 2015; 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 Buck, to adopt Resolution No. 13.

A roll call vote was taken on Resolution No. 13 as follows:

Chairman Barshied	Absent
Member Buck	Yes
Member DeBacco	Yes
Member Frank	Yes
Member Marotta	Absent
Member Rathbun	Yes
Member Murray	Yes
Acting Chair Winchell	Yes

Resolution No. 13 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on March 24, 2014.

3. Workshop - AT & T Wireless, 45 Colonial Road

Acting Chair recognized Don Ross of AT & T who discussed the application they have before the Zoning Board of Appeals for a Use Variance. He stated that he was seeking the guidance of this Board regarding the proposal which includes a 150 foot mono pole and 9 antennas which would cover a gap in service. Acting Chair Winchell inquired as to whether a needs analysis had been completed. Mr. Ross stated that one had been completed and it demonstrated a “dead zone” of coverage which he showed the Board. Mr. Ross stated that his question to this Board was whether a visual analysis would be needed and from what vantage points. Discussion followed. Acting Chair Winchell stated that she has overall concerns for the proposal and its effects on neighboring properties. Mr. Murray added that he would like to see proof that the need for coverage can’t be met by using existing towers, including the tower just north and across the river. The Board took no further action.

4. Review and approval of minutes of Planning Board meeting(s):

a. February 28, 2014

Approval of the minutes was tabled until suggested changes by the Board could be made.

5. Adjournment

**A motion to adjourn was made by Mr. Murray and seconded by Mr. Buck.
The meeting was adjourned at approximately 9:00PM.**