

Town of Clifton Park Planning Board
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PLANNING BOARD

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Emad Andarawis
Denise Bagramian
Jeffery Jones
Andrew Neubauer
Eric Ophardt
Greg Szczesny

(alternate) Teresa LaSalle

Planning Board Meeting
November 28, 2017

Those present at the November 28, 2017 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, E. Andarawis, D. Bagramian, A. Neubauer,
E. Ophardt, G. Szczesny
T. LaSalle – Alternate Member

Those absent were: J. Jones

Those also present were: J. Scavo, Director of Planning
J. Bianchi, M J Engineering and Land Surveying, P.C.
A. Morelli, Counsel
J. Dean, Secretary

Mr. Ferraro, Chairman, called the meeting to order at 7:00p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Mr. Ferraro announced that Ms. LaSalle would be sitting as a full voting member of the Planning Board in Mr. Jones' absence.

Minutes Approval:

Mr. Szczesny moved, seconded by Ms. Bagramian, approval of the minutes of the November 14, 2017 Planning Board meeting as written. Ayes: Neubauer, Bagramian, LaSalle, Szczesny, Ophardt, Ferraro. Noes: None. Abstained: Andarawis.

Public Hearings:

There were no public hearings scheduled for this evening's meeting.

Old Business:

[2017-046] **Animal Hospital of Clifton Park Redevelopment** – Demolition of the existing 5,225 SF building and construction of a new 7,840 SF building, 1245 Route 146 – Preliminary site plan review and possible determination. SBL: 270.-8-3-1; 270.-8-3-2

Mr. Ferraro introduced this application and explained that the Planning Board was unable to take action of the project plan because the applicant had failed to send the required 500' notifications to adjoining neighbors. Tonight's review would be conducted in anticipation of a Board decision at the December 12, 2017 meeting.

Mr. Robert Osterhoudt, consultant for the applicant, explained that the site plan, which was first presented to the Planning Board at its September 26, 2017 meeting has been revised to reflect modifications recommended by professional staff, the designated engineer, and Planning Board members. Referencing the colored site plan rendering presented, he highlighted the changes which have been made to make the plan more appealing. The original parking lot in front of the facility has been modified to increase its distance from Route 146. Removal of a portion of the existing asphalt parking will require disturbance of approximately 65SF of the small isolated ACOE wetland delineated along the site's southwesterly border. Although this disturbance will require a request for a permit from the ACOE, that agency will likely let the comment period expire due to the minimal impact. Additional landscaping is proposed along Route 146 and "decorative plantings" are proposed for the "islands." The stormwater management areas have been relocated to the easterly side of the site. The fenced enclosure to the rear of the site has been relocated: it will now be situated approximately 120 feet from any adjoining residence. Mr. Osterhoudt reported that the NYSDOT has approved the use of the existing access drive off Route 146 and that the contractor will apply for appropriate work permits from that agency. Twenty-seven (27) parking spaces have now been provided along the easterly side of the proposed building; twenty-three (23) will be provided in the front. A Phase IA Environmental Assessment was conducted and the report forwarded to the State Office of Parks, Recreation, and Historic Preservation: a letter of no effect has been issued by that office.

Mr. Scavo reported that all comments prepared by Mr. Myers, Director of Building and Development, Ms. Reed, Chief of the Bureau of Fire Prevention, the ECC, Mr. Reese, Stormwater Management Technician, Mr. Dahn Bull, Highway Superintendent, M J Engineering and Land Surveying, P.C., and the Trails Subcommittee of the Open Space, Trails, and Riverfront Committee for items on this evening's agenda have been forwarded to Board members for their consideration.

Mr. Scavo reported that Mr. Myers, Director of Building and Development, offered the following comments regarding this application in a memo dated November 15, 2017. Signs shown on the schematics are reviewed by the Building Department and are not part of the Planning Department review: a separate sign application shall be provided to the Building Department when needed. It is noted the schematics reflect a name change for the business. The Stormwater Pollution

Prevention Plan automatically uses infiltration basins without any discussion of green infrastructure practices and their compatibility potential for the site. The entire site seems to have HSG-C which is less than favorable for infiltration. Further review of the Stormwater Pollution Prevention Plan appears necessary.

Mr. Scavo reported that the ECC issued the following comments after review of preliminary plans for this project at its November 21, 2017 meeting. Due to the probability of liquid and/or bio-hazardous wastes leaking from the on-site dumpster(s) into a stormwater catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accepts waste by-products. If necessary, the applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.

Mr. Scavo read comments prepared by Mr. Reese, Stormwater Management Technician. The pond to be filled is shown on the United States Geological Survey mapping. The applicant is asked to verify with the NYSDEC if the mapped waterbody qualifies as Waters of the United States. Site plan information should include information regarding whether or not test pits and percolation tests have been performed for the proposed infiltration basin. If so, test results should be included on the project plan. The following comments relate to the Drainage Report, prepared by Bohler Engineering MA, LLC, dated November 11, 2017:

- a. Sub-catchment Drainage Areas should include upland flow and not be restricted by property lines.
- b. Design Point 1 should include the drainage area of the 18" culvert that is under NYS Route 146. The outlet should be shown as a pond instead of a reach to show the capacity and flow of the existing culvert.
- c. In sub-catchment E-1, the applicant should clarify whether or not the pond will have its own sub-catchment and perform having retention with a controlled outlet.

When the Full Stormwater Pollution Prevention Plan is prepared, the applicant is asked to verify how the water quality from the parking area along NYS Route 146 will be treated prior to draining into the existing 18" culvert.

As requested by Mr. Ferraro, Mr. Scavo read correspondence received from Mr. Austin, Administrator of the Clifton Park Water Authority. The plans should show the existing water service and should indicate that the existing service will be disconnected from the water main and the corporation stop will be capped per CPWA requirements. The connection to the main for the new water service should be indicated on the plan as an all-stainless steel tapping sleeve with gate valve and the service should be labeled as 4-inch ductile iron pipe. A reduced pressure zone assembly shall be placed on the service inside the building for backflow protection.

Mr. Scavo read comments prepared by the Planning Department. All prior comments have been satisfied by the applicant. There appears to be an existing Sanitary Sewer Manhole Cover that is noted to remain within the driveway of the project site. The applicant should ensure that during construction (i.e. paving) the manhole cover remains clear and accessible. The applicant is asked to add a note to the plan that states:

Storage of Construction Materials Throughout Construction of the Site Plan. The Developer agrees that storage of construction materials, equipment and vehicles shall occur only on the site.

It is important to note that Sterling Heights Drive should not be utilized for construction equipment storage or vehicle parking by contractors.

Mr. Bianchi reported that, after review of all materials submitted for conceptual review of this application, M J Engineering and Land Surveying, P.C. provided the following comments and recommendations. Several comments related to the site plan. As noted in Comment 12 of the September 22, 2017 review letter, it was requested that the applicant provide explanation regarding the number of parking spaces being proposed. The response letter provided indicates the facility currently has a shortage of spaces. Further, there are plans for the addition of employees. Both conditions are driving the number of parking spaces being proposed. Based upon this information, the number of parking spaces appears reasonably justified. Notwithstanding, the Planning Board should review this condition to see if there are opportunities to bank parking. As noted in Comment 13 of the September 22, 2017 review letter, it was requested that the Town be provided confirmation that the USACOE has concurred with the identified wetlands as being isolated on the parcel. The response letter provided indicates that an application has been submitted to the USACOE for the proposed wetland disturbances. This information should be provided to the Town as a condition of or prior to the Planning Board taking action on the application. As noted in Comment 14 of the September 22, 2017 review letter it was requested that the applicant provide a notation on the plans regarding the placement of a Knox Box for firefighting purposes. The plans shall show a suggested location and/or provide notation indicating that the final location shall be subject to the review and approval of the responding emergency services agency. On Sheet 2, General Note 2 shall be expanded to reference the Building Code of New York State since it is the precedent code in New York State for accessibility standards. On Sheet 2, General Note 6 references a geotechnical report. The noted report shall be provided to the Town as part of the building permit process. On Sheet 4, there is a stormwater pretreatment trench labeled at the curb line just west of the pretreatment basin. The applicant is asked to provide a detail of the stormwater pretreatment trench. A maintenance and protection of traffic plan supporting all work within the NYSDOT right-of-way needs to be provided. On Sheet 7, additional protection measures need to be shown illustrating how the permanent infiltration basin will not receive any runoff during construction. A notation should be provided on the plans indicating the following:

Upstream construction shall be completed and stabilized before connection to a downstream infiltration facility. A dense and vigorous vegetative cover shall be established over the contributing pervious drainage areas before runoff can be accepted into the facility.

On Sheet 6, the materials of construction for the 4 inch water service should be labeled. On Sheet 6, the applicant is asked to identify the method of connection for the proposed 4 inch water service consistent with the CPWA requirements. On Sheet 6, the note pointing to the sewer indicating that the connection shall be in accordance with Saratoga County Sewer District No. 1 requirements should be revised. On Sheet 7, the applicant is asked to provide calculations confirming that the temporary sediment basin is appropriately sized for the contributing watershed during construction. On Sheet 8, an alternate erosion control practice other than the Filter Sack that conforms with the Blue Book (2015) should be selected. On Sheet 12, the accessible parking space is indicated to be either 5' or 8' wide. Pursuant to the BCNYS, all accessible aisles are required to be 8' wide: the applicant is asked to correct the detail to reflect the BCNYS requirements. One comment referenced architectural plans. As previously requested, architectural plans (elevations and floor plan) have been provided for the Planning Board's review. The applicant should be prepared to

discuss specific materials of construction at the next appearance before the Planning Board. Additional comments related to the Drainage Report. The existing and proposed subcatchment boundaries terminate at the project boundaries and need to extend outward to capture the full extent of the contributing drainage areas. Subcatchment E-1 appears to drain into the existing surface pond and may have a second subcatchment south of the existing pond. The HydroCAD model for this subcatchment appears to account for the flow through condition via Tc values. Notwithstanding, the applicant is asked to discuss the methodology of modeling the subcatchment as shown and whether it impacts proposed condition results. As part of the required Stormwater Pollution Prevention Plan (SWPPP) and final stormwater system design, in-situ soil tests shall be performed to support infiltration rates. The design rates shall apply a factor of safety, suggested at 2 to account for long term degradation of soil conditions. The required SWPPP shall identify green infrastructure and standard stormwater management practices intended to achieve WQv and RRV for the project. The SWPPP shall list all available green infrastructure practices available, discussing why each practice is or is not being implemented. It is recommended that the SWPPP be submitted for review prior to any action being taken by the Planning Board on this application. Referencing the Phase 1A Literature Search and Sensitivity Assessment, Mr. Bianchi explained that the noted report shall be provided to the NYS Office of Parks, Recreation and Historic Preservation for review and concurrence such that a “no effect” letter may be issued. Upon receipt of the “no effect” letter, the project will have satisfied Part I.F.8 of GP-0-15-002 relative the eligibility for permit coverage. Mr. Bianchi reported that page 4 of the Threatened and Endangered Species Habitat Suitability Assessment Report identifies five measures to be employed during the construction and operational phase of the project to mitigate against adverse impacts to the Northern Long Eared Bat species. These measures shall be listed on the project plans and be part of any conditions of approval granted by the Town. Mr. Bianchi acknowledged Mr. Osterhoudt’s receipt of the “no effect” letter from SHPO.

Mr. Osterhoudt reported that all minor issues of concern will be adequately addressed by the applicant. Speaking to the concerns regarding the dumpster issued by the ECC, the speaker explained that dumpster will be fully enclosed with no holes that would allow leaching of liquids. He noted that all biohazardous materials are kept within the building and disposed of as mandated by state statutes. He explained that the applicant would prefer not to construct a roof over the dumpster. In response to the comments issued by Mr. Reese, Mr. Osterhoudt explained that perc tests and soil analysis have been conducted on site: results have been included in the report submitted for review. The speaker also noted that, with respect to “the upland flow,” there has been “no accounting for drainage coming onto the site.” the project plan includes the implementation of methods for decreasing run-off rates from the site. The consultant reported that he has received 500’ notification information and labels from the Planning Department. The required notices will be sent out before December 1, 2017.

Mr. Ophardt questioned the need for the amount of parking provided on site. Mr. Osterhoudt explained that the applicant proposes no “landbanking” of parking spaces since calculations based upon the current use and projected demand created by an increase in both the number of employees and clients indicate that the proposed number is reasonable. He pointed out that should an increased number of spaces be warranted in the future, the applicant would be required to seek a site plan amendment from this Board. Mr. Neubauer commented that although it appeared that Board members were comfortable with many of the standards applied to this

redevelopment project within the HM (Hamlet Mixed-Use) zoning district and stated that the architectural renderings supplied for consideration appeared “comprehensive and well thought-out,” he encouraged a more strict adherence to the guidelines referenced in Section 208-43.6 of the Zoning Code which are included in the Western Clifton Park Land Conservation Plan GEIS. He asked that the proportion of the windows on the building’s Route 146 elevation be made larger and be centered under the dormers. Commenting that he found the use of stone on the entirety of the entryway overwhelming, he asked for “more of a mix of materials” with modification of the fenestration. Mr. Neubauer, though recognizing that a review of signage was not within the Board’s purview, found the “font and size” of the illustrated signage above the entryway “inappropriate.” He asked that the applicant work with the sign installer to develop a more fitting design. In response to Mr. Ferraro’s concerns regarding the adequacy of the dumpster enclosure, both Mr. Bianchi and Mr. Scavo noted that proposed provisions for the dumpster area were typical and reasonable. Although Mr. Ferraro found the parking lot revisions acceptable, he encouraged the applicant to maintain as much vegetation along Sterling Drive as practicable and to “judiciously minimize any disruption of the existing tree line.” Mr. Ferraro found that there was no issue regarding sidewalks since there is an existing sidewalk on the southerly side of the roadway and adequate right-of-way along the property’s frontage should a sidewalk be proposed in the future.

The applicant will send out the required 500’ notifications and will appear for a determination on the proposed site plan at the December 12, 2017 Planning Board meeting.

New Business:

[2017-060] **EDP Office Addition** – Proposed 1,259 SF addition to an existing 7,741 SF office building, 900-902 Route 146 – Conceptual review. SBL: 271.-2-22.2

Mr. Joe Dannible, consultant for the applicant, introduced this project plan that calls for a 1,259 SF addition to an existing 7,741 SF office building that currently houses the Environmental Design Partnership. The 4.486 acre parcel is situated within the B-1 zoning district and is specifically located on the southerly side of Route 146 approximately ¼ mile west of its intersection with Moe Road. Based upon the proposed use of the building, thirty (30) parking spaces would be required: forty-seven (47) spaces are existing on site. The applicant does not propose the installation of any additional spaces. Mr. Dannible explained that the existing building, which exceeds the current building restriction of 4,800 SF, is considered a pre-existing, non-conforming use which will require a variance for building size from the Zoning Board of Appeals. An area variance will also be required. The building is currently being connected to the Clifton Park Water District #1. The Saratoga County Sewer District has approved a connection to existing service lines, though the infrastructure has not yet been installed.

Mr. Scavo read comments issued by Mr. Myers, Director of Building and Development, in a memo dated November 15, 2017. The project plan calls for an office addition to a building situated in the B-1 zoning district. The current building exceeds the allowable maximum building size and is considered “pre-existing and non-conforming.” The applicant has applied for a variance which will be considered at the December 5, 2017 Zoning Board meeting. The total building square footage of 9,000 SF exceeds any variances granted within the B-1 zone to date.

Mr. Scavo reported that the ECC issued the following recommendation regarding this application after review of the project plan at its November 21, 2017 meeting. The ECC recommends that the applicant verify whether or not the location is serviced by private septic. If so, the approximate location of the septic infrastructure should be delineated.

Mr. Scavo reported that Mr. Reese, Stormwater Management Technician, offered no comment on this application.

Mr. Scavo offered comments prepared by the Planning Department. According to Saratoga County Real Property Data, the original structure was constructed in 1981. The site is predominately wooded with mature vegetation that visually screens the existing building from adjacent properties and NYS Route 146. The location of the proposed addition does not appear to require any clearing of mature vegetation. The preliminary site plan should, at a minimum, confirm that the accessible parking spaces are provided with appropriate signage, parking space markings, and that appropriate grades exist between the accessible spaces and accessible entrance to the building. The applicant should clarify whether or not the addition will have an exit door. The NYS Building Code will require frost protection for an exterior landing area from an exit door. The Saratoga County Planning Board issued a letter dated November 17, 2017, indicating that the project will have no significant county-wide or inter-community impact. A referral to the Saratoga County Planning Board was made since the project site is within 500' of NYS Route 146.

Mr. Bianchi reported that, after review of all materials submitted for conceptual review of this application, M J Engineering and Land Surveying, P.C. provided the following comments and recommendations. Initial comments related to the State Environmental Quality Review Act. Based upon review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. Assuming the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved/interested agencies to be engaged may include, but is not necessarily limited to the following: a. Saratoga County Planning: 239m referral due to the parcel being within 500 feet of NYS Route 146. Additional involved/interested agencies may be defined as the project proceeds through the Town's regulatory review. Several comments related to the site plan. The project resides within the Town's B-1 zoning district. Review of Section 208-32(A)(4) of the Town Zoning Code indicates that the proposal to expand an existing professional office is a permitted principal use within the B-1 district. Review of the concept plan submitted indicates that there are instances where the bulk lot requirements are not satisfying the minimum requirements set forth in Section 208-33 and 208-35 of the Town's Zoning Code. The potential lot deficiencies identified are as follows:

Section 208-33(B) of the Town Zoning indicates that no preexisting building(s) shall be rehabilitated or remodeled or new building(s) constructed on a vacant lot to a size greater than 12% of the lot size, with no single building to have a maximum square footage exceeding 4,800 square feet. With a 4.49 acre parcel, the maximum total square footage is 12% of the lot, or 23,449 SF which the plan does not exceed. However, the maximum square footage per building shall not exceed 4,800 SF. The proposal calls for a single building, exceeding the maximum allowed by zoning.

The applicant is asked to confirm that there are adequate accessible parking spaces when including the building addition.

Board members appeared to find this project plan acceptable. The applicant will return for site plan approval at the December 12, 2017 meeting if the necessary variances are approved by the Zoning Board of Appeals at its December 5, 2017 meeting.

[2017-059] **Woodin Manor Subdivision** – Proposed (6) lot subdivision, Woodin Road – Conceptual review. SBL: 278.-1-7

Mr. Nick Costa, consultant for the applicant, introduced this application that calls for the subdivision of an 8.97 acre parcel lying on the westerly side of Woodin Road directly across from Leslie Court into six (6) single-family residential lots ranging in size from 42,647 SF to 97,967 SF. The subject parcel lies within the R-1 zoning district. Each lot would be accessed via an individual driveway from Woodin Road. Mr. Costa explained that since Woodin Road lies entirely within the Town of Halfmoon, approval from that municipality will also be required. Although plans submitted for consideration in 2014 proposed utility connections to the Town of Halfmoon water line on Woodin Road and a private sewer line on Leslie Court, current plans call for the lots to be served by individual wells and septic systems. Though representatives of the respective utilities have denied requests to extend them in the past, Mr. Costa agreed to seek approvals for this project. Each lot will have stormwater accommodated on site. The development site contains 3.19 acres of designated wetlands: .058 acres of wetland disturbance is proposed to provide for installation of driveways on Lots #1, 4, 5, and 6. A note on the subdivision plan states that the wetlands were delineated by North Country Ecological Services, Inc. on September 25, 2012. The ACOE and NCEC completed a jurisdictional confirmation visit on November 1, 2012 and additional flags were located on November 5, 2012. The proposed site design, based mainly upon the necessary location of the septic system for each lot, appears to meet all applicable setback and other zoning requirements.

Mr. Scavo read comments issued by Mr. Myers, Director of Building and Development, in a memo dated November 15, 2017. The parcel slated for development lies in the R-1 zoning district. All properties have frontage on Woodin Road which is situated in the Town of Halfmoon. The applicant is asked to clarify the locations of front property lines in relation to the town boundary. Due to the availability of public water and sewer, septic systems and wells are not permitted. Full dimensioning of the subdivision plan is required: the rear property lines have no dimensions. Driveways over 150' in length shall be required to meet the requirements of the fire code and be approved by the fire marshal. Mr. Myers notes that such driveways must be able to support a 20' wide, 75,000 lb. vehicle which requires 14' of clearance. "Turn-arounds" may also be required. Permits for wetland disturbances will be required. A full Stormwater Pollution Prevention Plan and individual lot grading plans will be required. Additional comments will follow when more detailed plans are submitted for consideration.

Mr. Dahn Bull, Highway Superintendent, issued the following comments regarding the status of Woodin Road:

In response to Steve's [Mr. Myers'] request for clarification of the Clifton Park Town Line – the Town of Clifton Park Highway Department maintains approximately 0.33 miles of Woodin Road (From the New York State DOT Road Survey and CHIPS Summary) as well as the shoulders and culverts of Woodin Road. This stretch is from

the intersection of Woodin and Sitterly Road (we maintain this intersection), and travels south to the southern property line of 216 Woodin Road. At this location, the Town of Halfmoon gains responsibility of Woodin Road and its shoulders and storm drains/culverts. Woodin Road, and the shoulders and storm water swales/culverts of the above mentioned parcel are maintained by the Clifton Park Highway Department.

Mr. Scavo noted that Ms. Reed, Chief of the Bureau of Fire Prevention, requested that the applicant provide a Postal Verification form indicating the appropriately assigned emergency response addresses for each parcel. Driveways over 150 feet in length must meet the requirements of the International Fire Code, 2015.

Mr. Scavo read the comments issued by the ECC after review of this application at its November 21, 2017 meeting. Due to the environmental constraints within the project site, the ECC recommends that the applicant explore the consolidation of driveways to minimize wetland impacts. The ECC requests that the applicant provide a current jurisdictional determination from both Army Corps of Engineers and NYS DEC. The ECC is concerned with the proximity of the septic fields to the wetlands on Lots #1 and 6. The ECC is concerned with the location of the wells on Lots #1, 2, and 3 since they are in close proximity to the public right-of-way which may result in non-potable water. The ECC recommends that the applicant be required to periodically test soil types to determine the ability for stormwater to infiltrate in areas proposed to be graded to retain water.

Mr. Scavo reported that Mr. Reese, Stormwater Management Technician, offered the following comments regarding this application. It appears that the delineation of the ACOE wetlands has exceeded its time period. The applicant is asked to consult with the ACOE to determine if the wetland boundaries will be reconfirmed. The amount of wetland disturbance is not the same as shown on the Full EAF E.1.b. and the subdivision plan. The applicant is asked to review responses under section E.2.h. Plans should indicate the amount of soil needed to be brought onto or off the proposed project. If the intention is to remove the soil from the site, the applicant will need to determine if over 750 cubic yards will be removed from the site. Appropriate permitting from NYSDEC may be required. Driveway culverts along the roadside shall be shown where necessary. The Notice of Intent (NOI) paperwork must be submitted for review.

Mr. Scavo offered comments prepared by the Planning Department. Page C-2 of the subdivision plan notes the wetlands were confirmed on November 1, 2012 by both the Army Corps of Engineers and NYS DEC. Since jurisdictional determinations are only valid for five years, new documentation validating the delineations will be required. The preliminary subdivision plan will be sent to the Saratoga County Planning Board for a recommendation since the parcel is within 500' of Interstate I-87 and borders the town boundary with Halfmoon. A notification has been sent to the Town of Halfmoon Planning Department that a Conceptual Subdivision Plan has been filed for this location. Mr. Scavo stated that additional comments will follow as plans advance.

Mr. Bianchi reported that M J Engineering and Land Surveying, P.C. provided numerous comments regarding this application after reviewing the subdivision plan and supporting materials submitted for conceptual review. The subdivision as proposed meets the criteria of being classified as a realty subdivision (5 or more lots, average lot size 5 or less acres). Therefore, the project will

require NYSDOH Realty Subdivision approval. Any approvals offered by the Planning Board should be conditioned on receipt of NYSDOH's review and approval of the subdivision. The project plans indicate a total of 3.76 acres of land disturbance. Since the project is a single family residential subdivision, in accordance with Appendix B of GP-0-15-002, a basic Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for the project. At a minimum a stormwater management report shall be provided to ensure that the development will not result in adverse impacts to adjacent properties or the existing drainage system along Woodin Road. The project proposes on-site septic systems and individual wells. There is both public water and public sewer located reasonably close to the parcel near its southeast corner. The applicant shall review Section 169-12 of the Town Code regarding the need to connect to public sewers. Should the application proceed with on-site septic systems and individual wells, these components are subject to the review and approval by the NYSDOH. Any approval offered by the Town of Clifton Park shall be conditioned upon receipt of NYSDOH approval. The project proposes impacts to regulated wetlands and, based upon the size of the anticipated impacts, appropriate permitting from the authorities having jurisdiction shall be provided to the Town. Several comments related to the State Environmental Quality Review information presented. Based upon a review of the proposal, it is considered a realty subdivision under Environmental Conservation Law (ECL) Part 74. In accordance with 10 NYCRR Part 97 in the NYSDOH regulation implementing SEQRA (Article 8 of the ECL), Section 97.14(b)(2)(ii) requires that a realty subdivision be classified as a Type I action. Assuming the Planning Board is going to seek Lead Agency status for this Type I action, involved/interested agencies to be engaged under the required coordinated review may include, but are not necessarily limited to the following: Saratoga County Planning Board – 239m referral due to the project's proximity to Interstate 87 and the Town of Halfmoon municipal boundary; NYS Department of Health – realty subdivision approval and approval of on-site septic systems and individual wells; NYS Department of Environmental Conservation – permit coverage under stormwater SPDES, identification of threatened and endangered species; NYS Office of Parks, Recreation and Historic Preservation – identification of cultural or historic resources; United States Army Corps of Engineers – potential joint permit application for disturbances of regulated waters of the U.S. Additional agencies may be identified during the course of the Town's review.

Several comments related to the Full Environmental Assessment Form submitted by the applicant.

- Under Part I.D1.b identify the total acreage to be physically disturbed.
- Under Part I.D2.c, the project will create a new demand for water: complete the remaining questions of this section.
- Under Part I.D2.d, the project will generate liquid waste (sanitary effluent): complete the remaining questions of this section.
- Under Part I.D2.k, the project will generate new or additional demand for energy: complete the remaining questions of this section.
- Under Part I.E2.d, provide the average depth of the water table.
- Under Part I.E2.f, provide the approximate proportion of proposed action site slopes.
- Under Part I.E2.h.i and ii, the responses are not regarding the existing of wetlands on or adjacent to the parcel and need to be corrected based upon the delineated wetlands on the parcel.

- Under Part I.E2.h.iii, the responses indicate that the wetlands within or adjacent to the site are not regulated by any federal, state or local agency. It is understood that the wetlands are waters of the U.S. and under the jurisdiction of the USACOE.
- Under Part I.E2.m, identify the predominant wildlife species that occupy or use the project site.
- Under Part I.E2.o and p, identify the source used for the responses to the existence or absence of endangered or threatened species.
- Under Part E3.f, the response indicates that the project site or portion of it is located in or adjacent to an area designated as sensitive for archeological sites. As such a “no effect” letter will be required from the NYS Office of Parks, Recreation and Historic Preservation in order for the project to gain coverage under GP 0-15-002.

Mr. Bianchi explained that many comments related to the subdivision plan. The project is located within the Town’s R-1 Residential zoning district. The proposal for single family homes is a permitted principal use pursuant to Section 208-10(B)(2) of the Town’s Zoning Code. Based upon the review of the proposed lot layout all appear to meet the minimum bulk lot requirements of Section 208-11 of the Town Code. However, subsequent plans shall provide the lot line dimensions of each proposed lot. Section 179-26(A) of the Town’s Subdivision Regulations requires that the owner shall offer to the Town, Class A, B, money in lieu of land or a combination of the three. The applicant is asked to advise the Town of the manner in which Section 179-26(A) of the Town’s Subdivision Regulations are going to be satisfied. The applicant needs to contact the Town of Halfmoon and/or Town of Clifton Park Highway Department regarding the proposed driveway locations as there may be a desire for shared driveways. Prior to the Planning Board acting on this application, there should be correspondence received regarding this topic. The proposed private driveway for Lot #6 may require a turnoff or turnaround suitable for fire access. Additionally, due to the length of the driveway, the Town’s responding emergency services may consider increasing the minimum road width for the driveway to provide improved access. Subsequent plans must show driveway configurations meeting the minimum requirements of the FCNYS as well as those requested by the Town’s emergency responders. The applicant is asked to review the existing conditions of Woodin Road to determine if individual driveway culverts are necessary. If required to maintain existing drainage patterns, sizing of the culverts shall be furnished for review. All lot grading shall be such that drainage is directed away from the homes and towards lot lines and ultimately to an approved drainage course as required by Section 86-7(A)(5) of the Town Code. In order to demonstrate conformance to the stated regulations, an overall project grading plan must be developed for review. Notes on Sheet C-2 indicate that the last interaction with the ACOE on the site wetlands was November of 2012. The status of the ACOE should be reviewed. If a jurisdictional determination and/or permit was issued, this shall be provided to the Town and shall be current and valid. The wetland impacts associated with the construction of the drives for Lots #5 and 6 appear questionable with the edge of the wetland to remain within a few feet of the edge of the proposed drives. Additional information is required to support the extent of wetland disturbances while providing a driveway that is suitable to support imposed loads of expected vehicles. The applicant is asked to provide the 50% expansion areas for each septic system to confirm it meets the setbacks required of Appendix 75-A of the State Sanitary Code. Sheet DET-1 provides the proposed on-site septic system design information. This sheet along with the placement of the septic systems are subject to the review and approval by the NYSDOH. The required erosion control plans shall be prepared by a qualified professional listed in General Permit

GP 0-15-002. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat. Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

Mr. Andarawis recommended the use of combined driveways to minimize curb cuts onto Woodin Road, particularly for Lots #5 and 6. Mr. Costa will consider such consolidation. Mr. Andarawis asked that the residences proposed for Lots #2, 3, and 4 be more aligned to create a more cohesive, neighborhood feel. Mr. Ferraro urged the applicant to continue negotiations with representatives of the water and sewer services along the roadway noting that such connections would be “ideal.” If, however, connections are not feasible, he stated his concerns with the close proximity of wells on Lots #1, 2 and 3 to the roadway. He supported the use of combined driveways. Focusing on the proposed grading apparently required to properly site the residences, Mr. Ferraro asked if the changes to the parcel’s topography would impact the delineated wetlands. Mr. Costa stated that the applicant has not received comment from the ACOE but that he was aware that grading must not create isolated wetlands: there is an imperative need to maintain their continuity.

Board members did not comment positively or negatively on the application.

Mr. Ophardt moved, seconded by Mr. Szczesny, adjournment of the meeting at 8:40p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held as scheduled on December 12, 2017.

Respectfully submitted,

Janis Dean, Secretary