

Town of Clifton Park Planning Board
One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6054 FAX (518)371-1136

PLANNING BOARD

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

(alternate) Teresa LaSalle

Planning Board Meeting
June 27, 2017

Those present at the June 27, 2017 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, E. Andarawis, D. Bagramian, J. Jones, A. Neubauer,
E. Ophardt
Teresa LaSalle – Alternate Member

Those absent were: G. Szczesny

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 7:04p.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 Board at this evening's meeting due to the absence of Mr. Szczesny.

Minutes Approval:

Mr. Jones moved, seconded by Ms. Bagramian, approval of the minutes of June 13, 2017 Planning Board meeting as written. The motion was unanimously carried.

Public Hearings:

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

Old Business:

[2017-019] **Schuyler Ridge – Modification of an existing facility to create (40) new private rooms** – 1 Abele Boulevard – Preliminary review and possible determination. SBL: 271.-3-18.12

Mr. Patrick Daly, consultant for the applicant, presented this application which calls for the modification of an existing health care facility located at 1 Abele Boulevard, specifically situated on the southerly side of the boulevard just east of its intersection with Maxwell Drive. The 7.4 acre parcel is located within the town's TC4 zoning District. The applicant proposes the construction of a 30,000 SF, two-story addition which will provide 40 new private rooms. 40 existing double rooms within the existing facility will be modified into private rooms. This will result in no net change in the number of beds provided on site. Other modifications to the site include expansion of the existing parking lot including new energy efficient LED lighting and the retrofitting of existing light fixtures with energy efficient LEDs. Improvement will also be made within the existing loading dock area including an expanded loading dock, new generator, and a new A/C tower. A portion of the parking lot will be expanded to provide additional parking for patrons. Current water, sewer, electric, and communication services will be extended from the existing facility to the proposed addition. The runoff due to the increased impervious area will be managed using underground infiltration systems. Currently there are 118 parking spaces including 9 handicap spaces. The proposed development will relocate 38 spaces and add 19 spaces to provide a total of 137 spaces on site. The existing loading dock area will be expanded by 4' to create more space for the loading and unloading of deliveries. A hard-packed all-weather travel surface shall be provided and maintained free of obstructions. A hard-packed all-weather walkway around the back of the existing facility connecting to the existing parking lot is being designed to meet NYS Department of Health mandates.

Referencing comments issued at the previous meeting, Mr. Daly noted that Mr. Michael O'Brien, CSM, has provided a letter indicating that sufficient capacity exists within the Clifton Park Sewer District system to service the facility. He also reported that the CPWA has provided a sign-off for the project since there is no anticipated increase in water usage. The speaker explained that the building elevations provided for the Board's consideration were "not representative of the construction materials to be used" since members of the nursing home's building committee are currently evaluating the architectural design. He did state that it is the applicant's intention to use materials that are compatible with the existing building and that "it is the intent to match its style and materials as closely as possible."

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, 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, provided the following comments regarding this application in a memo dated June 13, 2017. The zoning was modified by the Town Board at its June 5, 2017 meeting to allow this use within the TC-4 zoning district. Test holes reveal slow infiltration rates. There is no discussion of variations in the soils such as mottling at the test hole sites. Stormwater practices are to be maintained by the owner: a maintenance agreement with the town will be required. Though the infiltration area is depicted by an arrow and a note, no size of the area is indicated. Details for this infiltration area are said to be on Sheet D-2 in the Stormwater Pollution Prevention Plan: the details are actually found on Sheet D-1. Mr. Myers questions how new discharge will be directed to the existing stormwater area to the west of the site since there is no indication as to how overflow will be handled. An analysis and discussion regarding current discharges to the existing stormwater retention area to the west of the site should be required. Further comments will be issued when additional details regarding site development are submitted. Mr. Scavo commented that the technical issues raised by Mr. Myers were directed to Mr. Bianchi and Mr. Reese for consideration as they review project plans.

Mr. Scavo reported that, after review of the project plan at its June 6, 2017 meeting, the ECC offered no comment on this application.

Mr. Scavo explained that the project plans submitted were reviewed by Mr. Reese, Stormwater Management Technician, who provided the following comments on the application. The applicant is asked to indicate where the existing sewer line from the existing Administration Building is located as it travels west toward the existing stormwater management area. The applicant should show whether the sewer line is located under the basin or if it is directed to a manhole on Abele Boulevard. Verification that roof runoff will be collected in downspouts and directed to the underground infiltration area will be required. In the memo dated June 23, 2017, Mr. Reese reports that all other stormwater comments are outlined in the comment letter issued by M J Engineering and Land Surveying, P.C. on June 23, 2017.

Mr. Scavo read comments issued to the applicant by the Planning Department. The following notes must be added to the final site plan:

- a. This site plan addition is bound by all covenants, restrictions, and conditions of the prior approved site plan titled, "Leonard Nursing Home", approved January 14, 1992 and signed by the Planning Board Chairman on May 6, 1992.
- b. Any utility work or construction within the Town Highway's right-of-way requires the property owner to obtain a highway work permit from the Town of Clifton Park Highway Department, whether it is for construction, installation of facilities, or for repairs and maintenance.

Flush curbs and detectable warning strips should be provided and shown at all pedestrian crossings and sidewalk transition areas to the parking lot with a construction detail for such added to the plan.

Mr. Scavo explained that Planning Board members had reviewed a document that lists the following reasons supporting a Negative Declaration pursuant to SEQRA:

- The adoption of the Proposed Action will result in physical changes to the property associated with the development of an expansion of the existing facility; however, the impacts will not be significant and will be adequately mitigated. The proposed expansion was designed for when the facility was originally constructed under an approved site plan and Planned Development District Legislation.
- The Proposed Action will not have a significant adverse environmental impact on any Critical Environmental Area.
- The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms.
- The Proposed Action will not have a significant adverse environmental impact on any water body designated as protected.
- The Proposed Action will not have a significant adverse environmental impact on any non-protected existing or new body of water.
- The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity, as a Stormwater Pollution Prevention Plan will be implemented.
- The Proposed Action will not have a significant adverse environmental impact on drainage flows and patterns. Surface water runoff is also mitigated, as the project will utilize a Stormwater Pollution Prevention Plan both during and after construction.
- The Proposed Action will not have a significant adverse environmental impact on air quality.
- The Proposed Action will not have a significant adverse environmental impact on any threatened or endangered species.
- The Proposed Action will not have a significant adverse environmental impact on agricultural land resources.
- The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance as documented on the NYS DEC environmental mapper.
- The Proposed Action will not have a significant adverse environmental impact on the quantity or quality of existing or future open spaces or recreational opportunities.
- The Proposed Action will not have a significant adverse environmental impact on existing transportation systems.
- The Proposed Action will not have a significant adverse environmental impact on the community's sources of fuel or energy supply.
- The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or vibration.
- The Proposed Action will not have a significant adverse environmental impact on the public health and safety.
- The Proposed Action will not have a significant adverse environmental impact on the character of the existing community as the proposed expansion is compatible with the assigned zoning and is not directly adjacent to residential dwellings.

Mr. Bianchi reported that M J Engineering and Land Surveying, P.C. provided the following comments in a letter dated June 23, 2017. Initial comments related to the site plan. The applicant is asked to provide a notation on the plans indicating that the work proposed within the town right-of-way of Abele Boulevard shall not occur until a Town of Clifton Park Highway Work Permit has been obtained. The plan does not include nor require additional accessible parking spaces. It is noted, however, that the existing spaces shown do not meet the requirements of Section 1106.1 of 2015 ICC (New York Supplement) which states, "accessible parking spaces shall be in conformance with ICC A117.1 except that spaces shall be provided with access aisles at least 8 feet (2440 mm) in width." Should these spaces be restriped, they shall conform to the most current version of the ICC. The plan provides for no additional landscaping or screening; at a minimum, there should be consideration of providing screening to the adjacent lot to the east. The grading adjacent to the east side of the addition appears to direct runoff towards the building. This condition should be reviewed to ensure it does not trap runoff in an unsuitable location. The proposed parking lot grades do not appear to fully direct runoff to the infiltration units. Spot elevations and/or revised the grading should be provided to ensure the pavement is being pitched to appropriately direct runoff to the stormwater practice. The proposed grading at the southeast corner of the east parking lot suggests a steep pavement pitch that may be unsuitable for parking. This condition should be reviewed to ensure that the grades are not adverse for parking. Show the pipe diameter, pipe materials, and pipe slope for all sanitary sewer and storm sewer infrastructure on Sheet C-2. Also provide information on structure inverts and top-of-frame elevations. Show existing and proposed contours to ensure that the erosion control measures shown are placed appropriately on Sheet C-3. Show the location of any temporary sediment traps that are required to control construction phase site runoff on Sheet C-3. The temporary basin shall be sized based upon the need to control a specified volume/rate of runoff from the disturbed area of the site and its associated watershed area. Provide notation consistent with Section 6.3.5 of the New York State Stormwater Management Design Manual (NYSSMDM) as follows on Sheet C-3:

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.

Additional layout information is required for the infiltration facility illustrated on Detail G/D-1. This shall include arrangement and size of header pipes, location of the isolator row, and location of cleanouts for maintenance. The applicant is asked to correct Erosion Control Note 1 to reference to the most current version of the Blue Book on Sheet D-1 and to modify Erosion Control Note 4 to delete any reference to a 5-acre waiver on Sheet D-1. It is noted that on Sheet D-1, Erosion Control Note 7 references sheets P-1 through P-7, which do not appear to exist within the drawing set. Pursuant to Section 3.5 of the NYSSMDM, the proposed stormwater practice needs to have a conspicuous and legible sign posted. The plans need to provide the standard sign with the applicable language as well as the location.

Additional comments related to the Stormwater Pollution Prevention Plan. Section II.A of the SWPPP indicates that the site is located within an architectural district. Review of the CRIS database suggests the site is located within an archeologically sensitive area. In order to demonstrate permit eligibility, the SWPPP shall include information consistent with Part I.F.8 of General Permit 15 0-15-002 with respect to the existence or absence of cultural or archeologically sensitive areas. The applicant is asked to confirm that the infiltration rate used in the HydroCAD

model for pond 2P utilizes the highest stabilized rate observed or average of the tests completed and incorporate a factor of safety (suggested of 2) to account for long-term degradation of the subsurface soil and its ability to infiltrate runoff. The applicant is asked to confirm the HydroCAD model for Pond 2P accounts for available storage within the reservoir stone and associated void space. The test pit data completed makes no indication as to whether or not groundwater (apparent or seasonal high) was encountered. The applicant is asked to confirm that the bottom of the infiltration practice is separated by at least three feet vertically from the seasonally high water table pursuant to Section 6.3.1 of the NYSSMDM. The applicant is asked to provide calculations that indicate that the infiltration system has been designed to fully de-water the entire WQv within 48 hours after a storm event pursuant to Section 6.3.2 of the NYSSMDM. There appears to be no pretreatment of the site runoff prior to entering the infiltration facility as required pursuant to Section 6.3.3 of the NYSSMDM. Since the fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be pretreated prior to entry into an infiltration facility pursuant to Section 6.3.3 of the NYSSMDM. The O and M Manual provided in Appendix I needs to be edited to be project specific, deleting practices that are not planned or proposed. Since the proposed facilities will be privately owned and operated, the town's standard maintenance agreement shall be executed at a time deemed appropriate.

No one in the audience wished to comment on this application.

Mr. Neubauer's comments related generally to the application's relevance to TC4 code requirements. Noting that the consultant reported that architectural plans were being developed and evaluated, Mr. Neubauer encouraged, and Mr. Ferraro agreed, that although the proposed building should reflect the character of the existing facility, all opportunity should be taken to "tie the new building into" TC4 form standards. Mr. Neubauer specifically recommended that the building conform with the use of construction materials which would limit secondary façade materials such as E.I.F.S. to less than 30% of the exterior wall, utilize major, medium, and minor building articulations to avoid the appearance of one long, uninterrupted façade, and cap the flat roof structure with an articulated parapet designed to create more visual interest. Mr. Ferraro pointed out that an administrative review conducted by town staff and the town's designated engineer could make certain that the building design would adhere as much as possible with Form-Based Code standards. In response to Mr. Neubauer's question regarding a landscaping plan for the site, Mr. Daly explained that there would be no changes to the existing landscaping in front of the existing building. Mr. Ferraro recommended that the applicant consider the planting of additional trees along the proposed parking expansion area and along the easterly edge of the property. Mr. Neubauer pointed out that the plan lacked conformance with Form-Based Code guidelines by failing to incorporate a trail segment or sidewalk along Abele Boulevard. Mr. Daly commented that due to the slopes along the roadway, such a pedestrian linkage would be difficult to achieve. He noted that the existing trail primarily provides access to the facility for employees. Mr. Neubauer focused on the code's demand for pedestrian connections throughout the town center area and called for the Board to "push standards as much as possible to benefit the entire town center area," emphasizing the importance of "not precluding development of a connection to the south." Mr. Andarawis supported Mr. Neubauer's comments, recommending that if the Board elects not to require sidewalk construction at this time, members verbalize the rationale for not requiring such a connection. Ms. Bagramian stated her support for "following the code as much as possible." Mr. Ferraro commented that the nursing home use was more "private in terms of use

and activity” than sites such as the K-Mart parcel which was viewed as a “more social setting.” Mr. Jones argued that although the nursing facility was “more private,” connection to other more active venues would be reasonable in further the goals of the Form-Based Code. Mr. Scavo noted that perhaps the need to limit an intrusive trail or sidewalk in proximity of the nursing home was the reason a future trail link was provided for on the adjacent office building site. Mr. Neubauer stressed the need for creating “walkability” throughout the town center area, suggesting that a north-south trail within the right-of-way along Abele Boulevard might provide opportunities for sidewalk construction without “frustrating” code requirements in the future. Mr. Andarawis recommended that sufficient “buffering, landscaping, and screening” be provided within this project to reduce visual impacts from the installation of possible future trail connections. Referencing a recent request for approval of residential development directly adjacent to the westerly side of Maxwell Drive at its intersection with Plank Road, Mr. Ferraro observed that foot traffic from that site would likely be directed south along Maxwell Drive to the shopping center rather than through the Schuyler Ridge property. Mr. Daly pointed out that the topography along Abele Boulevard – itself a “perimeter street” with limited right-of-way for trail installation - was not conducive to sidewalk construction due to existing slopes. Mr. Bianchi recommended that, if any sidewalk connection be deemed warranted by the Board, it be constructed to recommended standards. He noted that due to the existing contours and descending slopes on the westerly side of Maxwell Drive just south of its intersection with Plank Road, installation of sidewalks on that side of the roadway was not viable.

Mr. Ophardt moved, seconded by Ms. LaSalle, to establish the Planning Board as Lead Agency for this application, an unlisted action, and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

Mr. Neubauer moved, seconded by Mr. Ophardt, to grant preliminary and final site plan approval to this application conditioned upon the construction of a sidewalk along Abele Drive from the easterly side of that roadway from the facility’s entranceway to the round-a-bout located northeasterly of the proposed addition that links the skilled nursing facility with the adjoining office complex, administrative review of the architectural design to particularly ensure that a secondary material such as E.I.F.S. is used on not more than 30% of the exterior wall surface, that the use of a variety of major, medium, and minor articulations be utilized to avoid the appearance of one long, uninterrupted façade, that the roof of the building be capped by an articulated parapet design which provides a noticeable “cap” to the building, and satisfaction of all items listed in the final comment letter issued by the Planning Department. The motion was unanimously carried.

After the site plan approval was granted, Mr. Jones recommended that asphalt curbing be installed along Abele Boulevard to discourage off-site parking.

Mr. Scavo informed the Board that although the Stewart’s Shops application for development of the site located on the southwesterly quadrant of the Route 146 - Vischer Ferry Road intersection was included on the first draft agenda prepared for the July meeting, issues regarding variances and Saratoga County Planning Board approvals must be resolved prior to Planning Board review.

Mr. Ophardt moved, seconded by Mr. Jones, adjournment of the meeting at 7:50p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held as scheduled on July 11, 2017. Board members were reminded that there is only one meeting scheduled for the month of July.

Respectfully submitted,

Janis Dean, Secretary