

## **Clifton Park Planning Board Meeting Minutes**

**August 13, 2002**

Those present at the August 13, 2002 Planning Board meeting were:

Planning Board: K. O'Brien, S. Bulger, B. Czub, R. d'Amico, J. Larkin, J. Marzola, J. Russell

Those also present were: J. Kemper, Director of Planning, J. Grasso, Clough, Harbour, and Associates, M. O'Brien, Environmental Specialist, P. Pelagalli, Counsel

Mr. O'Brien, Chairman, called the meeting to order at 7:10p.m.

Public Hearings:

[2002-023] English, Ruth – Proposed (2) lot subdivision, English Road – Preliminary public hearing and possible determination.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on August 5, 2002.

In the absence of Mr. and Mrs. Crayon, Mr. Kemper presented the details of this application for the Board's consideration. This proposal was originally presented to the Planning Board at the May 29, 2002 meeting. The plan still calls for the subdivision of 12.61 acres of land in a L-I zone into lots of 6.6 acres and 6 acres, respectively. Mr. and Mrs. Daniel Crayon plan to construct a single-family residence on the 6 acre parcel. The applicant received a variance for a residential use in a Light Industrial zone from the Zoning Board of Appeals on April 2, 2002. Wetlands and associated buffers have been shown on the plan.

Mr. Kemper stated that a permit for sewer service and access across County property must be received from Saratoga County prior to stamping of plans. A memo from Jim DiPasquale states that the sewer service and driveway easement across county property has been approved with conditions: a copy of this easement must be provided prior to stamping of the plans. The 100' buffer area to the wetland should be labeled as the Town of Clifton Park Land Conservation Zone. Erosion control measures should be depicted on the plot plan. Consolidation deeds must be submitted for review.

Mr. Grasso reported that the plan has been revised to include a definitive wetland delineation and respective 100-foot wetland adjacent area over a portion of the project site. The wetlands appear to occupy significantly more area than originally indicated. It appears that typical lot development activities associated with development of lot #1 may result in grading or clearing within the protected wetland buffer. It is therefore recommended that a limit of grading and clearing line be shown on the plan and erosion

and siltation controls provided along the downslope limits of work. It appears that the previously proposed garage has been eliminated due to spatial constraints. This should be clarified and accurate setbacks for any proposed structures should be shown on the plan.

The proposed subdivision will also create a new building lot for lot #2 even though house construction is not planned at this time. From the information provided, it is not possible to determine the ability of this lot to accommodate a residential structure and typical lot development activities. It is recommended that the easterly wetland limits be flagged within both Parcels A and B of lot #2 and the respective 100-foot wetland adjacent area shown.

Parcels A and B of proposed lot #1 should be consolidated into one deed and the two remaining parcels of Ruth English (Parcels A and B of proposed lot #2) should also be consolidated into one deed to prevent the creation of non-conforming lots.

The Town attorney should be consulted to determine if an access easement is required over the property owned by the County. The plan indicates that there is 493 feet of available sight distance looking left from the proposed driveway. If the speed limit of the road is 40 M.P.H., the recommended minimum sight distance to allow a vehicle to safely enter the roadway is 530 feet, and this minimum is to be increased by 10% to account for rural conditions. As such, it does not appear that adequate sight distance is available.

The subdivision plan should include a site statistic table to include the following: zoning district; method of wastewater disposal; method of water supply; lot sizes; lot setbacks.

Mr. O'Brien, Environmental Specialist, asked that the following standard statements should be added to the plot plan: the Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone. No salts, fertilizers, pesticides, or other materials may be used on this property where they will contaminate any wetland areas or surface water through runoff, leaching, or in any other manner which violates the New York State Environmental Conservation Law (ECL). The borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site boundary markers shall remain until construction is completed and soils are stabilized. All erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized. The applicant will control fugitive dust and debris during the construction/demolition phase of the project. Deed restrictions should be added to the individual plot plans.

There being no public comment, Mr. Russell moved, seconded by Mr. Bulger, to close the public hearing at 7:18p.m. The motion was unanimously carried.

Mr. Bulger expressed concern regarding the approval required from the Saratoga County Sewer District for access over the existing easement and Mr. O'Brien believes the sight

distance issues and location of the proposed driveway should be resolved prior to final approval.

Mr. O'Brien moved, seconded by Mr. d'Amico, 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. Bulger offered Resolution #21, seconded by Mr. Marzola, to grant preliminary approval to this application, waiving the final hearing, conditioned upon the resolution of sight distance issues and the appropriate alignment of the access drive for Lot #1 and the submission of proper language to permit approval of the access drive by the Saratoga County Sewer District. Ayes: Larkin, Czub, d'Amico, Bulger, Marzola, Russell, O'Brien. Noes: None.

[2002-037] Cozzy, Kenneth and Beth – Proposed (2) lot subdivision, 608 Bruno Road – Preliminary public hearing and possible determination.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on August 5, 2002.

Mr. Gordon Nicholson, consultant for the applicant, explained that this application was presented to the Board at its July 9, 2002 meeting. The plan calls for the subdivision of 6.227 acres of land in an R-1 zone into lots of 5.3 acres and .91 acres, respectively. The plan now contains topographical details, erosion and sediment control measures, and a grading plan. Wetland boundaries have been shown on the plan and, pursuant to ECC recommendations, the clearing limit line and grading plan have been incorporated on the plat. The new lot will be served by the Clifton Park Water Authority and an on-site sanitary leach field. Though the Board asked that the lot be reconfigured to include lands to the north, the Cozzys would prefer the subdivision as presented to meet the code requirement of 5 acres for the care of livestock. A proposed 10' wide strip along the proposed parcel will be deeded to the Town for highway improvement purposes. Due to topography on the site, a 10' high poured-in-place foundation will be used for the proposed house.

Mr. Kemper stated that the Planning Board's main concern at the previous meeting dealt with the location of the proposed lot. The zoning for the neighboring business properties should be depicted on the plot plan. The site distance along Bruno Road must be provided. A signoff from the C.P.W.A. will be required and the location of the water hookup must be shown on the plan.

Mr. Grasso offered engineering comments on this application. The ten foot strip to be granted to the Town should be granted over the entire project site, not just the proposed lot. Clarification is required regarding the purpose and use of the "A.L.O. water line" denoted on the plans. The adequacy of the sight distance should be verified at the proposed driveway on Bruno Road. Based on the grading shown, the finished floor of the house will be approximately eleven feet above the existing grade. As such, use of a walk-

out basement or additional filling would be required. The plan should clarify that development of the lot will occur consistent with the grading shown, and that impacts to the stream corridor will not occur. The addition of a grading and clearing limit line to the plan is recommended. Following Mr. Nicholson's presentation, Mr. Grasso stated that all engineering concerns have been addressed.

Mr. O'Brien, Environmental Specialist, had no concerns with this application.

There being no public comment regarding this application, Mr. Larkin moved, seconded by Ms. Czub, to close the public hearing at 7:26p.m. The motion was unanimously carried.

Board members discussed the applicant's failure to provide the 10' strip along the entire length of the property. Mr. Nicholson pointed out that dedication of such property along the full length of the lot would create a non-conforming parcel for the Cozzy's existing property in terms of required front yard setback and the five acres for maintaining livestock. Mr. Grasso pointed out that the slope on the site would make road widening impossible and the L-C zone that traverses the property would preclude further subdivision. He explained that 10' strips are conveyed in accordance with the Master Plan as mitigation for traffic generated by development. In this instance, traffic impacts are minimal. Mr. Pelagalli advised that a Board action requiring the dedication of the strip would constitute a "taking". Should future road improvements be necessary, additional land could be acquired through a condemnation proceeding that would not require conformance with setback requirements.

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

Mr. Bulger offered Resolution #22, seconded by Mr. Larkin, granting preliminary and final approval to this application, waiving the final hearing, conditioned upon a note added to the plan stating that no further subdivision of this parcel will be permitted and the identification of the adjoining B-1 zone on the plat. Ayes: Larkin, Czub, d'Amico, Bulger, Marzola, Russell, O'Brien. Noes: None.

[2002-040] DCG Development Co. – Proposed (3) lot subdivision, Executive Woods – Preliminary public hearing and possible determination.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on August 5, 2002.

Mr. Nicholson, Environmental Design Partnership, briefly outlined this proposal that calls for the subdivision of lands within the existing Planned Unit Development. He explained that all parcels are fully compliant with the PUD legislation, all easements have been shown on the plat, and adjacent zoning has been added to the plans. There will be no changes to the existing facilities.

Mr. Kemper stated that this project last appeared before the Planning Board on July 9, 2002. Descriptions for the ingress/egress easement and waterline easement should be submitted for review.

Mr. Grasso, Clough, Harbour, and Associates, stated that all engineering concerns have been addressed and Mr. O'Brien, Environmental Specialist, found the plan acceptable.

There being no public comment on this application, Mr. d'Amico moved, seconded by Ms. Czub, to close the public hearing at 7:38p.m. The motion was unanimously carried.

Mr. O'Brien moved, seconded by Mr. Marzola, 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. Larkin offered Resolution #23, seconded by Mr. Bulger, to grant preliminary and final approval to this application, waiving the final hearing, conditioned upon the submission of the ingress/egress and waterline easements. Ayes: Larkin, Czub, d'Amico, Bulger, Marzola, Russell, O'Brien. Noes: None.

[2002-049] Brock, Martha – Proposed transfer of .16 acres of land from Brock to Stephen and Frances Kramer, 15 Juniper Drive – Preliminary public hearing and possible determination.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on August 5, 2002.

Mr. Tom Andress, ABD Engineers and Surveyors, explained that the applicant proposes the transfer of 6,913 SF (0.16 acres) from Lot 17 Juniper Drive currently owned by Timothy J. and Martha Brock to Lot 15 Juniper Drive, currently owned by Stephen and Frances Kramer. Both lots meet the minimum requirements for lots in an R-1 zone. No new building lots will be created within the Clifton Knolls subdivision. The fence that encroached upon the parcel to be transferred to Kramer has been removed.

Mr. Kemper requested that a site location map and postal addresses be added to the plans. A description for the land transfer area and revised consolidation deed should be submitted to the Planning Department for review.

Mr. Grasso and Mr. O'Brien, Environmental Specialist, had no comments on this application.

There being no public comment on this application, Mr. Larkin moved, seconded by Ms. Czub to close the public hearing at 7:42p.m. The motion was unanimously carried.

Mr. O'Brien moved, seconded by Mr. Larkin 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. d'Amico offered Resolution #24, seconded by Ms. Czub, to grant preliminary and final approval to this application conditioned upon the addition of a site location map and postal addresses to the plan and upon the submission of a consolidation deed. Ayes: Larkin, Czub, d'Amico, Bulger, Marzola, Russell, O'Brien. Noes: None.

[2002-050] Goodwill, Donald – Proposed transfer of 6.48 acres of land from Leonard Zullo to Donald Goodwill, 453 Schaubert Road – Conceptual review.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on August 5, 2002.

Mr. Duane Rabideau, Gilbert VanGuilder Associates, consultant for the applicant, explained that the applicant currently owns 1.58 acres of land on Schaubert Road. He proposes the transfer of 6.48 acres of land from Leonard Zullo, adjoining property owner, to create a lot of 8.067 acres. Mr. Zullo's lot will be 10.85 acres. No new lots will be created and parcels will exceed the bulk requirements for lots in an R-3 zone.

Mr. Kemper asked if there is an existing ingress/egress easement on the property and he requested clarification of the proposed uses for the additional 6.484 acres. Mr. Rabideau stated that the applicant would like to maintain horses on the additional property. The application was sent to the Saratoga County Planning Board on July 25, 2002.

Clough, Harbour, and Associates and the ECC had no comments on this application.

There being no public comment, Ms. Czub moved, seconded by Mr. Marzola, to close the public hearing at 7:45p.m. The motion was unanimously carried.

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

Mr. O'Brien offered Resolution #25, seconded by Mr. d'Amico, to grant preliminary and final approval to this application, waiving the final hearing, conditioned upon the submission of a consolidation deed and approval by the Saratoga County Planning Board. Ayes: Larkin, Czub, d'Amico, Bulger, Marzola, Russell, O'Brien. Noes: None.

Old Business:

[2002-005] US Foodservice – Proposed 109,188 SF expansion of existing facility, Pierce Road – Preliminary site plan review and possible determination.

Mr. Ed Vopelak, C. T. Male Associates, presented this application that was last considered by the Planning Board on January 8, 2002. Applicants propose to expand the existing warehouse facility on a 27.14 acre parcel in an L-I zone on Pierce Road

approximately ½ mile south of Exit 10 and Ushers Road. The proposal calls for the demolition and/or removal of some site materials such as curbing, waterlines, parking areas and fencing to permit renovation and expansion of the US Foodservice facility. As previously presented, the project calls for a two-phased renovation of existing cooler space to dry storage, the addition of a cooler and freezer space, improvements for the existing second-floor office space and redesign and expansion of the parking areas. Plans include the installation of a second access from Pierce Road that will allow a separation of truck traffic and employee parking areas. Vehicle access around the facility will be provided. A stormwater report has been prepared and indicates that nearly all the run-off from impervious surfaces is routed to on-site retention basins. Mr. Vopelak stated that a second access has been provided to separate truck traffic from employee access and parking.

The applicant received several variances from the Zoning Board of Appeals on February 5, 2002. These included variances for parking setbacks, for 34% greenspace rather than the required 40%, reduced side yard buffer area, and increased building height.

Mr. Kemper stated that several issues remain to be addressed. Traffic counts and volumes must be submitted to determine if any off-site improvements will be required as a result of the project. Sheryl Reed has requested information comments regarding the second entrance and the specifications for the gates that will be installed at the site. Due to the magnitude of the project, a Full EAF should be submitted. The applicant must clarify whether or not the project will be completed in phases. The project will require a signoff from C.P.W.A., S.C.S.D. and C.K. Sanitary. A site statistics table should be added to the plans that contains the following information: parking (existing and proposed); the amount of square footage of building (existing and proposed); greenspace (existing and proposed); zoning classification; setbacks. The variances that were granted from the ZBA should be depicted on the plot plan. Handicap Parking and No Parking signs should be depicted on the plot plan. Dumpster pad locations should be illustrated on future plan submissions. Sheryl Reed's memo dated August 13, 2002 requires that the new ingress/egress point is accessible by emergency service vehicles.

Mr. Grasso, Clough, Harbour and Associates, identified a number of engineering concerns. A Full Environmental Assessment Form should be submitted for review. A parking evaluation should be provided demonstrating that adequate parking will be provided to support the proposed expansion. The adequacy of the existing handicapped accessible parking ratio should also be evaluated. Future plan submittals should include the following: project data including zoning, site coverage statistics and building setbacks; dumpster pad and enclosure locations. The firm offered additional comments. "Handicap Parking" and no Parking signs should be provided. The NYS Building Code requires the handicapped accessible parking aisle to be a minimum of eight feet wide. Although the detail calls for a width of eight feet, the plans indicate them to be five feet. The two northernmost handicapped spaces do not have access to an aisle. A swale should be graded along the back edge of the pavement near the southern future parking area to prevent runoff from the adjacent hill crossing the pavement resulting in a potential icing situation. The existing cedar hedgerow to be removed should be replaced and additional

screening vegetation should be provided along the north and northeast sides of the facility. Any proposed exterior site lighting, including wall-packs, should be shown on the plans. Wall-packs should not be used where the luminaire will be visible from off-site areas. A note should be added to the plans stating that no trucks shall be permitted to temporarily park within the Pierce Road right-of-way. The NYS Building Code requires parking to be a minimum of five feet or ten feet from a building, depending on the construction of the building and openings. The acceptability of the parking spaces along the east side of the expansion should be verified with the Building Department. The plan indicates that there is only 400 feet of available sight distance looking left at the new curb cut location. Institute of Transportation Engineers' standards recommend a minimum of 635 feet looking left for a 45-MPH roadway. Relocation of the access or measures to increase the available sight distance appears required. The plan should clarify the limits of parking that will be constructed at this time and that which will be constructed in the future. The plan should also clarify if it is the intent to come back for approval of the future building and parking expansion prior to construction of these improvements. The applicant should verify with the Building Department that all required fire exits satisfy accessibility requirements relative to a paved handicapped accessible route. The plans should clarify if a curb is proposed along the south edge of pavement in the truck parking area. It would appear that if a curb were installed, there would be a potential for scour at the discharge point. Alternatively, a swale with stone check dams should be considered off the pavement that would help promote infiltration before the retention basin. The elevation of the spillway for the southeastern retention area will be critical to providing the required retention of runoff. We recommend that additional existing as-built elevations be provided. The grading does not appear accurate in the northeast corner of the site. It appears a 248 contour is missing and the location of the hay bales does not appear appropriate. A stone check dam would appear to be more appropriate and located along the northern property line.

Clough, Harbour, and Associates agrees that the design objective for the stormwater management system should be full retention of flows from all storms up to and including a 100-year storm event. There are numerous comments on the stormwater report that may affect the ability of this objective to be met as the site is currently designed. In addition, modeling an off-site wetland area to provide additional required retention is not acceptable. This wetland area is within the DOT right-of-way and may be modified by DOT at some point in the future. We offer the following comments regarding the stormwater management report dated July, 2002: The stormwater management report should clarify if the retention basins are sized to accommodate future expansion. The curve number lag method and direct entry method are not appropriate for time of concentration calculations. Conventional SCS methods (sheet flow, shallow concentrated flow, channel flow) should be used. Sheet flow should not exceed 150 feet. The existing retention basin volumes should be modeled using accurate areas of contours. In addition, outlet control structures in the computer model should reflect existing conditions (device type, size, and elevations). The existing retention areas designated as 3P and 4P are labeled as proposed in the computations: clarification is requested. Peak water elevations during a 100-year storm event within each of the retention areas should be provided so that the impacts may be evaluated. The post-developed routing shows drainage area 11S

going to Pond 2P, however, this pond is to be eliminated. Documentation of drywell exfiltration rates in Pond 6P should be provided. Since the proposed method of stormwater management is solely infiltration, it is recommended that test pits and percolation tests be performed within the proposed retention area. Soil test pit logs and percolation results should be provided.

Mr. O'Brien, Environmental Specialist, outlined the ECC's concerns. The proposed oil/water separator should be positioned to provide maximum treatment of all storm water collected in the trailer storage area, including the fuel island. As proposed, the separator would provide treatment to only the fuel island runoff. The following standard statements should be added to the plot plan: if hazardous materials will be stored on site, the applicant must submit a plan addressing handling and storage and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored. The borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site boundary markers shall remain until construction is completed and soils are stabilized. All erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized. The applicant will control fugitive dust and debris during the construction/demolition phase of the project. Due to the location of this project relative to the Kinns Road aquifer/recharge area, no underground storage tanks shall be constructed on this property. During construction, any temporary above-ground storage tanks shall have secondary containment of no less than 110% of the tank volume to prevent releases to the aquifer/recharge area. During construction, contractors shall have a spill contingency plan that addresses prevention and cleanup of releases of petroleum and/or hazardous materials. The applicant must indicate the proposed amount of greenspace for this project. In keeping with the recommendations and goals of the Town Comprehensive Plan, the applicant is encouraged to consider retaining existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and Pierce Road and the Northway. Any proposed outdoor lighting shall be directed and limited.

Mr. O'Brien stated that he was pleased with this project, but he recognized that there were several issues to be addressed. These include the feasibility of a second entranceway and the installation of substantial landscaping. Mr. Vopelak encouraged the Board to consider this application at the first meeting in September since the applicant is extremely anxious to proceed with this project.

[2002-038] Lorenzo, Vincent, Sr. – Proposed 4,320 SF to existing Quick Response Restoration Co., Inc., 2077 Route 9 – Preliminary site plan review.

Mr. Duane Rabideau, Gilbert VanGuilder Associates, presented this project proposal that has been revised since its initial presentation to the Planning Board on July 9, 2002. He reported that comments from Clough, Harbour, and Associates have been addressed. The building height, handicapped signage, and door locations have been added to the plan. Required notes regarding lighting and landscaping have also been added. Additional pines have been shown along the front parking lot to provide screening and a silt fence to

protect identified wetlands will be installed prior to construction.

Mr. Kemper listed the main concerns expressed by Board members at the July 9, 2002 meeting as follows: proposed height of the buildings; location of any ACOE wetlands; adding additional plantings in the front yard; façade materials and a colored rendering of the structure. The project was approved by the Saratoga County Planning Board on July 18, 2002. 500' notices have not yet been sent out for the project. The applicant is asked to clarify whether the storage trailers will remain on the site after the proposed addition is built. Information on the building height and façade materials have still not been submitted. "Handicap Parking" and "No Parking" signs should be depicted on the plot plan. Details on the lockbox gate should be submitted to Sheryl Reed for review and fire flow calculations must be submitted for the project. Sheryl Reed's memo dated August 13, 2002 states that the applicant must "provide fire flow or obtain a variance from Fire Code Appeals Board." The applicant will appear before this Board on September 5, 2002. Any dumpsters to be located on the site must be included on the plan.

Mr. Grasso stated that all engineering concerns had been addressed. The ECC had no further comment on the plan.

Board members expressed their satisfaction with the revised plan and asked that the 500' notifications be provided in order to consider preliminary approval.

[2002-036] Mildred Peck Trust – Proposed (49) lot subdivision, Clifton Park Center Road – Revised conceptual review.

Mr. Gordon Nicholson, Environmental Design Partnership, explained that this project has been substantially revised since the initial presentation to the Board on July 9, 2002. He presented an aerial photo with wetland areas indicated. There are no designated NYSDEC wetlands on the parcel, though federally jurisdictional wetlands total approximately 12 acres, allowing for the development of 50 residential units. Pursuant to Board recommendations regarding cluster design, lot sizes have been reduced to between 17,000 and 20,000 square feet. Greenspace has been increased, a multi-use pathway has been shown on the plans and open space connections with adjoining subdivisions have been included on the plan. To improve water service to the residences, house locations have been removed from the hill. Creighton-Manning has reviewed the proposed entranceways for the subdivision on Clifton Park Center and Miller Roads and has concluded that sight distances are sufficient for safe ingress and egress.

Mr. Kemper reported that the main issues raised by the Planning Board at the previous meeting have been addressed by the applicant. The Saratoga County Planning Board reviewed the project at their July 18, 2002 meeting and submitted the following comments: "The Board is concerned with poor sight distance - particularly on Clifton Park Center Road. The drive on Miller Road has better sight distance but is still limited by the curves and elevation. The Town may want to consider moving the proposed road for safer access. The applicant and the Town should also explore an open space design option. These lands are within close proximity to the Agricultural District and utilizing an

open space design allows some of the natural features of the site to be preserved.” A signoff will be required from Saratoga County Sewer District and the Clifton Park Water Authority. The applicant has provided a significant trail system throughout the project which will enhance the project; however, a trail connection should be provided along the southern most border into the Summerhill or Cortland Manor subdivision. The delineation of the N.Y.S.D.E.C. wetlands and ACOE wetlands should be performed prior to the project moving any further through the Planning Board process. The Vischer Ferry Road G.E.I.S. allows 1 lot for every 40,000 S.F. of land area, excluding the wetland areas. Therefore, the location of any N.Y.S.D.E.C. or ACOE wetlands could significantly impact the layout of the subdivision. Note #2 under Environmental Notes should be eliminated. The sanitary sewer system and trail areas are labeled as property easements: the applicant must clarify if these areas will be retained by the developer or transferred to an HOA. The plan should specify minimum and maximum lot areas. If the applicant is going to pursue the cluster subdivision layout, the Planning Board must determine appropriate setbacks for the residences. The amount of parkland and/or open space should be quantified on the plot plan. The plan should clarify how stormwater from the western portion will be handled. Sight distance for the Miller Road and Clifton Park Center Road access points should be submitted for review. Sheryl Reed, in a memo dated August 13, 2002, requests that the driveway note be revised to reflect current town language.

Mr. Grasso stated that most of his comments have been addressed, although he asked to review the traffic reports regarding sight distance calculations. Mr. O’Brien, Environmental Specialist, reported that all ECC comments have been satisfied.

Mr. d’Amico asked about future connections to adjoining subdivisions. Mr. Nicholson pointed out that such links would not be feasible due to the substantial wetlands. Mr. Larkin asked the applicant to clarify the plans for the ownership and maintenance of the open space areas. Mr. Bulger asked the engineers to review the sight distance analysis for Lots #4, 5, and 6 along Miller Road. Board members found the revised plan generally acceptable.

New Business:

[2002-043] DCG Development Company – Mixed Use PUD (approx. 94,000 SF commercial office space and 200 units of senior housing), Maxwell Drive and Wall Street – Referral from Town Board and conceptual review for site plan and subdivision.

Mr. Gordon Nicholson, Environmental Design Partnership, presented this application that calls for the construction within adjoining B-4 and PIR zones between Southside Drive and Wall Street. The proposal calls for the construction of a 200-unit housing complex for “older persons,” 94,000 SF of office space, and 600 parking spaces. Some parking will be provided beneath the apartment complex. Mr. Nicholson explained that the applicant plans to provide housing for middle-income seniors. 35% greenspace has been provided within the B-4 zone; 51% greenspace is provided within the PIR zone. The development area will be served by municipal water and sewer and on-site stormwater

management will be designed. Creighton-Manning will evaluate traffic on Wall Street and a permit from NYSDOT is forthcoming. Mr. Donald MacElroy, DCG representative, explained that the traffic patterns within the area and connections between the office area and housing area were designed to reduce the impact of thru traffic and discourage direct vehicular paths from Wall Street to NYS Route 146.

Mr. Kemper reported that the Town Board referred this P.U.D. application to the Planning Board at its August 5, 2002 meeting. Comments are due back within 45 days. Town Board concerns included greenspace, traffic flow through the site, and the loss of some P.I.R. zone to an office use. The project was referred to the Saratoga County Planning Board on July 25, 2002. A memo from Jim DiPasquale, Saratoga County Sewer District, stated that projected wastewater flows for the project will have to be submitted to determine if there is sufficient capacity in the receiving system. A permit and signoff from this agency will be required. The proposed greenspace for the project is 35% however, the Exit 9 G.E.I.S. requires a minimum of 45% greenspace. The capacity of the parking garage beneath the housing complex must be provided. The parking configuration on the site seems excessive. 314 parking spaces would be required by Town Code for the 90,000 S.F. office building: 411 spaces are shown on the plan. For the "older persons housing units, 260 are required per Town Code: 145 are proposed. Since there will be a parking garage in the apartment complex, it could be assumed that the number of parking spaces for older persons housing would be less than that of a normal apartment complex. Elimination of parking spaces could result in increased greenspace. The applicant should explore the use of some sort of gates to prevent through traffic from using the site for access between the proposed Maxwell Drive Ext. and Wall Street. Any type of gate mechanism would require a signoff from Sheryl Reed. A traffic analysis should be performed to determine whether or not improvements will have to be made to the Wall Street and Clifton Country Road intersection. According to the Exit 9 G.E.I.S. Finding Statement the following items must be submitted for review: Phase 1B archeological study; tree survey; wetland delineations; erosion control plan. Due to the magnitude of the project, a Full EAF should be submitted.

Mr. Grasso explained that the proposed project appears to be a Type I action pursuant to SEQR, and as such, coordinated review is required. Involved agencies are expected to include the following: Clifton Park Town Board – P.U.D. Approval; Town of Clifton Park Planning Board – Site Plan Approval, Subdivision Approval; C.P.W.A.- Water Connection Permit; S.C.S.D. #1 – Sewer Connection Permit; Saratoga County Planning Board - Section 239 Referral. The need for the creation of a "Mixed Use PUD" should be clarified since the proposed uses are generally consistent with the underlying zoning. It should be noted that §208-71 of the Town Code regarding PUDs states "...a planned unit development shall strive to achieve the following objectives: (1)more usable open space, preserve lands and/or recreational areas shall be created; 2)trees, topography, water resources and outstanding natural features shall be preserved where possible; 3)a creative use of land and related physical development which allows an orderly transition of land from a vacant state to a developed state..."

The applicant is proposing 94,000 SF of office space in a three story building and

172,000 SF (200 units) of “housing for older persons”. The number of stories for that use is not specified in the application. There are 600 parking spaces proposed and a parking garage with an undefined number of spaces in the housing structure. Current parking standards would require 313 spaces based on general office use of 1/300 SF of gross floor area and 280 spaces for the housing based on 1.3 spaces/unit. It appears the amount of proposed parking appears reasonable.

The total greenspace proposed for the project site is indicated at 35%. It should be noted that the underlying B-4 zone permits office space with 35% green space and the underlying PIR zone permits “publicly funded senior housing” with 45% green space. As such, the plan as proposed does not satisfy the green space requirements of the underlying PIR zoning district or the recommended 45% green space identified in the Exit 9 Area GEIS. The term “housing for older persons” should be defined in greater detail.

A Full Environmental Assessment Form, which addresses the Exit 9 GEIS Findings statement, should be submitted for review. The Exit 9 GEIS Findings Statement requires that the following items be addressed prior to any action on the site plan:

- site specific erosion control measures and a stormwater management plan;
- site specific state and federal wetland delineation and surveys for threatened and endangered species;
- a tree survey to identify trees with 12” diameter and larger;
- an access road ends in a cul-de-sac before Wall Street. “There will be no connection to ...Wall Street...” The plan as presented indicates two curb cuts onto Wall Street and connective parking north to Maxwell Drive Extension;
- each applicant shall make provisions for the interconnection of trails on contiguous parcels;
- the GEIS did not address “housing for older persons” when considering impacts to community services: this use should be evaluated;
- visual resources such as architectural style, buffers, shared access and building height should be determined;
- a Phase 1B archeological field investigation shall be prepared and concurrence received from NYS OPRHP. Based on the plan submitted, the respective GEIS mitigation fee would appear to be \$47,880.00 (266,000 SF x 0.18/SF).

The proposed layout precludes the possibility of a direct extension of Maxwell Drive to Wall Street through this site, which had been identified in the traffic studies for the Exit 9 GEIS as possibly being required as growth in the area continues. Consideration should be given to extending Maxwell Drive Extension along the easterly property line of this project in lieu of the parking aisle proposed. If the extension of Maxwell Drive at any point in time is not supported, the proposed access arrangement off of Maxwell Drive Extension should be reconfigured to reduce vehicular conflicts and accommodate a joint arrangement with the adjacent properties to the north and west. We do not recommend parking spaces along the access drive connection between the north and south side of the office building. Based on Figure III-10 of the GEIS, it appears that the sanitary system that will serve this project is privately owned. Ownership and available capacity shall be

submitted for review.

Mr. O'Brien, Environmental Specialist, stated that the ECC reiterated its previous comments: the applicant should maintain a minimum of 45% greenspace in accordance with the Maxwell Road GEIS, calculated for the entire project. Due to the potential for federal wetlands on this parcel, the applicant will determine the location and extent of disturbance of federal wetlands before a building permit is issued. In addition, the proposed number of parking spaces seems excessive for the existing land area. The Maxwell Road GEIS recommends a minimum of 45% greenspace as a mechanism to reduce traffic problems. The ECC recommends a reduction of parking spaces and a net increase in greenspace to mitigate possible traffic problems.

Board members offered several comments on the project proposal. Mr. O'Brien expressed his concerns with the failure of the project to adhere to requirements of the GEIS Findings Statement. Specifically, he noted that the findings require 45% greenspace and installation of a cul-de-sac at the southern end of Maxwell Drive Extension that would preclude a connection to Wall Street. Mr. Larkin expressed his concern for the amount of parking shown on the plan. He asked the applicant to consider incorporating "strolling" and recreation areas near the senior housing facility. He said that although he was opposed to permitting traffic connections throughout the site, he generally supported the project.

Rosemary Nichols, legal representative for the applicant, stated that the term "housing for older persons" was used temporarily because the applicant wished to comply with all state and federal parameters for housing for people over 55 years of age.

Mr. Bulger requested information regarding building heights: the office building will be 3 stories and the senior housing facility will be 4 stories. Mr. MacElroy explained that commercial floor increments are greater than those required for residential development. Mr. Bulger also spoke in support of the traffic connection from Route 146 to Wall Street, citing a memo from Mr. Gerard, Highway Superintendent, that found the connection acceptable.

Mr. O'Brien moved, seconded by Mr. Larkin, to assume Lead Agency for this application pursuant to SEQRA. The motion was unanimously carried.

Mr. Nicholson asked if the Planning Board would select a committee to work with the applicant to develop an acceptable plan for the office/senior housing project. Ms. Czub, Mr. Larkin, and Mr. Bulger offered to meet with the applicant and consultants.

[2002-046] Shafts, Mara – Proposed renovation of residence for hair salon, 1551 Route 146 – Conceptual review for special use permit and site plan.

Ms. Shafts explained to the Board that she has recently purchased property at 1551 Route 146. She requests approval of a Special Use Permit that would allow the renovation of approximately 400 SF of existing garage space to create a hair salon.

Mr. Kemper reported that the Saratoga County Planning Board will review this application at its August meeting. The operation of a hair salon in the R-1 zone requires a Special Use Permit. Mr. Kemper asked that the applicant contact the Department of Building and Development in order to determine what ADA requirements will be applicable to the proposal.

Mr. Grasso asked that the existing septic system be evaluated in order to determine whether it can accommodate additional flows.

Mr. O'Brien, Environmental Specialist, stated that the ECC had no comment on this application.

In response to queries from Board members, Ms. Shafts stated that she may add an additional stylist in the future. Board members found the plan acceptable and a public hearing will be scheduled for September 11, 2002.

[2002-047] Riggi, Vincent – Proposed two-family residence in and R-1 zone – Conceptual review for special use permit and site plan.

Mr. Duane Rabideau, consultant for the applicant from Gilbert VanGuilder Land Surveyor, PLLC, explained that the applicants are currently constructing a residence at 92 Robinwood Drive. Minor modification of the 4,400 SF home would provide a 1,000 SF in-law apartment for Mrs. Riggi's mother: no exterior changes would be necessary. The apartment would be connected to the main living quarters by two doors. Extra parking spaces have been provided.

Mr. Kemper found the project acceptable. Mr. Grasso and Mr. O'Brien, Environmental Specialist, did not comment on the application.

Board members found the plan acceptable and a public hearing will be scheduled for September 11, 2002.

[2002-051] Country Club Acres, Inc. – Proposed (100) lot subdivision, NYS Route 146A and MacElroy Road – Conceptual review.

Mr. Gordon Nicholson, Environmental Design Partnership, presented this proposal that calls for the subdivision of 159 acres of land in an R-1 zone into 100 single-family residential lots. The property is located on the north side of NYS Route 146A, between NYS Route 146A and MacElroy Road, adjacent to the western boundary of the VanPatten Golf Course. Connection will be made to the Clifton Park Water Authority and to the Saratoga County Sewer District #1. Federally jurisdictional wetlands and NYSDEC wetlands have been depicted on the plan. No disturbance of the NYSDEC wetlands is proposed. The applicant will provide a multi-use pathway should it be requested by the Planning Board. A preliminary traffic study has been completed and will be submitted for review.

Mr. Kemper reported that the project was referred to the Saratoga County Planning Board on July 25, 2002. The project is a Type 1 action under SEQRA and as such coordinated review is required. The project will require a signoff from SCSD, CPWA, N.Y.S.D.O.T., N.Y.S.D.O.H, and N.Y.S.D.O.T. It has been Town Board policy to not extend the existing transportation companies within the Town; therefore, a hookup to Saratoga County Sewer District should be encouraged. The date and firm that performed the wetland delineation should be added to the plans. A signoff from N.Y.S.D.E.C. and A.C.O.E. should be provided on the wetland delineation. The purpose for the access between lots 51 and 82, and 83 and 53 should be disclosed. The C.P.W.A. has not yet commented on the project.

Mr. Grasso stated that the proposed project appears to be a Type I action pursuant to SEQRA, and as such, coordinated review is required. Involved agencies are expected to include the following: Town of Clifton Park Planning Board – Subdivision Approval; Saratoga County Planning Board – Section 239 referral; NYSDOH – Realty Subdivision Approval, Water Supply System Approval; NYSDOT – Curb Cut Permit; NYSDEC – SPDES Permit for Stormwater Discharge and Wastewater Disposal System Approval; Clifton Park Water Authority – Water Connection Permit; Saratoga County Sewer District #1 – Sewer Connection Permit. A Full Environmental Assessment Form should be completed.

The plan shows “remaining lands of Country Club Acres, Inc., - 41.1 acres” generally around the perimeter of the subdivision. The purpose of this retention should be indicated on the plans. In order to reduce the road’s impact on the adjoining properties, the road entering from MacElroy Road should be constructed approximately within the center of the existing strip of land and the entire strip shall be established as public right of way. Any residential structures or driveways on the opposite side of MacElroy Road should be shown. A site location map that depicts this subdivision and the entire limits of property controlled by the applicant should be added.

It is noted on the plan that proposed sanitary sewer and water facilities will connect to existing utilities at Foxfire Drive. It is not clear if the intent is to extend the utilities along the existing road right of ways or through the golf course. It is recommended that all sanitary and water mains be constructed within road right of ways. Conceptual utility routings should be shown. The use for the strips of land between lots #51 and #82 and between lots #53 and #83 is unclear. The project will have an impact on the need for pedestrian facilities in the area. In order to mitigate potential impacts, the applicant should contribute property that will help the Town achieve a trail system in accordance with the Town of Clifton Park Trails Master Plan.

The adequacy of the sight distance at the proposed access locations should be verified. The limits of the federal wetlands do not appear to be based on an actual field delineation. We recommend that an accurate delineation be performed and the delineation verified by the Army Corps of Engineers. The plan indicates that approximately 0.5 acres of federal wetland impacts will occur as a result of the development. Given the extent of

wetland areas within the residential lots, incremental wetland impacts that could occur with development of the lots could be excessive. Consideration should be given to reducing the size of many of the over-sized lots, thereby eliminating the wetlands from buildable lots, or alternatively, protection of the wetlands through extensive use of conservation easements. The use of a cluster layout could also be considered, thereby significantly reducing the applicant's infrastructure costs.

Given the significant size of the project site and large amount of land internal to the site not being included in lots, the location of lots directly along Route 146A would appear to have an undue impact on the rural character of the area. As such, we recommend the relocation of lots #1-#4 to areas more internal to the site. The road alignment should be designed to reduce long views into the development and reduce the potential for excessive speeds.

Mr. George Reynolds, adjoining property owner, stated that he found the proposed subdivision acceptable. He asked that the applicant provide water service to his residence to mitigate impacts to his existing well.

Mr. O'Brien, Environmental Specialist, recommends that since the proposed project disturbs greater than 1/10 of an acre of Federal Wetlands, the applicant might consider alternative concepts to reduce the impact. Lots 30, 32, 34 may not be suitable for use as building lots due to set back and LC zone restrictions. The classified stream that bisects plot 2B should have a 50-foot buffer (LC Zone) from each side of the high water mark. The ECC requests a stormwater management plan be submitted to the Town Engineer and the ECC for review. This plan must take into consideration the close proximity of private wells and homes in the location and operation of proposed retention ponds.

Mr. O'Brien asked that Sheryl Reed review the plan since the subdivision appears to have limited access from existing Town roads. In response to Mr. Larkin's comment that the proposed road creates a "straight shot" from Main Street to MacElroy Road that may encourage many drivers to use it as a "short cut," Mr. Nicholson pointed out that the site development is limited by surrounding wetlands.

[2002-052] Country Club Golf, LLC – Proposed 16,000 SF clubhouse and 7,500 maintenance facility, Main Street – Conceptual site plan review.

Mr. Gordon Nicholson, Environmental Design Partnership, described the improvements that the applicant proposes for the existing golf course facility. The clubhouse is to be relocated to the hill on the property. Access will be via a tree-lined roadway winding from an entrance similar to the one at the Summerhill subdivision. The emergency access, north of the main drive, has been shown the plan and 270 parking spaces will serve the clubhouse, banquet hall, and other amenities. There will be minimal disturbance of existing holes and existing vegetation will be retained to the greatest extent practicable. Mr. VanPatten, applicant, explained that the pavilion that was originally to be located on the emergency access road has been eliminated from this proposal.

Mr. Kemper reported that this project was referred to the Saratoga County Planning Board on July 25, 2002. Sheryl Reed's memo of August 13, 2002 states that the plan must include details of the required emergency access road. The Town Board adopted the P.U.D. legislation on May 6, 2002. The following restrictions apply to the project: the emergency road must be gated; no Golf Course sign will be allowed in the historic district; the emergency road will be used for emergencies only and no other kind of vehicles or machinery or equipment shall be allowed to use the road except in an emergency situation. The emergency access road as presented must be approved by the ESAB and be maintained to their satisfaction. A sign shall be maintained at the gate to the emergency road reading "Emergency Road, Authorized Vehicles Only." The golf course entrance needs to be maintained year round by the property owner of the P.U.D. Pavillion hours of operation shall terminate at 9:30 P.M. on weekdays and Sundays, and by 11:00 P.M. on Friday and Saturday evenings. All of the P.U.D. restrictions should be added to the plot plan. The emergency access road needs to be depicted on future plan submissions. The size of the ornamental plantings should be increased to 24" spread minimum.

Mr. Grasso offered several comments regarding this project plan. The proposed project appears to an unlisted action pursuant to SEQR, and as such, coordinated review is optional. Involved agencies are expected to include the following: Planning Board – Site Plan Approval; C.P.W.A. – Water Connection Permit; S.C.S.D. #1 – Sewer Connection Permit; Saratoga County Planning Board – Section 239 Referral; Saratoga County Dept. of Public Works – Curb cut Permit; N.Y.S.D.O.H. – Water Supply System Approval; N.Y.S.D.E.C. – Wastewater Disposal System Approval and S.P.D.E.S. Permit for Stormwater Discharge.

Preliminary plans should include a plan showing the entire site and neighboring parcels. In addition, the proposed location of the sanitary sewer connection should be shown on the conceptual plans. A copy of the PUD legislation should be submitted to Clough, Harbour, and Associates to ensure the proposed facility is in conformance with the recently changed zoning. The extension of municipal water and sewer services to the site's facilities should accommodate future extension to presently unserved adjacent areas to the maximum extent practicable. The final lighting design of the driving range and any other proposed lighting should be designed to minimize its impact on adjacent properties, primarily in terms of glare. The hours of operation of the driving range should also be shown on the plans. It appears the emergency access drive has been eliminated. It should be verified by the Department of Fire Prevention that the proposed access arrangement is adequate. It appears that there are no fire hydrants proposed. If one is to be proposed, the minimum water main size should be 6".

The ECC had no comment on this application.

Mr. O'Brien asked that the roadway be screened from the existing homes along Main Street to shield homes from automobile lights.

[2002-048] Touchless Carwash – Proposed 2,800 SF carwash facility (former Raindancer

Carwash), 1537 Crescent Road – Conceptual site plan review.

Mr. Tom Andress, ABD Engineers and Surveyors presented this application that calls for the razing of the existing carwash at 1537 Crescent Road and the construction of a new 3-bay automatic “touchless” car wash facility in a B-3 zone. The Clifton Park Water Authority and the Saratoga County Sewer District serve the site. Though much of the existing site work will be retained, greenspace improvements are planned. The existing access will be utilized and the existing traffic pattern will remain unchanged. Connection to the parcel to the west via the driveway will remain.

Mr. Grasso stated that the proposed project appears to be an unlisted action pursuant to SEQRA, and as such, coordinated review is optional. The only involved agency is expected to be the Town of Clifton Park Planning Board for site plan approval. Site statistics should be added to the plans noting paved area, building area, and greenspace. A note should indicate the date of approval of the special use permit and all conditions of that permit. Required building setbacks, buffers and current zoning should be noted. The B-3 zone requires a minimum 40,000 SF lot size. The existing parcel is 34,000 SF. Since the application involves the total removal of the existing structure, a determination should be made by the zoning enforcement officer as to whether a lot size variance is required.

The plan indicates a potential town road right-of-way exiting to the existing Crescent Road intersection. Since the existing structure will be removed, the zoning enforcement officer should make a determination if this site constitutes a corner lot and an 80’ front yard setback will be required. The existing mature plantings in the front yard should remain undisturbed. The proposed limits of pavement are not clearly represented on the plan. Future submissions should include an updated boundary and topographic survey as well as a separate demolition plan. A planted 10’ wide buffer is required along each side property line pursuant to the B-3 zone.

The connection to the adjoining property was to be removed when Phase II of Raindancer was built. It is not recommended that it be re-established at this time given that the site directly exits to a signalized intersection. Erosion and sedimentation control measures should be shown on future plans. There are no parking spaces indicated on the plans. It should be clarified if there will be employees on the site and whether employee parking will be required.

Mr. O’Brien, Environmental Specialist, requested information regarding the existing oil/water separators and other water quality devices. He also asked that the following standard statements should be added to the plot plan: the borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site boundary markers shall remain until construction is completed and soils are stabilized. The applicant will control fugitive dust and debris during the construction/demolition phase of the project. All erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized. Any proposed outdoor lighting shall be directional and limited.

[2002-042] Assembly of God – Proposed 3,265 SF church, 635 Englemore Road – Conceptual site plan review.

Pastor Dwight Moore presented this application for the Assembly of God church. Plans call for the construction of a 3,265 SF building on 5.49 acres of land in an R-1 zone on Englemore Road. The first phase will include a wood framed church building with shingled gabled roof and brick exterior that will contain office and classroom spaces. An asphalt drive and parking area will be installed to provide parking for 45 vehicles, including 2 handicapped spaces. An on-site well and septic system will serve the facility. The Zoning Board of Appeals granted a Special Use Permit for the establishment of a church in a residential zone on December 3, 1996.

Mr. Kemper received a memo from Sheryl Reed on August 13, 2002 that stated that the applicant must either provide fire flow or request a variance from Fire Code Appeals Board. A turn around location for emergency service vehicles must be provided. The standard note for properties located within close proximity to the Fish and Game Club should be placed on the plans. A site statistics table should be added to the plans. Details should be provided on the proposed plantings. The location of the stormwater management area must be indicated on the plan. The time frame for the completion of the parking areas must be supplied. Erosion control measures must be depicted on the plot plan. On the application the applicant indicated that the site will be served by on-site water and sewer: these details should be illustrated on the plot plan.

Mr. Grasso, Clough, Harbour, and Associates, listed the engineering concerns for this proposal. The proposed project appears to be an unlisted action pursuant to SEQRA, and as such, coordinated review is optional. The only involved agency is expected to be the Town of Clifton Park Planning Board for site plan approval. Site statistics should be added to the plans noting total site acreage, paved area, building area, and greenspace. A note should also state the date the special use permit was granted and all conditions of the special use permit. Required building setbacks, buffers and current zoning should be noted. The plan indicates a concrete entrance off of Englemore and then transitioning to asphalt at the property line. The need for this should be clarified. The adequacy of the sight distance at the proposed drive location should be verified. The plan lacks any proposed stormwater management. In order to reduce drainage impacts on downstream wetlands, streams and properties the site should contain an on-site stormwater management system in accordance with the Town standards. A stormwater management plan should be submitted at preliminary review. Stormwater is generally directed down the driveway and, it would appear, off-site. The plan is proposing concrete curbing for the entire length of the driveway that serves to “channel” the runoff. If the curb on the driveway is eliminated the grading plan could be reconfigured so that runoff can be retained on site.

The location of the proposed well and wastewater disposal system should be shown on the concept plans. At least two percolation tests and test pits should be performed within the proposed absorption area with the bottom of the test holes at 24” to 30” below grade.

A 100 percent expansion area should be provided. Soil test pit logs, percolation results, and wastewater computations and details should be provided with preliminary plans. Erosion and sedimentation control measures should be shown on future plans.

The plan proposes 45 parking spaces. The Town code calls for 1 space/4 seats or, for a place of assembly, 1/200 SF. Using that guideline, only 16 spaces would be required for this phase. The applicant should discuss the need for the amount of parking proposed. The size and quantity of the proposed landscaping is insufficient for this intensity of use in this rural area. A note should be added to the plans that this site is in close proximity to the Clifton Park Rod and Gun Club. The wording for this note may be obtained from the Planning Department. The site layout does not adequately allow for emergency vehicles to turn around. All required fire exits should have a handicap accessible paved connection to the access road or parking area.

Mr. O'Brien, Environmental Specialist, stated that the following standard statements should be added to the plot plan: the borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site boundary markers shall remain until construction is completed and soils are stabilized. The Applicant will control fugitive dust and debris during the construction/demolition phase of the project. All erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized. Any proposed outdoor lighting shall be directional and limited. The ECC is concerned that the proposed project site is in close proximity to the Clifton Park Rod and Gun Club. The applicant needs to take into consideration the associated sounds, activities, and hours of operation of the club. Mr. Larkin, a member of the Sportsmen's Club, emphasized the importance of the required note.

#### Minutes Approval

Mr. Bulger moved, seconded by Mr. Larkin, approval of the minutes of July 9, 2002 as written. Ayes: Larkin, Czub, d'Amico, Bulger, Marzola, O'Brien. Noes: None. Abstained: Russell.

Mr. Larkin moved, seconded by Mr. Bulger, adjournment of the meeting at 9:45p.m. The next meeting of the Planning Board is scheduled for September 11, 2002 due to Primary Day which is scheduled for September 10, 2002.

Respectfully submitted,  
Janis L. Dean,  
Secretary

cc: Planning Board Members, Planning Department, Clough, Harbour, and Associates, Supervisor, Town Administrator, Assessor, Zoning Board, Department of Building and Development, Town Clerk, Town Board Members, Highway Superintendent, Joel Peller, Town Attorney, Oscar Schreiber, Town Attorney, Jim Trainor, Town Attorney, Paul Pelagalli, Town Attorney, Department of Parks and Recreation, ECC, Saratoga County

Planning Board, Shenendehowa Central School, Clifton Park Water Authority, Fire Districts.

Resolution #21  
Preliminary Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on August 13, 2002, there were:

Present: K. O'Brien, S. Bulger, B. Czub, R. d'Amico, J. Larkin,  
J. Marzola, J. Russell

Absent: None

Mr. Bulger offered Resolution #21, and Mr. Marzola seconded, and

Whereas, an application has been made to this Board by Mary Witecki for approval of a subdivision plat entitled Subdivision of the Lands of Ruth English consisting of (2) lots;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on August 13, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on August 13, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the plat entitled the Subdivision of the Lands of Ruth English is hereby granted preliminary approval, conditioned upon resolution of sight-distance issues and the appropriate alignment of the access drive for Lot #1 and the submission of proper language to permit approval of the access drive by the Saratoga County Sewer District.

Resolution #21 passed 8/13/02

Ayes: Bulger, Marzola, Russell, Larkin, Czub d'Amico, O'Brien

Noes: None

Kevin O'Brien,  
Chairman

Resolution #22  
Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on August 13, 2002, there were:

Present: K. O'Brien, S. Bulger, B. Czub, R. d'Amico, J. Larkin,  
J. Marzola, J. Russell

Absent: None

Mr. Bulger offered Resolution #22, and Mr. Larkin seconded, and

Whereas, an application has been made to this Board by Kenneth and Beth Cozzy for approval of a subdivision plat entitled Subdivision of the Lands of Kenneth and Beth Cozzy consisting of (2) lots;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on August 13, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on August 13, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the final plat entitled the Subdivision of the Lands of Kenneth and Beth Cozzy is hereby granted preliminary and final approval, conditioned upon a note added to the plan stating that no further subdivision of this parcel will be permitted and the identification of the adjoining B-1 zone on the plat.

Resolution #22 passed 8/13/02

Ayes: Bulger, Marzola, Russell, Larkin, Czub d'Amico, O'Brien

Noes: None

Kevin O'Brien,  
Chairman

Resolution #23

Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on August 13, 2002, there were:

Present: K. O'Brien, S. Bulger, B. Czub, R. d'Amico, J. Larkin,

J. Marzola, J. Russell

Absent: None

Mr. Larkin offered Resolution #23, and Mr. Bulger seconded, and

Whereas, an application has been made to this Board by DCG Development Company for approval of a subdivision plat entitled Subdivision of the Lands of Donald C. Greene consisting of (3) lots;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on August 13, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on August 13, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the final plat entitled the Subdivision of the Lands of Donald C. Greene is hereby granted preliminary and final approval, conditioned upon the submission of the ingress/egress and waterline easements.

Resolution #23 passed 8/13/02

Ayes: Bulger, Marzola, Russell, Larkin, Czub d'Amico, O'Brien

Noes: None

Kevin O'Brien,  
Chairman

Resolution #24

Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on August 13, 2002, there were:

Present: K. O'Brien, S. Bulger, B. Czub, R. d'Amico, J. Larkin,  
J. Marzola, J. Russell

Absent: None

Mr. d'Amico offered Resolution #24, and Ms. Czub seconded, and

Whereas, an application has been made to this Board by Martha Brock for approval of a subdivision plat entitled Land Transfer of a Portion of the Lands of Brock to be Combined with the Lands of Kramer: 15 and 17 Juniper Drive;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on August 13, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on August 13, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the final plat entitled the Land Transfer of a Portion of the Lands of Brock to be Combined with the Lands of Kramer: 15 and 17 Juniper Drive is hereby granted preliminary and final approval, conditioned upon addition of a site location map and postal addresses to the plan and upon the submission of a consolidation deed.

Resolution #24 passed 8/13/02

Ayes: Bulger, Marzola, Russell, Larkin, Czub d'Amico, O'Brien

Noes: None

Kevin O'Brien,  
Chairman

Resolution #25

Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on August 13, 2002, there were:

Present: K. O'Brien, S. Bulger, B. Czub, R. d'Amico, J. Larkin,  
J. Marzola, J. Russell

Absent: None

Mr. O'Brien offered Resolution #25, and Mr. d'Amico seconded, and

Whereas, an application has been made to this Board by Donald Goodwill for approval of a subdivision plat entitled Land Transfer Between the Lands of Zullo and the Lands of Goodwill;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and

was held on August 13, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on August 13, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the final plat entitled Land Transfer Between the Lands of Zullo and the Lands of Goodwill is hereby granted preliminary and final approval, conditioned upon the submission of a consolidation deed and approval by the Saratoga County Planning Board.

Resolution #25 passed 8/13/02

Ayes: Bulger, Marzola, Russell, Larkin, Czub d'Amico, O'Brien

Noes: None

Kevin O'Brien,  
Chairman