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PLANNING BOARD

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Emad Andarawis
Michael Hale
Joel Koval
Eric Ophardt
Kim Paulsen
Tom Werner
(alternate) Eric Prescott

Planning Board Minutes

March 12, 2013

Those present at the March 12, 2013 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, E. Andarawis, M. Hale, J. Koval, E. Ophardt, K. Paulsen
E. Prescott – Alternate Member

Those absent were: T. Werner

Those also present were:

- J. Scavo, Director of Planning
- J. Bianchi, M J Engineering and Land Surveying, P. C.
- P. Pelagalli, Counsel
- M. Springli, Secretary
- M. Montague, Environmental Conservation Commission

Mr. Ferraro, Chairman, called the meeting to order at 7:04p.m. All in attendance stood for recitation of the Pledge of Allegiance.

I. **Minutes Approval** – 2/26/2013

Mr. Ferraro welcomed everyone and asked those in attendance to turn off all cell phones because of interference with digital recording equipment. The chairman stated that he was pleased with the turnout for the town center zoning code workshops held the previous week with presentations and stakeholder meetings allowed the planning staff and consultants to gather some good feedback from developers and the public. Mr. Scavo mentioned that he was hopeful that a draft would be before the town board for adoption at the end of the summer. Town board members voiced their support for the process and that they felt these meetings would provide the basis for future investment in the town center.

Mr. Ferraro noted for the record that Eric Prescott would be a voting member in place of Tom Werner.

Mr. Hale moved, seconded by Mr. Ophardt to approve the minutes as written for the Planning Board meeting on February 26, 2013. The motion was carried with 6 ayes and 1 abstention.

II. Public Hearings - None

III. Old Business

[2013-002] 6 Fairchild Square – Proposed addition to stamped plan including storage tanks and parking lot layout change., 6 Fairchild Square, Zoned: L 1, SBL: 259.-2-111

Mr. Ferraro stated that a vote for SEQR approval does not necessarily indicate approval of a project, however allows the Planning Board to continue with its site plan review and any outstanding issues can be addressed in the course of normal review.

Mr. Ophardt moved, seconded by Mr. Prescott, 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.

Tom Andress with ABD Engineers represented the applicant Mark Rekucki and summarized the plan which is basically unchanged from the last meeting as seen February 12, 2013. Area variances were obtained from ZBA on March 5, 2013 and will be noted on the final plan.

Steve Myers, Director of Building and Zoning offered comments that were read by Mr. Scavo

- Storm water area requires fence (4' or more deep)
- Impact protection provided

Open Space comments were forwarded to Planning Board members and will be kept in the project file.

Sheryl Reed, Bureau of Fire Prevention, had no additional comments regarding this submittal.

John Scavo, Planning Director offered the following comments

- Prior to the issuance of a Certificate of Occupancy being issued a letter from Saratoga County Sewer District accepting the flows should be provided to the Town.
- The required landscaping, plantings, and bike rack per the approved site plan and amendments are required to be completed prior to the issuance of the final Certificate of

Occupancy. A 60-day conditional certificate of occupancy may be entertained to allow for the additional planting to be installed.

- Add a note to the plan which references the granting of the area variance for the green space reduction to 37.5% from the required 40% green space. The note should reference the Area Variance Project # and date of the ZBA meeting in which the variance was granted.

Mike Montague offered comments from the Environmental Conservation Commission:

1. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should implement a landscaping and grading plan to provide visual buffering between the project and adjacent roadways or other properties.

Joel Bianchi, town designated engineer with M.J. Engineering and Land Surveying, noted that final elements relative to stormwater have been resolved with the applicant and a final letter will be forthcoming. Mr. Bianchi also noted that he would agree to conditional approval if the Planning Board decided to grant that based on this submittal.

Board comments:

Mrs. Paulsen wanted to know where the bike rack would be and if there was a tasting room associated with project. The consultant showed the location of both on the site plan.

Rocky asked for clarification of tree types in the landscaping and recommended additional evergreens in the landscaping near the tank adjacent to the road.

Mr. Andarawis offered a motion, seconded by Mrs. Paulsen to waive the final hearing and grant preliminary and final approval conditioned upon resolution of stormwater issues as outlined by M.J. Engineering as well as satisfaction of all items included in a final comment letter to be issued by the Planning Department. The motion was unanimously carried.

IV. New Business

*[2013-003] **5 Fairchild Square** – Proposed reconfiguration of a prior site plan including building, landscaping and greenspace, 5 Fairchild Square, Zoned: L 1, SBL: 259.-2-110*

Tom Andress discussed the plan which is an amendment to a stamped plan with a reconfiguration of the originally proposed building with rearranged parking, landscaping and greenspace. Mr. Andress stated that the new building is planned to have an “L”-shape rather than be rectangular. Mr. Rekucki added that he wanted to build something he considered to be more appealing than just a large box while allowing for use by multiple tenants and maximum flexibility. It was stated that this building is being built on speculation and could be have up to (5) tenant spaces with shared docks. Mr. Andress said that the Zoning Board of Appeals did not

grant requested variances for reduced green area on this project so he redesigned the green areas which now met requirements for parking and green space for the office/warehouse uses as shown. The consultant stated that the building height is at 29'. Mr. Andress also showed a facade rendering which demonstrated the scale of the building and heights of different rooflines on the plan.

Mr. Ferraro stated that the applicant should defer to the Trail subcommittee for best placement of the crosswalk in the final design.

Steve Myers, Director of Building and Zoning offered the following comments which were read by Mr. Scavo noting that he reviewed this submittal after its revisions and noted that it appears the site might be overbuilt for docking.

Sheryl Reed, Bureau of Fire Prevention, had no additional comments regarding this submittal.

John Scavo, Planning Director stated that he received the modified plan on March 8th, but had not had time to review it thoroughly, but based on the presentation, Mr. Scavo noted that he would like to know where height is measured from (i.e.: finished floor to the top of the roof). Mr. Scavo also questioned Space #1 and #4 where he thought there might be conflicts between employees and docks. Mr. Andress stated that overhead doors are at grade and docks are 4' above ground and would be the only space to accommodate tractor trailers. Mr. Scavo would like restriction at overhead doors against tractor trailers.

Mike Montague as representative of the Environmental Conservation Commission noted that they had no chance to review this site plan so they were not ready to issue any comments.

Joel Bianchi, town designated engineer with M.J. Engineering and Land Surveying, issued a review letter addressed to the applicant on February 25th, 2013 which will be included in the file for this application. Mr. Bianchi summarized his findings by stating that the plan could be voted on as an unlisted action pursuant to SEQR or simply as an amendment to a previously approved site plan. Mr. Bianchi also stated that he felt the narrow green strips are not necessarily viable green space as any plantings might be expected to die off after a year and he asked for the plan to show handicapped parking spaces and the dumpster.

Public input:

Dan Hartnett recommended a bike rack near the office part of building and would like to see it noted on the plan for additional submittals.

Mr. Andress stated that there has been some interest voiced by the IDA in this site.

Board comments:

Mike Hale expressed concern about the building aesthetics and stated that he already liked some of the visual changes being made upon entering Fairchild Square. Mr. Hale also added that he

felt the narrow islands might be problematic. Mr. Address stated that they are actually 8'wide and should work fine as it is a standard they employ elsewhere. Mr. Ophardt asked what the backside of the building view shed would be like. Mr. Address stated that the final plan will have some additional trees along the bike path area. The building will be similar neutral siding as the others in this park.

Planning board members stated that they found the plan generally acceptable and would expect it to be submitted for preliminary site plan review next time.

*[2013-004] **Milton CAT** Proposed addition to existing site plan for outside storage., 500 Commerce Dr, Zoned: L 2, PB SBL: 259.-2-95.11*

Presentation: Jeff Reed of Colby Co. gave an overview of the existing Milton CAT business originally approved as Southworth Milton in 1998. Mr. Reed stated that the applicant would like to have some covered outdoor storage area so that snow is less of a problem for large items stored outside. The consultant described the project as a 30'x75' foot slab on grade, with a frost wall and metal frame, consisting of (3) bays and a structural steel standing seam metal roof about 14-16' high. 6' of chain link fence with gate would be added for security. Mr. Reed also noted that no landscaping is to be disturbed and there would be no impact to stormwater flows.

Mr. Ferraro asked if any hazardous waste would be stored here and Mr. Reed replied no, that it would be mostly metal parts such as buckets with no tanks of any kind.

Mr. Koval asked if the fence would be bare chain link or slats adding that he might recommend slats for drifting snow but the applicant felt that bare chain link was fine since screening was not needed in this location. Mr. Reed said an overhead door will be put in between the building and lean-to structure for a forklift to have access.

Steve Myers, Director of Building and Zoning offered comments that were read by Mr. Scavo asking that the effect the addition has on stormwater would have to be addressed but a full SWPPP might not be required.

Sheryl Reed, Bureau of Fire Prevention, had no additional comments regarding this submittal.

John Scavo, Planning Director offered the following comments:

- Based on the Saratoga County GIS it appears the parcel is within 500 of the New York State DOT right of way for both I-87 and NYS Route 9. As a result, the Project is required to be forwarded to the Saratoga County Planning Board for a recommendation.

- This site plan addition is bound by all covenants, restriction, and conditions of the site plan approval for Planning Board Project #1998-033 and shall be incorporated as a site plan addition to that project.

After review of the data presented, Mike Montague representing the ECC made the following recommendations:

1. The Applicant must indicate the proposed amount of greenspace for this parcel after completion of this proposed project.
2. The Applicant should maintain a minimum 40% greenspace in accordance with Town Light Industrial Code Section 208-65, calculated for the entire parcel.
3. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling, storage, and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored.

Joel Bianchi, town designated engineer with M.J. Engineering and Land Surveying, issued a review letter addressed to the applicant on February 25th, 2013 which will be included in the file for this application. Mr. Bianchi summarized his findings by stating that the plan could be voted on as an unlisted action pursuant to SEQR or simply as an amendment to a previously approved site plan. Mr. Bianchi added that a site statistic table for the lot should be shown on the plan and that since the existing stormwater configurations are not subject to new regulations, he would like a letter to be added to that effect to the file.

Board Comments:

Planning board members expressed their opinion that this was a straightforward application and seemed to find it generally acceptable. Mr. Ferraro asked to Mr. Scavo to guide the applicant through the process of gaining approval from the Saratoga County Planning Board.

Once that is obtained, the next submittal would be for preliminary site plan review.

V. Discussion Items – None

Next Planning Board Meeting: 3/26/2013

Mr. Koval moved, seconded by Mr. Ophardt to close the meeting at: 8:11. The motion was unanimously carried.

Respectfully submitted,

Meg Springli