

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

PLANNING BOARD

DENISE BAGRAMIAN  
Chairwoman

ROBERT WILCOX  
Attorney

PAULA COOPER  
Secretary



MEMBERS

Emad Andarawis  
Eric Ophardt  
Heather Fariello  
Andrew Neubauer  
Jennyfer Gleason  
Keith Martin

(alternate) Lisa Westrick

**Planning Board Minutes**  
**October 12<sup>th</sup>, 2022**

Those present at the October 12<sup>th</sup>, 2022 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, E. Andarawis, A. Neubauer, E. Ophardt, K. Martin, L. Westrick

Those absent were: H. Fariello, J. Gleason

Those also present were: J. Scavo, Director of Planning  
W. Lippmann, M J Engineering and Land Surveying, P.C.  
R. Wilcox, Counsel  
P. Cooper, Secretary

Ms. Bagramian, Chairwoman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Ms. Bagramian stated that in the absence of Ms. Fariello, Ms. Westrick would be a voting member for tonight's meeting.

**Minutes Approval:**

Mr. Ophardt moved, seconded by Mr. Neubauer, approval of the minutes of the September 13<sup>th</sup>, 2022 Planning Board meeting as written. The motion was unanimously carried by all who were in attendance that meeting.

Mr. Martin moved, seconded by Ms. Westrick, approval of the minutes of the September 27<sup>th</sup>, 2022 Planning Board meeting as written. The motion was unanimously carried by all who were in attendance that meeting.

**Public Hearings:**

None

**Old Business:**

None

**New Business:**

**2022-034 Eagle Crest Clubhouse Addition**

SBL: 264.-2-13.1 Applicant is proposing to construct an 1,870 sf building addition to an existing clubhouse, 1004 Rt 146A ,Zoned: PDD - Planned Development District, Status: Concept Citizenserve File Number: 22-000025, Application Number: SPR22-000010  
Applicant: Environmental Design Partnership - Gavin Vuillaume, Consultant:  
Environmental Design Partnership - Gavin Vuillaume

**Consultant/Applicant Presentation:**

Gavin Vuillaume – EDP – Mr. Vuillaume stated that he is here tonight with David Patiest from Eagle Crest and Dick Shelansker. He stated that this application is for a small building to the rear of the clubhouse and would stand alone. Stated that the pro shop would be to the left of the proposal the clubhouse to the right and it would be used for golf simulators. Mr. Vuillaume stated that there would be 3 simulators and a small sitting area as well as a small breezeway from the clubhouse to the new building hat has a small patio area. Mr. Vuillaume stated that there will be no water or sewer hookups and a small drainage swale would connect the proposal to the existing stormwater management area. He showed a map indicating the potential location and stated that they would replace a small retaining wall off the clubhouse with the construction if approved.

**Staff Comments:**

**The Environmental Conservation Commission issued a memo recommending:**

- This is a significant modification to the existing PDD. Per 208-115. F. Notification the applicant is required to provide satisfactory proof that residents within 500 feet of the perimeter of the lands proposed for site plan approval have been notified in writing of the nature of the proposed site plan. (See Town Code for specifics). The current file does not contain copies of such documentations.
- Per 208-115. The application for preliminary site plan approval that there is a list of requirements that the applicant should provide in seeking approval of this project. These requirements should be met prior to any further consideration of Planning Board approval.
- The ECC notes that if the applicant decides to incorporate the use of solar panels in this design that may require a special use permit.

**Wade Schoenborn, Chief of the Bureau of Fire Prevention:**

No comments.

**Scott Reese, Zoning Administrator Development issued a memo stating:**

- Per Town Code Article XXXV - Eagle Crest Plantation - Section A217-286 Development - " The development of the Eagle Crest Plantation has been presented and is described according to a sketch plan filed with the Town Planning Board of the Town of Clifton Park. This sketch may be changed, altered or amended by approval of the Planning Board."
- Per Town Code Article XXXV - Eagle Crest Plantation - Section A217-286 Development - "The area will consist of multi-use recreational facilities including an eighteen-hole golf course with clubhouse, maintenance/storage buildings and parking facilities; a miniature golf course; tennis courts; driving range; softball field; volleyball courts; concession stand with parking facilities; and steak roast pavilion with parking facilities. The area will also consist of two existing detached single-family residences and up to 11 lots for the construction of detached single-family residences.

Mr. Scavo stated In the meeting that Mr. Reese stated that he has no issues with the expansion for the proposed use.

**Scott Reese, Stormwater Management Technician issued a memo with the following comments:**

- Project does not require a NYSDEC SPDES General Permit. The applicant is proposing porous pavers and a dry swale to mitigate the additional impervious areas that will be beneficial for this project.

- It is recommended that the applicant maintain / clean out all debris within the existing drainage structures and conveyances

**The Trails Subcommittee submitted the following comments for the Planning Board to consider in its decision making:**

No comments

**Jennifer Viggiani, Open Space Coordinator:**

No comments.

**John Scavo, Director of Planning issued a letter with recommendations he made:**

- The proposed permeable concrete pavers will assist with stormwater infiltration in an area where the existing non-permeable patio collects stormwater runoff.
- Based on a visual field observation, the proposed addition will not be visible from State Route 146A.
- Since the property is within 500' of State Route 146A, a referral from the Clifton Park Planning Board to the Saratoga Co. Planning Board is required per GML Â§239(m)&(n).

Mr. Scavo stated in the meeting that the applicant needs to fill out SEQRA Part I, question 20, and provide a yes and a description.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter dated 10/7/22 had the following comments:**

**STATE ENVIRONMENTAL QUALITY REVIEW**

Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:

- a. Town of Clifton Park Planning Board: Plan approval
- b. Saratoga County Planning: 239m referral is required due to proximity to NYS Route 146A.

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

1. Part I.13 – The response indicates that a portion of the site or lands adjoining the site of the proposed action, contains wetlands or other water bodies regulated by a federal, state or local agency. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Additionally, a

100' wetland buffer should be clearly shown on plan to confirm. Should this change as the project design progresses, additional approvals and permits may be required.

2. Part I.17 – The response indicates that the proposed action will create stormwater discharge. Applicant provided stormwater narrative and indicated “The proposed construction will result in less than 1 acre of disturbance and therefore is not subject to the requirements of the NYSDEC SPDES General Permit for Construction Activities and/or the NYSDEC Stormwater Design Manual.”
3. Part I.20 – The response of yes indicates that the site has been the subject of remediation for hazardous waste. Please provide a description.
4. No further comments at this time.

#### SITE PLANS

5. The project is a planned development district (PDD) with site specific zoning that defines among other topics, uses, density and bulk lot requirements. This was approved by the Clifton Park Town Board by way of Local Law No. 8 of 1993. Our review of the site plans submitted is primarily in conformance with the approved PDD and other applicable design standards.
6. Show utility connections to the proposed buildings if applicable.
7. For the permeable pavers, infiltration tests should be performed to validate any design assumptions made.
8. The plans need to indicate how roof drainage from the new building expansion will be collected and conveyed to the on-site stormwater management system.
9. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans are submitted.

#### **Public Comments:**

No public comments at this time.

#### **Planning Board Review:**

Mr. Neubauer asked that since this is a PDD, is this why the applicant is here. Mr. Scavo stated that they are here for site plan approval and then they need to come back to amend the PDD.

Mr. Ophardt asked if paring would be a problem with this addition. Mr. Vuillaume stated that this is to keep people at the location. Mr. Patiest stated that the goal is to keep people coming in primarily in the winter.

Mr. Shelansker stated that the height of the proposal is 10' so it is lower than the clubhouse and pro shop roofs. He stated that they plan to match the roof and the siding of the proposal to the existing pro shop and clubhouse.

#### **Discussion Items:**

None

Mr. Ophardt moved, seconded by Mr. Andarawis, adjournment of the meeting at 7:16 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on October 25<sup>th</sup>, 2022.

Respectfully submitted,

*Paula Cooper*

Paula Cooper, Secretary