

Clifton Park Planning Board Meeting Minutes

September 26, 2000

Those present at the September 26, 2000 Planning Board meeting were:

Planning Board: K. O'Brien, Chairman, B. Czub, S. Bulger, J. Romano

Absent were: R. d'Amico, K. Bowman, J. Marzola

Also present were: K. Simmonds, Director of Planning, M. Bianchino, Clough, Harbour and Associates, B. Marino, ECC

Mr. O'Brien called the meeting to order at 7:00 P.M.

Public Hearing 7:10 PM

[1999-070] Barry, Michael E. - Proposed land transfer of 1.98 acres to adjoining neighbor, 39 Main Street (Route 146A), Ballston Lake - Preliminary public hearing and determination.

Mr. O'Brien called the public hearing to order. The secretary read the public notice as published in the Daily Gazette on September , 2000.

Mr. Michael Barry said the land adjoining his office is not needed, and he wants to transfer 1.98 acres to his adjoining neighbor. Notifications have been done. The transfer will be a lot line adjustment, and no new lots will be created.

Ms. Simmonds said the application was approved by the Saratoga County Planning Board on October 21, 1999. A consolidation deed adding this property to the lands of Lord must be submitted before the map can be filed at the County.

Mr. Bianchino and the ECC had no comments.

Mr. O'Brien asked for public comments. Being none, he asked for Board comments.

Mr. Romano moved, seconded by Mr. Bulger to close the public hearing. The motion was unanimously approved.

Mr. O'Brien moved, seconded by Mr. Bulger, 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 approved.

Mr. Bulger proposed Resolution #15, seconded by Ms. Czub, to grant preliminary and final approval, conditioned on the submission of a consolidation deed. Ayes: Czub,

Bulger, Romano, O'Brien. Noes: None.

Old Business

[2000-027] Executive Woods PUD, Phase II - Proposed 150,000 square foot office building, Maxwell Drive and Route 146 - Final site plan review.

Mr. Gordon Nicholson, Environmental Design Partnership, said a 95' buffer will be preserved to the west. The building is 180' from adjoining residences. A stormwater easement exists to the stormwater management behind Shoppers World. The existing drainage deficiency will be corrected. A traffic signal will be installed at Park Avenue and Maxwell Drive. 622 parking spaces are proposed for the three story building. Green space will total 45.8%. Parking lot islands will have shade trees.

Ms. Simmonds asked Mr. Nicholson to get the striping done on the new driveway where it intersects with Maxwell Drive, as soon as possible, to eliminate conflicts in turning movements. Existing trees will be preserved and kept in a tree nursery on site and reinstalled after the project is completed. Pursuant to the PUD, a lighting plan showing footcandles should be submitted. Additional landscaping should be added along the back walls of the building, and in parking lot areas. Source and storage fees are due to the Clifton Park Water Authority. She said the application was approved by the Saratoga County Planning Board on June 15, 2000. A copy of agreement and signed easement to use the storm basin behind Shopper's World should be submitted.

Mr. Bianchino had the following comments: We have reviewed the final site plans dated September 6, 2000 and the Stormwater Management Report dated August 2000 for the above project, prepared by Environmental Design Partnership, LLP. The following recommendations identified in our May 7, 1999 review letter related to the Phase 2 transportation improvements should be addressed: Without the applicant providing analyses to the contrary, we believe that traffic conditions for Phase 2 will warrant the installation of a traffic signal at the intersection of Maxwell Drive and Park Avenue. As such, the design plans for this signal should be included with the final site plans. As requested previously, the traffic signal should provide supplemental advance vehicle detection and coordination with NYSDOT's coordinated signal system on Route 146. A sidewalk should be provided along the west side of Maxwell Drive between the existing Phase I access drive and Mooney Way. The following comments identified in our June 12, 2000 review letter remain to be addressed (supplemental information has been provided in italics): The proposed project is located within the Exit 9 Commercial Area and is subject to the Findings Statement of the GEIS. The GEIS Findings indicate that any structure exceeding 40 feet in height may result in significant impact to visual resources and will require further SEQR review. In order to verify conformance with this requirement, the proposed building height should be identified on the plan. In addition, the grading plan indicates that the building is proposed in a significant fill area that will place the first floor of the building approximately ten feet above the average existing grade. We recommend that the building finished floor elevation be kept as low as possible to minimize visual impacts. The building finished floor elevation has not been

lowered. The project shall contribute to the mitigation fees established in the Findings Statement of \$0.18 per square foot. Based on a 150,000 square foot building, the mitigation fee will be \$27,000. The plan should indicate the proposed building setbacks and provide sufficient layout dimensions for construction and to allow future verification of construction in accordance with the approved plans. We recommend that a separate layout plan be incorporated into the plan set. All door locations and emergency exits should be shown on the plans and may be required to be handicap accessible to meet the NYS building code. This should be verified. All door locations should be shown on the grading plan to verify that the proposed grading will comply with the ADA and NYS building code. A SPDES permit for stormwater discharge should be obtained from NYSDEC if it was not done during Phase I of the project. We offer the following additional comments: The design engineer is proposing to supplement the existing onsite stormwater management area constructed during Phase I with a proposed connection to the existing stormwater management area created for Shoppers World Plaza in order to eliminate the need to construct another large open detention basin. This approach appears acceptable. During the design storm the peak water elevations would result in water depths of 11 feet and 7 feet in the upper and lower portions of the Shoppers World detention basin. For safety purposes, consideration should be given to fencing the entire perimeter of the detention basin. Additionally, an anti-vortex device or staged outlet structure should be installed at the detention basin outlet. The consultant should evaluate the capacity of downstream facilities, particularly the Maxwell Road culvert. Since several facilities contribute to this detention basin, ownership and maintenance responsibilities should be specified and the existing and/or proposed easements/rights of access documentation should be submitted. Curbing should be added along the northern edge of the service area drive aisle to direct stormwater runoff to CB #9. Siltation fence should be added at the toe of slopes; filter fabric should be temporarily installed in all catch basin grates; and a stabilized construction pad should be installed at the construction entrance for erosion and sediment control. The proposed fire hydrant at the northeastern portion of the site should be located within a curbed island and is an extraordinarily long dead end run. For water quality purposes, the generally accepted maximum hydrant lead length is approximately 15 feet. All bends, fittings and valves should be labeled on the plan. The contractor should discuss with CPWA the watermain layout and ownership. The plan should note the minimum depth of cover of the proposed watermain and provide detailed vertical control at each of the storm sewer crossings. The consultant should check the top of frame elevation of sanitary manhole #1 and verify that the appropriate cover is provided for frost protection. The Site Details sheet should reference CPWA and SCSD#1 standards and specifications. The mounting height and the appropriate details for the proposed lighting fixtures should be provided on the plans. The design engineer should contact our office with respect to the proposed fixture layout and mounting heights. Additional vegetative screening should be provided along the service area and underground parking garage access drive for visual screening for the adjacent "Northcrest Village". The Phase I buildings should be labeled as existing. The final site plans and Stormwater Management Report should be stamped and signed by a New York State Licensed Professional Engineer.

Mr. Marino had the following comments: The ECC has reviewed the project information

and offers the following comments and recommendations. The following standards statements should be placed on 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. 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. The ECC notes that the intent of the Town Code relative to building heights is to limit the building height to 35' above pre-existing grade.

Mr. Nicholson said construction will begin within an existing treed area. He will look at fencing the retention area.

Mr. O'Brien said approval should be conditioned on the completion of a visual impact statement to be approved by himself and Mr. Bianchino, since fill is being added to maintain positive drainage. Mr. O'Brien asked that Mr. Nicholson work with Clough, Harbour, and said the building should be built at the lowest possible grade. He said he is concerned about fencing the retention area, and asked that the fence be more visually attractive than chain link. Mr. O'Brien asked if the signal would be optimized with other signals. Mr. Nicholson said it would be.

Mr. Bulger asked if striping is the only change proposed at the entrance on Maxwell Drive. Mr. Nicholson said Maxwell Drive will be widened gradually for a turn lane.

Mr. Bob Miller said he supports the project. He submitted a letter to the Town which detailed his concerns with traffic issues. He said Clifton Country Road extension was designed as a one lane road, and the traffic study recommended that it should be widened. He asked why the Town wasn't requiring the developer to make the improvements. He feels this development will impact the intersection, and believes the traffic study should have been done at peak hours on a typical Friday afternoon. Mr. O'Brien said, according to Mr. Peller, widening the road was not a condition stipulated at preliminary, and therefore the Planning Board could not impose it as a new requirement, however, the Planning Board could make a recommendation to the Town to address it.

Mr. Bianchino said the GEIS identified areas needing improvements in the overall network, including this one, but this project's impact on the intersection was not justification enough to recommend this improvement. Mr. O'Brien said he would recommend that the Town Highway Department look at making this improvement. Mr. Bulger agreed that the Town should address this issue. Mr. Miller asked if it could be done in conjunction with the completion of the building. Mr. O'Brien said he would make that recommendation.

Mr. O'Brien moved, seconded by Ms. Czub, final approval, conditioned on addressing the comments of Ms. Simmonds and Clough, Harbour, and conditioned on looking at grading and placing the building at minimum height. A visual impact study must be done,

and the traffic signal should be in operation. A recommendation would be made to the Town Board to complete improvements to the road by the time the building is complete. The motion was unanimously approved.

[2000-037] VanPatten, Robert - Proposed 8,000 square foot office use in (2) buildings, Plank Road - Preliminary site plan review.

Mr. Gordon Nicholson, Environmental Design Partnership, said the 1.54 acre site, which is zoned B-1, will have 58% green space, and parking for 32 cars is provided. Approximately 1,500 square feet of space may be designated for medical use, and 6,500 square feet for general office use. Stormwater management will be on site. There will be no disturbance to wetlands. Mr. Nicholson said the property of Paul Belmonte will be visually screened.

Ms. Simmonds said the backs and sides of the buildings should be landscaped, and any existing vegetation that will be preserved should be labeled. Top and bottom and wall elevations on the retaining walls should be added. The type of dumpster enclosure should be identified, and the curb should be continued at parking by the dumpster. Erosion and sedimentation control measures should be taken. She asked for site lighting and building lighting plans. A letter from the Clifton Park Water Authority requests that the water line be extended from the intersection of Maxwell and Plank, and they want a fire hydrant location at the terminal location. Ms. Reed has asked for postal verification.

Mr. Bianchino had the following comments: We have reviewed the preliminary site plans for the above project prepared by The Environmental Design Partnership, dated September 1, 2000. The plan generally complies with the area and bulk regulations, however, site development will involve extensive clearing and grading, offering little buffering of a commercial type use from the adjoining residences and Plank Road. We recommend the applicant consider scaling down the intensity of the proposal to provide a layout that is more residential in nature. The following comments identified in our first review letter dated July 27, 2000 remain to be addressed: Locations of existing and proposed fire hydrants should be identified to determine adequacy of spacing for fire protection purposes. The applicant's engineer should contact the Fire Department regarding recommendations for emergency vehicle access. The plan should identify the location of the adjacent driveways on Plank Road to determine if the 100' centerline of curb cut spacing requirement is met. In addition, the adequacy of the sight distance should be verified at the proposed driveway location. The following additional information should be provided on future plan submissions: Proposed building heights. All proposed site lighting locations, specifications and details. Adjacent zoning districts. We offer the following additional comments: Pursuant to Section 208-35 D. (4) of the Clifton Park Code, "There shall be established a minimum ten-foot buffer area, within the minimum side and rear yard setback, along the property lines. The buffer shall be planted for purposes of screening from adjoining properties. The Planning Board shall take into consideration any natural vegetation which exists and serves the intent of this article." Based on the extent of the proposed retaining walls and grading, it does not appear that any vegetation will remain within the project site along most property lines. According to

the NYS Building Code, parking spaces shall not be closer than 10 feet from a building opening. It appears that this requirement is not met at the front corner of the rear building. The proposed grading depicts pavement slopes of approximately 6.7% in the parking areas for both buildings. Parking slopes should not exceed 5% in accordance with generally accepted standards. The grading plan depicts the finished floor of the rear office building at elevation 314.0, with fill along the rear wall to elevation 317.0 and top of retaining wall 10' away at elevation 322. Stormwater runoff between the building and the retaining wall is directed by a swale along the rear and side faces of the building to a catch basin near the front of the building. This arrangement is not recommended due to the high potential for scour, maintenance considerations and close proximity to the building. Fencing should be considered along the top of the retaining walls for safety and security purposes. The retaining wall detail depicts a geogrid extending 5' from the face of the wall into the uphill side of the grade. It does not appear that this retaining wall system can be constructed without grading onto adjacent property. Either a grading agreement should be made with the neighbors or the wall will need to be shifted away from the property lines to ensure that all work will be done completely onsite. The consultant should verify that the pavement slope does not exceed 2% in any direction within the handicap parking spaces or adjacent access aisle in accordance with ADA requirements. The locations of the handicap parking signs should be shown on the plan. The proposed driveway grading should be revised so as not to drain any runoff directly onto the Plank Road edge of pavement. The proposed methods and details for erosion and sediment control should be added to the plan in accordance with the New York Guidelines for Urban Erosion and Sediment Control. Special measures should be specified to protect the wetland area. The consultant should submit a Stormwater Management Report in accordance with the Zoning Code. The plan lacks appropriate layout dimensions, radii and information. Additional design information should be provided for the proposed water supply and sanitary sewer services including size, material, depth of cover, fittings/bends and method of connection to the existing stubs. It appears that the required minimum 10' horizontal separation between water supply and sanitary sewer is not met at western portion of the site. The required minimum horizontal and vertical separation notes should be added to the plan. The consultant should verify the adequacy of the water supply and sanitary sewer services by performing hydraulic analysis (flow and pressure, system curve, pump selection, etc.). A cleanout to grade should be installed on the gravity sanitary service outside each of the office buildings. The Landscaping Plan should show the limits of clearing and grading and identify existing trees to remain. Additional buffering of the adjoining residences and Plank Road should be provided. The proposed yews along the western side of the driveway should be replaced with evergreen trees. Additional landscaping including willows and red twig dogwoods should be provided within the proposed stormwater management area. We recommend a low maintenance ground cover be specified for the areas of steep slopes. Given the steep slopes and congested site layout, the consultant should identify areas for snow storage. The proposed number of parking spaces (1 space/250 SF) exceeds the requirements for general office (1 space/300 SF) but does not comply with the requirements for medical/dental office (1 space/150 SF). The plan should indicate that the office space is for non-medical/dental use or specify the maximum space that can be occupied by medical/dental office space. The existing dirt drive and 18" culvert should be

labeled as to be removed. If an easement currently exists on the property for the 36" road culvert outfall, it should be shown on the plans. If not, an easement should be provided to the Town, triangular in shape, 110' along Plank Road and 75' along the eastern property line. The plan should identify the professional responsible and date of the wetland delineation along with the jurisdictional authority. To enhance pedestrian access, we recommend the proposed sidewalks be expanded along all of the parking spaces. Properties along Plank Road are subject to a special building setback of 130' from the centerline of the street, for non-residential districts. The front yard setback should be revised accordingly. The plans should be submitted to the Clifton Park Water Authority (CPWA) and Saratoga County Sewer District (SCSD) for review and approval. The final site plans should be stamped and signed by a New York State Licensed Professional Engineer.

Mr. Marino had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. Any new proposed exterior lighting should be directional and limited. The following standard statements should be placed on 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. 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. Federal jurisdictional wetlands have been identified on this site. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the wetland areas.

Mr. Marino asked about rotating the rear building to create a larger buffer. Mr. Nicholson said it was a consideration, but the end of the building will have less impact on the Northway than the length of the building would have. Mr. Nicholson said residential scale lighting would be applied. Mr. O'Brien said he wants nothing other than residential lighting.

Mr. Romano asked where the sewer line would come in. Mr. Nicholson said it would connect to the existing sewer easement stub at Bent Pine Hollow.

Mr. O'Brien asked the proposed color of the building. Mr. Nicholson said it was not picked yet, but there would be architectural block and vinyl siding similar and would be similar to the Shenendehowa Medical Arts building.

Mr. Bulger said this stretch of Plank Road is dangerous and can be very slippery in the winter. He asked if a sign could be posted warning of the proposed driveway entrance. Mr. Nicholson said he could look into it, but he thinks it could be a County issue.

Mr. Paul Belmonte said he is concerned that his back yard opens up to an area where the buffer is small. He asked that the wall and additional buffering be extended. He noted that the pavement goes 20' over the side line and asked if that were a common practice.

Mr. O'Brien said limitation is based on the building footprint, and as long as minimum green space is met, there is not requirement for a minimum green space buffer. Mr. Belmonte said he would like to have lighting limited in the rear of the property, and asked if the dumpster could be relocated. He asked if there would be a HVAC mounted on the roof. Mr. Nicholson said he could limit lighting and relocate the dumpster, and he would send a proposed planting plan to Mr. Belmonte. He said there would not be any roof mounted units.

Dr. Galuzzo, who owns property across from the site, said the driveway entrance will add chaos, if it is across from his driveway, and he is concerned about his family's safety. He said more wetlands exist than are shown on the plans. He has concerns that the water table will be reduced with the proposed construction.

Mr. Belmonte asked if he could hook up to Clifton Park Water in case there became a problem with his well because of construction. He asked what type of tenant might occupy the buildings. Mr. Nicholson said it would be small office space, but there could be a lawyer, dentist, or insurance company.

Mr. O'Brien said it could be stipulated that the buildings would be general office space. He asked Mr. Bianchino to look at the traffic impacts. He said he would attempt to mitigate it, but he could not deny the application for the project.

Mr. Bulger asked if the speed limit could be reduced, or could a recommendation for speed reduction be made. Mr. Bianchino said the Highway Department would have to ask the Town Board to request that the County review the speed limit.

Mr. O'Brien moved, seconded by Ms. Czub, 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 approved.

Mr. O'Brien said there are many issues that need to be looked at before granting preliminary approval. Mr. Romano and Mr. Bulger agreed.

New Business

[2000-044] Morrissey, Geoffrey - Proposed 25,000 square foot light industrial use building, Route 9 - Conceptual site plan review.

Mr. Bret Steenburg, from Ingalls, Smart Associates, said the use of the proposed building is unknown at this time. On-site well water and a sub-surface septic system will be utilized. A sediment control basin is proposed. The building will be located on the front of the site, and 50 parking spaces are proposed. He believes he can address the majority of Clough, Harbour's concerns. He will contact the DEC and ACOE for approvals if the Planning Board feels the project is feasible.

Mr. O'Brien said the area has significant wetlands coverage, and feasibility will depend

on the amount of disturbance on the site.

Ms. Simmonds said Ms. Reed notified that fire flow or variance must be provided, and postal verification is required. She asked what type of industrial use is proposed. Mr. Steenburg said the building is being built on speculation, but they are considering possibly a repair shop. Ms. Simmonds said parking needs to be moved to clear the front yard setback. A 25' buffer should be the undisturbed area and the building should be shifted. She asked for building elevations, dumpster location, a landscape plan, and site and building lighting details. An erosion and sedimentation control plan should be submitted.

Mr. Bianchino had the following comments: We have reviewed the concept site plans for the above project prepared by Ingalls Smart Associates, dated July 3, 2000 and offer the following comments: The project site lies adjacent to a State Forest Preserve and will involve the disturbance of greater than 2.5 acres. As such, it appears that the project meets the thresholds for a Type 1 action pursuant to SEQRA and coordinated review may be required. Involved agencies are expected to include the following: Zoning Board of Appeals - Variance for work within the L-C Land Conservation Zone, Planning Board - Site Plan Approval, NYSDOT - Curb-cut Permit, NYSDEC - Article 24 Wetland Permit. The project site contains extensive wetlands and the proposed project is shown to result in extensive wetland impacts. The wetlands are indicated as jurisdictional by the Army Corps of Engineers. Based on draft changes to the NYSDEC wetland maps, the wetlands may also be jurisdictional by the NYSDEC. If so, these wetlands would have a 100-foot wetland adjacent area, which would then be the limits of the L-C Land Conservation zoning district. Any work within the buffer and limits of the L-C Land Conservation zoning district may require a variance and Article 24 Wetland Permit. The applicant should provide confirmation from the NYSDEC regarding their jurisdiction of the wetlands on the site. The proposed on-site septic system is shown within 100 feet of the wetlands. In accordance with NYSDOH requirements, the system shall be a minimum of 100' from a wetland area. Any additional wetlands off-site within 100 feet of the limits of the wastewater disposal system should be shown to verify conformance with this requirement. It does not appear that the plan addresses drainage that approaches the site from the south. The limits of the wetlands are shown on the map titled "Wetland Map". The wetlands and wetland impact areas should be shown on all plan sheets. In addition, it does not appear that the wetland map accurately depicts all of the wetlands that will be impacted. Soil investigations including test pits and percolation data should be performed in the location of the proposed wastewater disposal system. Based on the extent of wetlands and likelihood of high groundwater, it does not appear that the site is suitable for use of an on-site wastewater disposal system. The plan proposes an on-site stormwater management area located entirely within an existing wetland area. It does not appear that additional wetland impacts associated with a proposed stormwater management area in this location are justified. Use of a subsurface stormwater management system beneath the proposed parking area may be required. In addition, the proposed stormwater management area shows an excavation of ten feet from existing grades within this wetland area, and as such may be greatly affected by groundwater. These issues, together with the piping of the outlet through a wetland area to remain, will

likely cause impacts to the natural hydrology of the wetlands to remain. The proposed stormwater management concept should be revised accordingly. The proposed well shall be located a minimum of fifteen feet from a property line in accordance with NYSDOH requirements. In accordance with Section 208-98 of the zoning regulations, the front yard setback is 130 feet from the centerline of Route 9. This should be reflected on the plan and site statistics table. The plan does not appear to provide adequate maneuverability for tractor-trailers, waste removal vehicles and emergency apparatus. In addition, we recommend that the paved area be pulled away from the building to allow adequate area for a sidewalk, landscaped area and snow storage area. The clearing necessary to construct the parking areas and building as is not consistent with typical construction practices. A minimum of twenty feet should be provided between the improvements and the clearing limit to allow adequate area for construction. Any outside storage areas and refuse storage areas should be identified on the plan and appropriately screened from view. The adjacent owner to the west should be identified on the plan.

Mr. Marino had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. A sign-off from the Army Corps of Engineers (ACOE) is requested indicating that they are willing to support the project or that they agree with the mitigation work that is proposed. This project may require a SPDES permit for the septic system, in that it may exceed the discharge threshold values.

Mr. O'Brien said because of the unknown use, and since there are extensive wetlands, he is concerned what materials and chemicals might be used on site.

[2000-043] Hoffman, Charles - Proposed 25,000 square foot professional office building, Route 9 - Conceptual site plan review.

Mr. Gordon Nicholson, Environmental Design Partnership, said the barren 2.1 acre site is located north of the Only Guitar Shop. The parking area is U-shaped, and 80 parking spaces are proposed for the two-story building if the use is general office, or 109 spaces in case of medical use. The site will have 42% green space, with standard landscaping provided on all property lines.

Ms. Simmonds asked for substantial buffering on the Northway side, and suggested that the parking knob over the sewer easement on the west side be removed. Code requires a planting buffer along property lines, and she asked for a substantial buffer along the Northway. Ms. Reed had asked that the hydrant be moved to the driveway so it is accessible for fire department use, and postal verification is required.

Mr. Bianchino had the following comments: We have reviewed the concept site plans for the above project prepared by Environmental Design Partnership, last revised August 30, 2000 and offer the following comments: The proposed project appears to be an "Unlisted" action pursuant to SEQR, and as such, coordinated review is optional. Involved agencies are expected to include the following: Town of Clifton Park Planning Board - Site Plan Approval, NYS Department of Transportation - Curb Cut Permit,

Saratoga County Sewer District #1 - Sewer Connection Permit, Clifton Park Water and Sewer Authority - Connection Permit. In order to improve access management along Route 9, consideration should be given to providing access to the site from the recently improved properties adjacent to the site to the south. In addition, a limited traffic study may be necessary to evaluate the need for improvements to Route 9 including extension of the center turn lane. This evaluation and any required improvements should be coordinated with the recently completed traffic study for the Belmonte mixed-use development to the south of this project. Review and approval by NYSDOT will be required. Construction of the proposed driveway in the location shown will require relocation of an existing utility pole and telephone pedestal and installation of a new driveway culvert. The existing driveway and culvert should be labeled as to be removed. The design of the curb cut should be in accordance with NYSDOT standards for commercial driveways. Section 208-40 of the Town Code states that property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than ten feet. It does not appear that this requirement is met. The plan indicates an 18" storm sewer discharging onsite from the adjacent property to the north and a drainage swale along the southern property line discharging onsite. It appears that the rear of the site is a natural low area where stormwater collects prior to entering the NYSDOT storm system for the Northway Rest Area. The consultant should obtain approval from NYSDOT to discharge to their storm system. Construction of the site improvements with associated grading should maintain existing drainage patterns in this area. The locations of the existing watermain and sanitary sewer as well as the proposed service laterals should be shown on the plan. Based on the total of 109 proposed parking spaces, five handicapped parking spaces are required with the appropriate signage in accordance with ADA requirements. The following additional information should be provided on future plan submissions: All proposed site lighting locations, specifications and details. Better graphical and written description of adjacent land uses. Dumpster pad with enclosure large enough to accommodate the dumpster and recycling containers.

Mr. Marino had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. The following standard statements should be placed on the map. 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. Any new proposed exterior lighting should be directional and limited.

Mr. O'Brien asked to have building elevations and construction materials submitted.

[2000-042] Beebe, Grossman and Bergins, LLP - Proposed 3,600 square foot professional office renovation, 514 Vischer Ferry Road - Conceptual site plan review.

Mr. Ernest Gailor, engineer for the project, said the existing two story residential building will be converted into a professional office. The site will remain the same with of exception of adding 2,300 square feet of asphalt parking, and handicap accessible ramps. The existing garage will be used for storage. No additional lighting is proposed. He said the two berms can be removed.

Ms. Simmonds said the existing berms are unsightly, but can be improved and probably shouldn't be removed. She said the L-C zone and existing vegetation line should be shown on the plan. The existing circular driveway should be widened to 24'. One way in and one way out should be noted on the plan. She asked for plans for the parking lot and building lighting, and a landscaping plan for the foundation, as well as a plan for buffering the parking lot. She said the existing hedge should remain and be supplemented, and foundation plantings added. Existing plant types should be identified. Mr. Gailor said there are no plans for additional lighting on the site.

Mr. Bianchino had the following comments: We have reviewed the concept site plans for the above project prepared by Gailor Associates, dated September 9, 2000 and offer the following comments: The subject property is located within the Vischer Ferry Corridor GEIS Study Area. As such, if the project is deemed to be consistent with the Statement of Findings, no additional SEQRA review may be required. In addition, the project will benefit from capital improvement projects constructed or planned for the corridor. As such, this applicant should contribute to the mitigation fees established in the Vischer Ferry Corridor GEIS and Capital Improvement Plan. An estimate of the C.I.P. fees are as follows: Transportation 6 trips x \$250/trip = \$1,500, Sanitary Sewer and Water Distribution are not applicable as they are existing connections and the projected flows appear consistent with that of the former single family use. GEIS Preparation 1 EDU x \$310/EDU = \$ 310, CIP Preparation 1 EDU x \$49/EDU = \$49, Total: = \$1,859. Trip generation calculated to be 1.72 trips/1,000 SF x 3,592 SF = 6 trips (per ITE, 6th Edition, Single Tenant Office Building, PM Peak Hour). Projected water consumption and sewer generation calculated to be 0.1 GPD/SF x 3,592 SF = 359 GPD divided by 300 GPD/EDU = approximately 1 EDU. In accordance with the ADA, the landing identified by the Legend symbol B should be 5' x 5' since the landing is at a change in direction. The pavement striping and symbol for the handicap parking space and access aisle should be blue in color. Based on 3,592 SF of office building area, twelve parking spaces will be required. Eleven parking spaces are shown. Additionally, parking spaces should not be provided in front of operational garage doors. Additional landscaping should be considered around the west and south sides of the proposed parking area. The plan should identify any refuse areas. If a dumpster will be used, appropriate screening should be provided.

Mr. Marino had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. The following standard statements should be placed on 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. 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. 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. The limits of the LC Zone and the buffer zone associated with the Dwaas Kill, and any Federal Jurisdictional Wetlands should be identified on the plot plan.

Mr. Bulger asked what the proposed use is. Mr. Gailor said it will be a law office.

Mr. O'Brien said landscaping will be a big issue here, and added that the residents of Park Lane will expect to see improvements in that regard.

Discussion Items

Mr. O'Brien said there were no submittals for the October 11 meeting.

Mr. Bulger moved, seconded by Ms. Czub, to cancel the October 11 meeting. The motion was unanimously approved.

Mr. Bulger moved, seconded by Ms. Czub, to approve the minutes of September 13, 2000 as written. The motion was unanimously approved.

Mr. Romano moved, seconded by Mr. Bulger, to adjourn. The motion was unanimously approved. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Elaine Hughes
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 #15

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 September 26, 2000, at 7:10 P.M. there were:

Present: K. O'Brien, Chairman, B. Czub, S. Bulger, J. Romano

Mr. Bulger offered Resolution #15 and Ms. Czub seconded, and

Whereas, an application has been made to this Board by Michael E. Barry, for a transfer of 1.98 acres from Barry to Lord, adjoining landowner, and

Whereas, pursuant to Section 276 of the Town Law a public hearing was advertised and was held on September 26, 2000 in the Town Office Building, 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, 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 plat entitled Michael E. Barry, for a transfer of 1.98 acres to Lord, is hereby granted preliminary and final approval, conditioned on the submission of a consolidation deed.

RESOLUTION #15 passed 9/26/00

Ayes: Czub, Bulger, Romano, O'Brien.

Noes: None

Kevin O'Brien
Chairman