

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

**January 23, 2001**

Those present at the January 23, 2001 Planning Board meeting were:

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

Also present were: J. Kemper, Director of Planning, M. Bianchino, Clough, Harbour and Associates, J. Peller, Counsel

Mr. O'Brien called the meeting to order at 7:10 P.M.

**Public Hearings:** There were no public hearings scheduled.

### **Old Business**

[2000-045] **Collision Experts** - Proposed 10,414 square foot building, Clifton Park Center Road - Preliminary site plan review.

Mr. Tom Andress, ABD Engineers, said variances have been received for the pavement setback and side yard setback. Greenspace has been increased to 46.1%. The final design for the walkway and two front entrances has been modified. A wood fence will enclose the area where vehicles will be stored. Mr. Andress said final approval for sewer connection has not been received from the Saratoga County Sewer District at this time, and the final written agreement with Clifton Country Mall for water connection has not been finalized.

Mr. Andress displayed a building elevation showing a masonry front and metal sides. Mr. O'Brien asked Mr. Andress to submit elevations for the back of the building along the Northway, and asked what kind of trees are proposed along the Northway. Mr. Andress said they will be Austrian pines and Norway spruce, and the sizes will be increased as Clough, Harbour suggested.

Mr. Kemper had the following comments: The existing pylon sign along the Northway should be removed and made a condition of the final site plan approval, as suggested by Ms. Simmonds. Mr. O'Brien agreed. A letter from CCM allowing the applicant to connect into their water system should be submitted. The stockade fence that is proposed along the Northway should be moved to the inside of the proposed vegetative buffer. The Saratoga County Planning Board approved the application on October 19, 2000, with the condition that the elevation be placed on the eastern façade to evaluate the visual impact from the Northway. Proposed lighting, signage, landscaping should be reviewed during the site plan review process. Mr. Kemper noted that greenspace has been increased to 46.1%. He said Ms. Reed has requested information on the gate such as locking device,

size of door opening, direction of swing, placing an additional gate in fence on North or South Side of building (to be determined by Clifton Park Fire Chief). She asks that the applicant indicate size of turning radius into and around site for fire apparatus maneuvering, and locate closest hydrant on map. Postal verification should be provided.

The ECC had no comments.

Mr. Bianchino said most of his comments have been addressed, with the following exceptions: The applicant should verify the acceptability for the proposed connection to the CCM water supply system with the Clifton Park Water Authority, and a copy of the correspondence should be sent to our office for our files. An easement will be required on the adjoining lands of Firestone Real Estate Leasing over the proposed sanitary sewer service crossing the respective property. In addition, the location of the existing sanitary sewer easement across the project site should be shown. If an easement does not currently exist, a proposed easement map and description should be submitted for review. The invert elevation of the proposed cored connection to the existing sewer manhole should be lowered to allow the new pipe to match the top of the existing bench within the manhole. The size of the proposed sanitary sewer between the oil/water separator and the proposed manhole should be clarified. The proposed "101" contour in the southeast corner of the site is discontinuous and should indicate positive drainage to the proposed drywell.

Mr. Andress said the easement issue is being researched, and if an easement doesn't exist, and if they can't get one from Firestone, an area will be designated on the property for the Saratoga County Sewer District. Mr. Bianchino said he will review the final plans.

Mr. O'Brien asked if stormwater drainage will tie into the mall's stormwater management. Mr. Bianchino said dry wells are proposed, with the overflow going through a ditch to the mall stormwater system. Mr. Andress said they will try to keep everything on site. Mr. O'Brien asked Mr. Bianchino to take a look at the drainage because the mall's system has not always worked at its best capacity.

Mr. Russell asked if the proposed paved area will be less than what currently exists. Mr. O'Brien said it would be considerably less, and noted that the site is going from 38% green space to 46%.

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. Marzola moved, seconded by Mr. d'Amico, preliminary and final site plan approval, conditioned on the removal of the pylon sign, and conditioned on addressing the comments of Mr. Kemper and Clough, Harbour. The plans will not be stamped until Clough, Harbour and Mr. Kemper advise that conditions are met. The motion was approved. Mr. Bowman abstained.

[2000-037] **VanPatten, Robert** - Proposed 8,000 square foot office use in (2) buildings, Plank Road - Reconsideration of final site plan review of December 12, 2000.

Mr. Gordon Nicholson, Environmental Design Partnership, said the only outstanding issue was the impact of traffic and the existing traffic on Plank Road. He said the Town Highway Department asked Jack McDonald to do a traffic study, and Mr. Nicholson hired Creighton, Manning Engineering to do the same. He said both firms recommended the installation of a driveway sign on Plank Road, have agreed that site distance is sufficient in both directions, and have determined that the speed limit is not excessive on Plank Road.

Mr. Kemper noted that McDonald Engineering and Creighton Manning Engineering have both evaluated the traffic concerns on the site. Both concur that the SSD are adequate around the site and that there will not be an adverse impact to the traffic in the area. McDonald Engineering suggested that a driveway sign be placed in the westbound lane. He said Ms. Reed has asked to have an additional hydrant located off the Plank Road entrance. Mr. Nicholson said there is no water line along the front of the property. He said Doug Connor said it wasn't necessary to extend water up Plank Road. Mr. Kemper said he would speak with Ms. Reed.

Mr. Bianchino had no comments.

The ECC had no comments.

Mr. O'Brien said he will recommend, with reservations, that the Board grant final approval based on three different engineering firms arriving at the same conclusion. He said he appreciated receiving the additional information, but personally feels that because of the curves and winter icing, Plank Road has serious problems. Mr. d'Amico said he agreed with Mr. O'Brien, and approval goes contrary to his instincts, but he would defer to the experts. He feels that Plank Road is extremely dangerous. Mr. Bulger agreed that the road is dangerous and opposes approval. He said because all the professionals have signed off on it, he would defer to counsel.

Mr. d'Amico suggested incorporating lighting in the driveway sign. Mr. Bulger agreed. Mr. Nicholson said he could do that and would submit the design to Clough, Harbour for their input.

Mr. d'Amico asked if this area could be monitored for traffic incidents for a while to see if a traffic impact develops. Mr. O'Brien said all accidents are filed with the Department of Motor Vehicles, so there is information available to assess.

Mr. Russell asked if the road could be modified, or banked differently to correct the problem. Mr. O'Brien said none of the experts have made the determination that something needs to be done.

Mr. Peller said the Town had asked for additional information, and has received concurring results on the traffic study from all three engineering firms. He encouraged

the Board to take the results into consideration, and added that it would be very difficult for the Town to prevail in an Article 78.

Mr. Bulger asked if the Board could send a letter to Lou Gerard, and ask the Highway Department to pay particular attention to salting and plowing this road during the critical winter months. Mr. d'Amico agreed that the Highway Department should make Plank Road a priority. Mr. O'Brien said it was a good suggestion.

Mr. d'Amico moved, seconded by Mr. Bowman, to withdraw the December 12, 2000 denial of site plan approval. The motion was unanimously approved.

Mr. O'Brien moved, seconded by Mr. Bowman, and grant final site plan approval conditioned on installing a driveway sign, and placing a light on the site at a location to be determined by Clough, Harbour. Approval is further conditioned on the sending a letter to the Highway Department requesting them to give Plank Road high priority for maintenance during the winter months. The motion was approved. Mr. Bulger was opposed.

**New Business:** No new business scheduled.

**Discussion Item:**

Mr. Nicholson said he has asked DCG development to install a traffic light at the intersection of Maxwell Drive and Park Avenue as soon as possible, because the traffic from the CVS is higher than was expected. He asked the Board to write a letter to DCG in that regard. Mr. O'Brien said he would send a letter to DCG.

**Minutes Approval:**

Mr. d'Amico moved, seconded by Ms. Czub, to approve the minutes of January 9, 2001 as amended. The motion was unanimously approved.

Mr. O'Brien said the next meeting will be February 13, 2001.

Mr. Bulger moved, seconded by Ms. Czub, to adjourn. The motion was unanimously approved. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Elaine Hughes  
Secretary