

Clifton Park Planning Board Meeting Minutes

February 13, 2001

Those present at the February 13, 2001 Planning Board meeting were:

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

Absent were: B. Czub

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. He noted that the application for Christopher and Edward Abele's proposed (28) lot subdivision, Southbury Road, which was scheduled for a conceptual review, was removed from agenda at the request of the applicant.

Public Hearing 7:10 PM

[1999-072] **Hollander Homes, Inc.** - Proposed (13) lot subdivision, Elm Place – 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 February 5, 2001.

Mr. Gary Hoffman, C. T. Male, said the 8.2 acre parcel located south of Hollandale Apartments will be subdivided into 13 single family lots and a stormwater detention basin. The detention basin will be located wherever the Town wants it. Access to the parcel will be through an existing Lot #11 Elm Place. The site is sandy and relatively level. One lot with poor drainage will have a catch basin and be piped to stormwater. An emergency access road is planned to connect to Hollandale Drive. The subdivision will use grinder pumps because a gravity line can not be run.

Mr. Kemper had the following comments: 500' notices were sent on Jan. 23, 2001. No cut buffers should be established to provide screening from existing residential areas (Hollandale Apartments, the Town Park, Clifton Gardens, Royal Oak Drive). Existing zoning regulations call for 50' front yard setback, 25' for rear yards, and 10' for side yards. The limits of the existing PUD zoning district should be illustrated on the plot plan. Signoff is needed from the Saratoga County Sewer District in regards to sewer hookup. Lots #9 & #13 Elm Place will now become corner lots. There should be additional buffering placed along Zak's Place.

Pat Haffner asked that the subdivision be made part of the Clifton Gardens Park District.

Sheryl Reed had the following questions dated February 13, 2001: Who will own the emergency access road? Who will maintain the emergency road as far as general maintenance, overgrowth, snow removal, etc.? Will the emergency access road be gated?

The ECC submitted the following comments dated February 12, 2001: Due to the high water table documented in the area, the ECC encourages the Applicant to determine if there are any Federal Jurisdictional Wetlands on the parcel. The following standard statements should be placed on the plot plan: 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. 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.

Mr. Bianchino had the following comments but noted that most have been addressed: 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 - Subdivision Approval, Town of Clifton Park Highway Department - Highway Work Permit, Saratoga County Sewer District - Sanitary Sewer Approval, NYSDEC - Public Sanitary Sewer System Approval, NYSDOH - Public Water Supply and Realty Subdivision Approval. In order to reduce the extent of clearing and grading, we recommend that the consultant investigate sloping the proposed Town roadway at a constant one percent slope westerly from Elm Place to the proposed cul-de-sac. This arrangement will reduce the amount of fill required for site development, provide positive surface drainage to the proposed closed storm system within the roadway and reduce the limits of clearing. The Planning Board may request no cut buffers be established during site development to provide screening from the adjacent Clifton Gardens homes, Royal Oak Drive homes, the Town Park and the Hollandale Apartments. The limits and quality of existing vegetation and the location of the existing driveways on the adjacent lands of McPhee and Plourde should be shown on the plan in order to evaluate the potential impact of construction of the proposed Town Road. Given that these existing residences will now become corner lots through the removal of a house, consideration should be given to extensive buffering between these homes and the new Town road. We recommend the consultant investigate the potential for a gravity sanitary sewer system connection to Royal Oak Drive in lieu of the low-pressure sanitary forcemain system as proposed. The proposed terminal hydrant at the cul-de-sac has a long dead end run. For water quality purposes, the generally accepted maximum hydrant lead length is approximately 15 feet. Foundation drain laterals should be provided for lots #11, #15 and #16. Existing fire hydrants along Elm Place should be shown on the plans to determine the adequacy of the hydrant spacing for fire protection. A new fire hydrant assembly should be provided at the proposed intersection with Elm Place if an existing hydrant is in close proximity. A minimum 10' of horizontal separation should be provided between the proposed watermain and sanitary sewer at the existing manhole on Elm

Place. The plan should be submitted to the Clifton Park Water Authority and the Saratoga County Sewer District #1 for review and approval. Lot 14 should be labeled as "Lands to be conveyed to the Town of Clifton Park" and the 20' utility easement shown entirely on this parcel. Side and rear building lot setbacks should be shown. Prior to final stamping of the plans, the remaining strips of land from the existing lot on Elm Place, which are shown to be conveyed to the adjoining neighbors at 9 and 13 Elm, shall either be conveyed and filed deeds submitted or indicated as Town right-of way. The construction details should be revised to conform the Town Standard Details as follows: The Typical Roadway Section should indicate 1½" of asphalt wearing course, 3" asphalt binder course, 3/8" per foot cross slope and contain the general notes. The catch basin frame and cover should be Campbell 2816B and the sump should be 12" minimum. The plans should include a Pavement Replacement Detail, R.O.W. Monument Detail, and Street Sign Name Detail. The PUD zoning district line for the adjacent Hollandale apartments should be shown on the plan set. The final subdivision plan should be stamped and signed by a New York State Licensed Surveyor. We offer the following comments regarding the revised Stormwater Management Report, dated January 2001: We recommend the stormwater management area be relocated to lot 15 in order to be located in close proximity to the ultimate discharge point of the existing storm pipe between lots 25 and 27 Royal Oak Drive. This configuration will permit a single inlet into the stormwater management area without backing water up into the proposed storm system in the new Town roadway and will allow for a separate outlet control structure to discharge to the design point. We do not recommend the use of restrictor plates for outlet control structures due to the potential for clogging and/or removal. All stormwater runoff from project development should be directed to the onsite stormwater management area. As such the proposed discharge to the existing storm sewer system at the Hollandale Apartments should be eliminated. The consultant should evaluate the 2, 10, and 100-year storms design storms pursuant to the Town of Clifton Park Zoning Regulations. In addition provisions should be made for the stormwater quality treatment of the first flush runoff. The pre-developed and post-developed drainage area boundaries should be revised to reflect the actual drainage divide as opposed to the property lines. In addition the time of concentration travel paths should be shown on the Drainage Maps. Since the project will involve the disturbance of greater than 5 acres of land, the applicant is required to submit a Notice of Intent (NOI) pursuant to the State Pollution Discharge Elimination System (SPDES). The time of concentration should be calculated using conventional SCS methodology (sheet flow, shallow concentrated and channel flow) instead of the curve number lag method. The submitted calculations show a reduction in the curve number for subcatchment 2 as a result of site development (from 60 to 54). The curve numbers should increase due to the addition of impervious areas. The curve number for ½ acre residential lots in B soils should be 70. The Stormwater Management Report should specify the ownership and maintenance responsibilities for the proposed storm sewer system and stormwater management area(s). Per industry standards, we recommend the runoff coefficient be increased to 0.95 and 0.35 for asphalt and grass respectively on the Pipe Sizing Calculation table.

Mr. O'Brien opened the hearing to public comment. He noted the following comments from Joel Peller: LISTEN TO #300 ON TAPE. A secondary access is required for this

number of lots. An emergency assess has never been allowed onto a private road (Hollandale Lane). He is concerned that the Town will have no control over maintenance and accessibility, and it will set a precedent. Input should be given from the Highway Department. This application will require that the Board amend an approved subdivision. Mr. O'Brien said that no action can be taken until Joel Peller researches his concerns.

Mr. Joseph Berger, an attorney residing at 21 Casablanca Court, is representing several of the homeowners regarding this proposal. He distributed a statement to the Board outlining their concerns regarding diminished property values, pollution, emergency safety, aquifer protection, grinder pumps, drainage, traffic/safety and wetlands. He asked the Board to do a positive declaration under SEQRA.

Mr. John McPhee, 13 Elm Place, said the proposed new road will change his setback and eliminate buildable land, and he won't be able to add on to his house. He feels drainage should be kept within the new parcels and not pumped off to other areas. Mrs. McPhee said they specifically bought on Elm Place because there were no corner lots, and was a dead end street with no through traffic.

Mr. Phil Plourde, Elm Place, said water ponds on his front lawn right now. He is concerned that there will be noise from the proposed new road.

Ms. Peg Palange, 19 Royal Oak, is concerned with drainage, and noted that all her neighbors pump water from their basements. She is very concerned that a home will be leveled to make way for a road.

Mr. Bob Laurenzo, 15 Elm Place, said there are so many children on Elm Place, that they qualify for a bus stop.

Mr. Tom Mink, 4 Elm Place, said his whole way of life will change, and there will be construction equipment for at least a year. He said traffic will cut through Elm Place to the mall.

Mr. Ray Pilgrim, 30 Royal Oak, said he runs a sump pump twelve months a year and suggested that the land should become parkland since it adjoins the park.

Ms. Margaret Catalier, 26 Royal Oak, read a letter on behalf of Lauri Gatto, 25 Royal Oak, which expressed concerns regarding water and drainage issues. She was also concerned about the increase in traffic in front of the park. Ms. Catalier said she runs three sump pumps in her basement and needs a generator since the basement floods when power is lost. She is also concerned that traffic to the mall a Route 146 will come through Elm Place.

Ms. Kathleen King, a resident of Sylvan Lane, and a representative of the Clifton Gardens Park District, said the park has always been an attraction for kids who want to get in trouble, and she is concerned that they will have an easier access if this proposal is approved.

Mr. O'Brien suggested adjourning, not closing the public hearing. Mr. Peller agreed that time is needed for research.

Mr. Joseph Berger and Ms. McPhee offered to be contact people regarding upcoming developments on this proposal.

Mr. Bulger moved, seconded by Mr. d'Amico, to adjourn the public hearing. The motion was unanimously approved.

Old Business

[2000-007] **Boni, Lawrence** - Proposed (3) lot subdivision, Grooms Road - Final determination from public hearing held November 28, 2000.

Mr. O'Brien said Kevin Dailey was called out of town for a family emergency. Mr. Boni addressed the Board and said he has addressed most of Clough, Harbour's comments.

Mr. Kemper had the following comments: There is a N.Y.S.D.E.C. wetland and associated LC Zone on the parcel. Therefore any approval should be conditioned upon the applicant filing a N.Y.S.D.E.C. wetland disturbance application and LC Zone application with the Town of Clifton Park before undertaking any work in the wetland or LC Zone. Mr. Boni had stated that he addressed the issue of curb cuts with the Saratoga County DPW. However, written verification of this needs to be provided. Standard note #7 needs to be corrected to show the lot numbers . Standard note for address identification for keyhole lots needs to be added to the plot plan as well as standard note for farms.

The ECC submitted the following comments dated February 12, 2001. The following standard statements should be placed on the plot plan: The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Federal jurisdictional wetlands have also been identified on this parcel. Uses in these areas are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone an/or Federal wetlands. 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.

Mr. Bianchino said he has not had time to go through the issues in detail and offered the following comments: Saratoga County Planning Board's approval of the proposed subdivision was contingent on providing only one curb cut to serve all three lots. The plan proposes two curb cuts. A copy of the approval of the access arrangement by the

County Planning Board should be submitted to the Town and to our office for our files. Our previous comment stated that the proposed tile fields shall be a minimum of 100 feet from a wetland area (per NYSDOH requirements) does not appear to have been addressed. Without additional justification as to the acceptability of the tile field locations as proposed, we do not recommend approval of the proposed subdivision. In accordance with NYSDOH requirements, there shall be a minimum of two hundred feet between the tile field and the proposed well if the well is down gradient from the proposed tile field. This requirement does not appear to be met for lots #902 and #904. In accordance with New York State Department of Health Design Standards, at least two percolation tests shall be performed within each of the proposed absorption areas with the bottom of the of the test holes at 24 to 30 inches below grade. In addition a deep hole test should be performed within the proposed absorption area for lot 906. Shallow absorption systems may be used where sites contain at least two feet but less than four feet of permeable soil. The presence of brown clay in the test pit data provided at 2" and 7" prohibits the use of shallow absorption systems. Therefore, it appears that alternative systems, such as raised fill systems will be required. Proposed grading should also be shown for all proposed wastewater disposal systems. The absorption system laterals should be installed parallel to ground contours. As such, the proposed system for lot 906 should be relocated. The Wastewater Disposal System Detail Sheet should be site specific including the following revisions: All notes referring to the Rensselaer County Health Department should be revised to read the Town of Clifton Park Building Department. The Materials Notes reference a 1,000 gallon septic tank, while the Septic Tank Detail specifies a 1,250 gallon tank. The Materials Notes specify a dosing tank; however, none appear to be proposed. The Distribution Box detail should state that liquid levelers shall be provided. The Plans and Details should clearly specify the total required and total provided lateral length for each of the proposed wastewater disposal systems. Should the consultant propose a raised fill system with an exterior sewage effluent pump to pump effluent from the septic tank to the distribution box, additional information, including specifications and details, should be provided on the plans for the pump and chamber. A note should be added to the plans stating that the design engineer shall certify to the Town of Clifton Park installation of the wastewater disposal system in accordance with the approved plans prior to the issuance of a certificate of occupancy on each respective lot. The label of the ingress/egress easement should reference the correct parcels and should clearly indicate by bearings and distances the limits of the proposed easement. The following standard note for address identification should be provided on the plan: "The street number of a dwelling situated on a keyhole lot shall be permanently and conspicuously displayed on a sign, with lettering no less than 3 inches nor greater than 8 inches in height, and placed no more than 25 feet from the road pavement. The sign shall be displayed for both directions of travel and be reflective. Identification markers must also be placed at any location where a common drive splits."

Mr. Bowman said he recalled that the Board had wanted one driveway, not two. Mr. Boni said he met with the Saratoga County Department of Public Works, and they signed off on having one single driveway and mitigating the other two.

Mr. O'Brien offered Resolution #3, seconded by Mr. Russell, to grant final approval

conditioned on final satisfactory review of outstanding issues by Mr. Kemper and Clough, Harbour before stamping the plans. Ayes: d'Amico, Bowman, Bulger, Marzola, Russell, O'Brien. Noes: None.

[1999-003] Northside Partnership - Proposed 42,700 square foot (4-story) hotel, Park Avenue and Plank Road - Request for one year extension of final site plan approval granted March 28, 2000.

Mr. O'Brien said there have been no changes to the plan.

Mr. Bowman moved, seconded by Mr. Marzola, to extend site plan approval for one year. The motion was unanimously approved.

New Business:

[2000-023] **Jonesville Methodist Church** - Proposed 709.5 square foot addition to Helping Hands Food Pantry, Main Street - Preliminary site plan review.

Mr. Gary DiLallo said a 22' x 28' addition will be attached to the existing structure by a 16' x 5.5' connector. This addition will house the Helping Hands Food Pantry. The design is esthetically compatible with the existing structure and sensitive to the historic significance of Jonesville.

Mr. Kemper said the 500 foot notices were sent on January 29, 2001. The application was approved by Saratoga County Planning Board on June 15, 2000.

The ECC and Mr. Bianchino had no comments.

Mr. Russell said he is a member of the Church and feels that this is a very worthwhile project.

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 approved.

Mr. Bowman moved, seconded by Mr. Marzola, to grant preliminary and final approval. The motion was unanimously approved.

[2001-003] **Hepburn, Charles** - (2) lot subdivision, Bruno Road – Conceptual review.

Mr. Gordon Nicholson, Environmental Design Partnership, said the 14.5 acres will be subdivided into two lots for one existing home and one proposed home with connection to existing water and sewer. He said a 20' wide strip of land from Robinwood Drive was reserved in conjunction with the Teele-Mitchell subdivision and preserved for a driveway strip. He said the strip is proposed to be utilized for access.

LISTEN TO TAPE

Mr. Kemper had the following comments: Standard note should be added or address identification on keyhole lots. 50' setbacks for lot #1 should be illustrated on the plot plan. According to Town Code dealing with Keyhole Lots 40' of frontage is required for every lot. The 40' of frontage is being indicated along Bruno Rd. Therefore, it should be indicated if the intent of the law is being met.

The ECC submitted comments dated February 12, 2001. The following standard statements should appear on the 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.

Mr. Bianchino had 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 – Subdivision Approval, Town of Clifton Park Highway Department – Highway Work Permit, Saratoga County Sewer District – Sanitary Sewer Approval. Adequate sight distance should be verified at both existing driveway locations on Bruno Road. Pursuant to Section 179-26C of the subdivision regulations, forty feet of frontage is required for every lot. Although the forty feet of frontage for lot #2 is provided along Bruno Road, access is proposed through a 20-foot wide strip to Robinwood Drive between two developed residential building lots. It does not appear that the intent of the regulation is met. Assuming adequate sight distance exists, we recommend that access to the proposed house on lot #2 be provided off the existing driveway currently serving the Fremgen parcel, as well as providing access to lot #1 from this same drive. The proposed method of water supply and sanitary sewer service should be shown on the plans. The minimum setback dimensions for the front yard, side yard and rear yard shall be 50 feet for keyhole lots. As such, the site statistics should be revised accordingly for the proposed lot #2. The Town's standard note for address identification should be added to the plans. The plans should specify if the 40-foot access easement is existing or proposed. If the easement is proposed, we recommend the easement be specified as an access easement to the Lands N/F Fremgen.

Mr. Nicholson said the land configuration is odd, and this plan has been contemplated for a long time. LISTEN TO TAPE.

A neighbor at 45 Robinwood Drive said she is concerned that a drainage problem will be created that will impact her property.

Mr. O'Brien said neighbors will have an additional opportunity to address the Board when the application comes before the Board in March.

[2001-004] **Conservatory Grill** - Proposed 1,364 square foot addition to existing restaurant - Conceptual site plan review.

Mr. Peller said Board members were provided with a Stipulation of Continuance. He noted that the minutes from the October 1997 Planning Board meeting were distributed to Board members. He reminded the Board that the 239 square foot porch enclosure was approved conditioned on no further expansion on this site.

Mr. Bowman asked if the discontinuance means that the pond no longer belongs to the Town. Mr. Peller said that is the case.

Mr. Gordon Nicholson, Environmental Design Partnership, said the Department of Health has recommended that the cooler, restrooms and outside storage shed should be enclosed. There will be no change in the seating area or parking. He said the size of the building will increase, but there will be no increase to the size of the restaurant.

Mr. O'Brien said past representations regarding proposals to the Conservatory Grill have not always been accurate. He said since the proposal includes the installation of a dumbwaiter, the infrastructure would be in place for the upstairs to become additional restaurant seating. He said prior approval was conditioned on no further expansion, but if the Health Department has concerns, he could go along with enclosing the bathrooms and cooler area if the enclosure was one story. Mr. Russell agreed.

Mr. Kemper had the following comments: The Applicant should illustrate the DEC Wetland and the associated LC Zone on the plot plan. The project is located within the 100 ft. buffer to a N.Y.S.D.E.C. wetland. Therefore, a D.E.C. wetland disturbance permit will have to be filed. In addition, an LC Zone Application from the Town of Clifton Park will also have to be completed. The Town of Clifton Park should be copied on all correspondence with D.E.C. Is project going to match all the existing façade. The amount of greenspace for the entire parcel should be illustrated as well as the location of the greenspace. What materials will the dumpster enclosure be constructed of? Is there any new exterior lighting proposed for the project? There is an existing condition which eliminates any further expansion at the site.

The ECC submitted the following comments dated February 12, 2001. The Applicant should indicate the DEC Wetland and associated LC Zone on the plot plan. The Applicant should quantify the amount of greenspace for the entire parcel and delineate that greenspace on the plot plan. The following standard statements should be placed on the plot plan: The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Federal jurisdictional wetlands have also been identified on this parcel. Uses in these areas are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone and/or Federal wetlands. 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.

Mr. Bianchino had the following comments: The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. In order to verify that the proposed expanded use does not violate any expansion restrictions placed on the property during previous approvals, the site plan should specify the number, date and type of variances granted by the Zoning Board of Appeals and site plan approvals by the Planning Board. Consideration should be given to removing portions of the existing asphalt paving along the face of the proposed building addition, as well as the incorporation of new foundation plantings. The plan should clarify if the existing rest room, cooler and shed will be relocated outside of the proposed expansion area. We recommend the dumpster enclosure have gates and be constructed of masonry to match the restaurant exterior. The site plan should be amended to delete the deck easement and reference to Lot 2 and Lot 1R since the entire parcel is to be retained by Phillips.

Mr. d'Amico asked who will run the restaurant. Mr. Nicholson said Carmen Romano will run it. Mr. d'Amico said he believes that the restaurant has been unsuccessful because it wasn't large enough to be profitable. He said the restaurant needs to handle a larger volume of customers and asked the Board to take that into consideration. Mr. Nicholson said that because of the price of food and wine, people wanted to linger longer and there wasn't enough of a seating turn over to make money.

Mr. Russell asked why there were restrictions placed on the size of the restaurant to begin with. Mr. O'Brien said there were limitations based on parking restrictions and the extensive wetlands. He added that the subdivision is finally in compliance.

Minutes Approval:

Mr. Bulger moved, seconded by Mr. d'Amico, to approve the minutes of January 23, 2001 as written. The motion was unanimously approved.

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

Mr. Russell moved, seconded by Mr. d'Amico, to adjourn. The motion was unanimously approved. The meeting was adjourned at 9:15 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 #3

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 February 13, 2001, at 7:10 P.M. there were:

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

Mr. O'Brien offered Resolution #3 and Mr. Russell seconded, and

Whereas, an application has been made to this Board by Lawrence Boni for a (2) lot subdivision, Grooms Road, and

Whereas, pursuant to Section 276 of the Town Law a public hearing was advertised and was held on November 28, 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 Lawrence Boni - (2) lot subdivision, Grooms Road, is hereby granted final approval conditioned on final satisfactory review of outstanding issues by Mr. Kemper and Clough, Harbour before stamping the plans.

RESOLUTION #3 passed 2/13/01

Ayes: d'Amico, Bowman, Bulger, Marzola, Russell, O'Brien.

Noes: None

Kevin O'Brien
Chairman