

Clifton Park Planning Board Meeting Minutes

April 24, 2001

Those present at the April 24, 2001 Planning Board meeting were:

Planning Board: K. O'Brien, B. Czub, S. Bulger, J. Marzola, J. Russell, and R. d'Amico, who arrived at 7:25 PM

Absent were: K. Bowman

Also present were: J. Kemper, Director of Planning, M. O'Brien, ECC, J. Grasso, Clough, Harbour and Associates, P. Pelagalli, Counsel

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

Public Hearing 7:10 PM

[2001-009] **Spetla, Charles and Geraldine** - Proposed (3) lot subdivision, Route 146A - Preliminary public hearing and possible determination.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on April 15, 2001.

Mr. David Flanders said the 10 acre parcel is located on the north side of Route 146A near Waite Road. The existing residence and greenhouse operation is on a 4.1 acre parcel. An ingress/egress easement and house is proposed on the second lot with 5.8 acres.

Mr. Kemper had the following comments: The Town of Clifton Park L-C zone includes the 100' buffer that is adjacent to DEC wetlands. This should be depicted on the plot plan. The 500' notices were sent on April 2, 2001.

Mr. Grasso said all comments were addressed with the latest submission.

The ECC had the following comments: The following standard statements should be added to the plot plan: 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/100 foot buffer zone, DEC Wetlands, and Federal jurisdictional wetlands) should also be identified on the individual plot plans.

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

Mr. Russell suggested that any future subdivision should use either the existing curb cut

or the new one, but one should be eliminated. He proposed that all three lots should have to use one driveway. Mr. O'Brien said the greenhouse needs a separate driveway and future development can utilize the new driveway. Mr. Grasso said the second driveway would serve future lots as well as the new proposed lot.

Ms. Czub moved, seconded by Mr. Russell, to close the public hearing. The motion was unanimously approved.

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 offered Resolution #6, seconded by Mr. Bulger, to grant preliminary and final approval conditioned on the comments of Mr. Kemper, the ECC, and conditioned on having no additional curb cuts for any future development. Ayes: Czub, Bulger, Marzola, Russell, O'Brien. Noes: None.

Public Hearing 7:15 PM

[2001-003] **Hepburn, Charles** - (2) lot subdivision, Bruno Road - 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 April 15, 2001.

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 this is the last of the lands of Hepburn. A 20' wide strip of land was reserved for access between Lot 43 and Lot 45 of Robinwood Estates. A 100' undisturbed buffer strip is being preserved along the back of lots in Robinwood for their protection and privacy.

Mr. O'Brien asked to have a note on the plan that there will be no further subdivision.

Mr. Kemper had the following comments: The Town of Clifton Park L-C zone includes the 100' buffer that is adjacent to DEC wetlands. This should be depicted on the plot plan. The 500' notices were sent on April 16, 2001. The standard note for identification of keyhole lots should be identified on the plot plan. Source and Storage fees will be due prior to stamping of plans. A permit will need to be obtained from S.C.S.D. prior to hooking up to the sewer on Robinwood Drive. He said approximately seven people have called the Planning Department with concerns or questions on the project.

The ECC had the following comments: The following standard statements should be added to the plot plan: The borders of all lands 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 into 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. Grasso had the following comments: Adequate sight distance should be verified at both existing driveway locations on Bruno Road. This information should be added to the plan. The revised plan proposes retaining walls along both sides of the proposed driveway within the twenty-foot wide access strip. Assuming adequate sight distance exists, it would appear more desirable for 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. If the current access arrangement is still considered, we recommend that detailed plans of the driveway and retaining walls within the access strip be provided for review. The water and sewer services for the existing house on lot #1 should be shown. If this lot does not have municipal services, an easement should be provided across lot #2 to allow future connections. Mr. Grasso said a one time he thought a Bruno Road access might be possible, however, it is not a good alternative since sight distance is very poor .

Mr. Nicholson said the retaining wall might be 2 ½' to 3' high on one side.

Mr. O'Brien asked to have vegetation maintained wherever possible. Mr. Nicholson said except for the driveway and house pad, the lot would remain wooded.

Mr. O'Brien asked for public comments.

Ms. Lynne Manke, 43 Robinwood Drive, concerned about erosion and asked to have vegetation remain. Mr. Nicholson said when he will take erosion control measures when he flags the trees to be saved. He will arrange to meet Ms. Manke on the site at that time. She asked if the siding will be like Robinwood since it has a Robinwood address. Mr. Nicholson said he isn't sure.

Mr. Bulger asked if there is a driveway to the existing home. Mr. Nicholson said there is a winding driveway.

Ms. Emily Capone, 14 Wildwood, asked if the large lot would be subdivided. Mr. O'Brien said a condition of approval will be that there be no additional subdivision. Mr. Nicholson said he would add a note to the map regarding no further subdivision.

Mr. O'Brien asked for Board comments.

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

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 offered Resolution #7, seconded by Mr. Bulger, to grant preliminary and final approval conditioned on the comments of Mr. Kemper, the ECC, and Clough, Harbour, and conditioned on there being no further subdivision. Ayes: Czub, Bulger, Marzola, Russell, O'Brien. Noes: None. Abstained: d'Amico.

Public Hearing 7:20 PM

[2001-007] **Elliot, Terrance** - Proposed (2) lot subdivision, Tanner Road - Preliminary public hearing and possible determination.

Mr. O'Brien called the public hearing to order. The Secretary read the public notice as published in the Daily Gazette on April 15, 2001.

Mr. Gil Van Guilder said the site, a 35.5 acre parcel on the westerly side of Tanner Road, will be subdivided into a 33 acre parcel in the rear and a 2.35 acre lot in front. He has added notes as requested by the ECC and Clough, Harbour. He said some obstructing vegetation on the road caused sight distance issues, but they were removed from the property. Mr. Van Guilder suggested that the Highway Department could clear vegetation on the neighbor's Town right-of-way. He said Creighton-Manning's traffic study offered that no mitigation is required.

Mr. O'Brien said a driveway sign is advisable. He suggested that Mr. Van Guilder talk to the neighbors regarding clearing of the vegetation at Mr. Elliot's expense.

Mr. Kemper had the following comments: 500' notices were sent on April 5, 2001. The Town of Clifton Park L-C Zone should be depicted on the plot plan. Town of Clifton Park Planning Department should be copied on any future correspondence with the D.E.C. The clearing limits for the project should be depicted on the plot plan. Common ingress and egress easement, farm, and lots using wells, note should be depicted on plot plan.

The ECC had the following comments: The following standard statement should be added to the plot plan: 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 ECC reiterates the following comments from the March 20th meeting: The ECC notes that the proposed driveway significantly impinges on the buffer zone of the wetlands. As proposed, The ECC recommends that this project not be approved

Mr. Grasso had the following comments: Given the extent of wetlands on the project site, measures to protect these resources from further incremental impacts should be proposed. A copy of the NYSDEC wetland permit for the driveway work on Lot #1 should be

submitted to our office. Adequate sight distance should be verified on Tanner Road at all possible driveway locations. If lot #2 will have its own separate driveway, adequate sight distance should also be verified for that drive location. In accordance with ITE “Guidelines for Driveway Design and Location”, the required sight distance for a 40 mph speed looking left should be 583 feet and for looking right should be 484 feet. The plan indicates 375 feet looking left after clearing and 480 feet looking right. As such, it does not appear that adequate sight distance will be available. Any required clearing should be appropriately detailed on the plans, together with the mechanism that will allow the future lot owner to restrict future obstructions within the required sight lines. The adequacy of the sight distance for northbound vehicle turning left into the driveway should also be verified. In accordance with the same reference, the required sight distance for passenger vehicles for a 40-mph speed is 370 feet. In accordance with New York State Department of Health Design Standards, at least two percolation tests and one deep test pit shall be performed within each of the proposed absorption areas with the bottom of the test holes at 24 to 30 inches below grade. If the soil investigations indicate limitations with respect to wastewater disposal system design, we recommend that final wastewater disposal system plans be submitted for review. Existing and proposed contours should be shown at 2-foot intervals and shown based on an accurate filed survey within the limits of proposed work. The final plans should include the Town’s standard note for address identification; the limit of L-C zoning district; and the stamp and signature of the design professional and land surveyor.

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

Mr. Bulger said he has concerns with the sight distance and is interested to hear what Clough, Harbour comes back with after they review sight distance.

Mr. Bulger moved, seconded by Ms. Czub, to close the public hearing. Mr. d’Amico opposed. The motion was approved.

Mr. d’Amico said he can not support this plan because it has so much disturbance. He asked if there is wetland disturbance or 100’ buffer disturbance. Mr. O’Brien asked Mr. Van Guilder to try and address Mr. d’Amico’s concerns. Mr. Van Guilder said the ACOE would consider this area to be upland, and the DEC has granted a wetlands permit.

Mr. O’Brien said he prefers to wait until trees are in bloom before making a sight distance determination. Mr. d’Amico asked if the driveway could be relocated. Mr. Van Guilder said the proposed driveway is better than other locations as far as sight distance is concerned.

Old Business

[2001-010] **Bobrow, Scott** - Proposed 34,062 square foot ice arena , Clifton Common - Preliminary site plan review.

Mr. Gil Van Guilder said the new arena will be open all year and the existing arena will

be open approximately six months of the year. The new arena will be more energy efficient, and have a water purification system. The exterior condensing unit will be air cooled and much quieter than the older system. The Town will bring utilities to within 10' of the building. Spruce trees will be planted on the west side of the building and around the condenser area. There will be additional plantings around the back of the building.

Mr. Kemper had the following comments: The S.C.P.B. declared that the project had no county wide inter community impact in a letter dated 3-16-01. Notices for the project were sent on 4-16-01. If additional lighting is proposed it should be downward. He said construction fence should be used instead of snow fencing.

Mr. Grasso had the following comments: We have reviewed the site plan for the above project, prepared by Gilbert VanGuilder & Associates, dated February 28, 2001 and offer the following comments: If the proposed building will require new water and sewer services, the design of those improvements should be detailed on the site plans. The applicant's consultant has indicated that the use of wall-pack style lighting is being considered. Due to uncontrolled glare, we do not recommend the use of wall-pack style fixtures. If additional lighting is warranted, sharp cut-off, downlight style fixtures should be used. Additional information should be provided regarding the noise levels generated by the condensing units located in close proximity to the existing playground. If warranted, appropriate noise attenuation screening should be provided to reduce noise impacts from the proposed condensing units. Additional landscaping such as spruces or pines should be provided in close proximity to the building to reduce its visual impact on the surrounding area.

The ECC had the following comments: The ECC reiterates the comments made at the March 20th meeting. The following standard statements should be added: The borders of all land that is to remain undisturbed shall be clearly marked on 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 and maintained at the initial phase of project. The applicant will control fugitive dust and debris during the construction/demolition phase of the project. The ECC also recommends that any new proposed exterior lighting shall be directional and limited.

Mr. O'Brien noted that the original arena did not come before the Planning Board. He asked what additional parking is proposed. Mr. Van Guilder said there is none proposed, and said the area will create additional use but it is mostly drop off and pickup. He cited two weekends in the early fall that could create a parking problem. Mr. O'Brien said he didn't want to sacrifice green space for parking for only two weekends, and asked for additional landscaping.

Mr. O'Brien asked for Board comments.

Mr. Russell said he researched the condenser unit and feels it is a good unit. He asked if the same type of construction fence would be used as was used on the Boscov's site. Mr.

Bobrow said it might be very expensive, and would try to have the building enclosed by the July 4th weekend. He said he is very safety conscious.

Mr. Bulger asked how long construction would take. Mr. Bobrow said approximately five months.

Ms. JoAnn Coons asked if the overhang over the concrete pad would remain and noted that ice slides off the overhang, creating a safety issue. Mr. Bobrow said that exit is meant to be used as an emergency exit only.

Mr. O'Brien said the plan looks good, and asked that construction fencing be considered. He said there are minor issues remaining.

Mr. d'Amico suggested that construction should be monitored and the fencing requirement should be evaluated.

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. Bulger moved, seconded by Mr. d'Amico, to grant preliminary and final site plan approval, conditioned on the comments of Mr. Kemper, the ECC, and Clough, Harbour. The motion was unanimously approved.

New Business:

[2001-015] **Giles, Keith and Kathleen** - Proposed (13) lot subdivision, Moe Road - Conceptual review.

Mr. Kevin Dailey said the 10 acre parcel will be subdivided into 13 lots. The residential homes will be similar in character to Berkshire Estates. He said he is proposing to move two fingers of wetlands and create a better wetland area.

He introduced Matt Lair, an engineer with Ingalls Smart Associates. Mr. Lair said .86 acres and .29 acres will be mitigated. He said sewer will extend from Berkshire Estates and water will run from Moe Road.

Mr. Kemper had the following comments: There are 2.6 acres of wetlands on the parcel, 1.01 of which will be eliminated. The disturbance seems significant. Has an ACOE wetland disturbance permit been applied, and if not then the Town of Clifton Park Planning Department should be copied on all correspondence with the ACOE. Who will own the proposed stormwater management area, if the Town then some sort of easement needs to be provided. Due to the proposed wetland disturbance and other environmental factors associated with the project a Full EAF should be submitted. The S.C.S.D.

submitted a letter that peak flow discharge rates should be submitted for review, and that a permit will need to be obtained by that office prior to any sewer infrastructure construction. A memo from Sheryl Reed stated that the street name should be provided for postal verification.

Mr. Grasso had the following comments: We have reviewed the concept plan and Short Environmental Assessment Form for the above project, prepared by Ingalls Smart Associates dated January 24, 2001 and offer the following comments: The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. Involved agencies are anticipated to include the following: Clifton Park Planning Board - Subdivision Approval, SCSD #1 - Sewer Connection Permit. In order to properly evaluate the potential environmental impacts associated with the proposed action we recommend the preparation of a full environmental assessment form. The zoning map indicates an L-C Land Conservation zoning district covering the southwest corner of the project site. The associated environmental feature and accurate limit of the L-C district boundary should be shown on the map. The applicant should verify if any of the wetlands on the site are jurisdictional by the NYSDEC. A letter from NYSDEC confirming this should be sent to the Town and our office for our files. The plan does not appear to adequately respect the existing wetlands within the project site and we are concerned with the potential drainage impacts associated with the loss of flood control functions these wetlands may currently provide. If the current plan is progressed, this lost storage should be accounted for in the sizing of the stormwater management system. The plan should provide a future access connection to the adjoining property to the west. In addition, consideration should be given to providing a pedestrian connection between the public lands to the north through the proposed development, to the adjoining property to the south. Assuming the property to the west and south is developed as previously contemplated, a desirable pedestrian connection could then be made between the residential developments to the north and the existing Town Park to the south. The proposed sanitary sewer main should be located in the center of the Town road in accordance with the typical town road section. The proposed cul-de-sac should be graded to drain to the outside of the cul-de-sac, thereby eliminating the need for curbing and drainage around the island. The plan should clarify if the sewer easement along the west side of the site is existing or proposed, and if the proposed connection to municipal sewer facilities will be by gravity or force main. The route of all proposed sewer improvements should also be shown. The plan indicates conceptual grading along Moe Road which would result in the elimination of the existing roadside drainage system and clearing all vegetation along Moe Road. We recommend the establishment of a no grading and no clearing buffer along Moe Road to reduce the potential for associated visual and drainage impacts. The existing water main along Moe Road should be shown. The plan indicates that the existing right-of-way may be only three rods wide (49.5 feet). This is inconsistent with current Town records that indicate that the right-of-way is four rods wide (66 feet). Clarification is requested. If records indicate the former, we recommend that the appropriate area be conveyed to the Town at no cost for future roadway improvements. The plan should provide vehicle access to the proposed stormwater management area for maintenance purposes and the ownership of the land containing the stormwater management area should be indicated. A stormwater

management report should be provided for review.

The ECC had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. Applicant should delineate all DEC Wetlands and indicate LC Zone. Applicant should provide a draft wetland mitigation plan which details proposed wetland to be created. The Applicant should provide a Stormwater Management Plan for review by the Town's Engineer and ECC. The following standard statement should be added to 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 may also be 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. The ECC notes that a major wetland disturbance occurs on proposed lots 3 and 4. The reconfiguration of the plan is necessary to reduce significant incursion.

Mr. Dailey said the Board may have to look at the value of saving poor wetlands or creating better wetlands. Mr. O'Brien said a better approach may be to limit the number of lots.

Mr. d'Amico asked what impact a swap in wetlands will have on adjoining properties. Mr. Dailey said it will not impact the neighbors. Mr. Lair said water will drain away from adjoining sites.

Mr. O'Brien said there is a lot of work to be done on this plan.

[2001-016] **Giffy's Bar-B-Q** - Proposed 3,000 square foot restaurant, 1739 Route 9 - Conceptual site plan review.

Mr. Tom Andress said Giffy's proposes to relocate from the Clifton Park Driving Range to the former Grogan Florist site. The 3,000 square foot facility will have a porch enclosure facing Route 9 for outdoor seating. The building will be board and batten construction. The dumpsters will be heavily screened.

Mr. O'Brien suggested if the 45 parking spaces weren't necessary, that some could be reserved for future parking.

Mr. Kemper had the following comments: A letter from S.C.S.D. stated that peak flow discharge rates need to be provided as well as a permit for hooking up to sewer system. He asked what are the proposed hours of operation. Due to significant drainage problems in this area a stormwater management report needs to be submitted. Provide more details on plantings. A memo from Sheryl Reed stating that fire flow or variance should be provided.

Mr. Grasso had the following comments: We have reviewed the concept plan for the above project, prepared by ABD Engineers and Surveyors, dated April 4, 2001 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 anticipated to include the following: Clifton Park Planning Board -Site Plan Approval, Saratoga County Planning Board - Section 239 Referral, NYSDOT - Curb Cut Permit, Utility Work Permit, SCSD #1 - Sewer Connection Permit, Site Plan Approval. In order to eliminate the dead-end parking, we recommend that the proposed building be shifted closer to Route 9 in order to allow all the proposed parking to be located to the side and rear of the building. In order to provide effective access management along this arterial road, consideration should be given to providing a shared access arrangement with one of the adjoining properties. The plan should indicate the location of the driveways on the adjoining parcels. In accordance with Section 208-40 of the zoning regulations, the property margins from the front building line to the rear property line shall be planted with trees and shrubs for a width not less than ten feet. It does not appear this requirement is met.

The ECC had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. The Applicant should submit a Stormwater Management Plan for review by the Town's Engineer and ECC. Lighting should be directional and limited.

Mr. d'Amico asked if there would be an entrance from the outdoor area, and access from the patio. Mr. Andress said there would. Mr. Russell thought giving the deck a southern exposure might be more pleasing and help with parking issues. Mr. Andress said given the proximity of the BBQ pit, the southern exposure would not be good.

Mr. d'Amico asked if the Route 9 improvements would come this far south. Mr. Andress said he didn't know, but doubted that it would. Mr. O'Brien said it might be good to check with NYS as to whether the road would be widened in this area.

[2001-017] **Crab Apple Farm, Inc.** - Proposed 1,400 square foot greenhouse, 857 Main Street, Jonesville - Conceptual site plan review.

Mr. Gil Van Guilder said the multiple use facility was once a feed store, hardware business. It is currently used as a distribution center for an invisible fence company, a café, country store and seasonal greenhouse facility. The owners want to create a greenhouse and a restaurant with seating for 58 patrons. The existing gravel parking will remain as is, and is supported by the Historical Commission. He noted that gravel parking can not be delineated. Handicap spaces and the entrance to the building will be paved. The traffic will be one way around the building. The site will utilize CK Sanitary sewer and Clifton Park Water Authority water.

Mr. O'Brien asked if there is a fence along the railroad property, and if not it should be required. Mr. Van Guilder said a fence does not exist.

Mr. Kemper had the following comments: 500' notices were sent on April 5, 2001. Wall pack units should be placed on poles. A memo from Sheryl Reed asked that a minimum of 15' distance separation be provided between the proposed greenhouses and all adjacent

wood frame buildings. Note that the existing wood frame building must only be utilized for low hazard occupancy to meet the distance separation of 15'. If the use changes, the distance separation increases per the NYS Uniform Fire Prevention and Building Code.

Mr. O'Brien asked if variances are required. Mr. Kemper said the applicant needs two variances and they have applied to the Zoning Board of Appeals.

Mr. Grasso had the following comments: We have reviewed the concept plan for the above project, prepared by Gilbert VanGuilder & Associates dated April 3, 2001 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 anticipated to include the following: Clifton Park Planning Board - Site Plan Approval. The zoning map indicates an L-C Land Conservation zoning district crossing through and covering most of the project site. The associated environmental feature and actual boundaries of the L-C district should be accurately shown on the plan to determine the potential environmental impacts, appropriate permits and/or variances required. Although restaurants are allowed within the B-3 Neighborhood Business zoning district, restaurants are restricted in this zone if they will be within 300 feet of an adjoining residential district, and it appears that a residential district is within this distance to the south. As such, the exact limits of the residential district should be shown with the applicable 300-foot setback to determine if the proposed use expansion will require a variance. Given the limited area on site to accommodate the proposed multiple uses, we are concerned with the ability of the site to accommodate the site's parking needs and appropriately designed wastewater disposal system. As such, additional information should be provided regarding the current and expanded restaurant use and wastewater disposal system design. The plan does not appear to provide adequate accessibility for emergency apparatus. The required accessibility requirements should be sought from the Chief of the Bureau of Fire Prevention. In accordance with Section 208-98 of the zoning code, no building or part of the building shall extend nearer to the centerline of Main Street than 130 feet. This setback should be shown on the plan. The parking requirement for restaurants is one space for every three seats or one space per 75 square feet of floor area, whichever is greater. Based on a maximum of 58 seats, twenty spaces would be required and 25 are indicated. The square footage of the building should be indicated to verify the appropriate number of required spaces. In addition, the plan indicates that the parking area will be graveled and indicates nine-foot wide spaces. This width is not appropriate for graveled or crushed stone surfaces due to non-delineated spaces. Although paved and striped parking is always recommended, if graveled or stone spaces continues to be proposed, the anticipated parking space size should be no less than twelve feet wide. At a minimum, we recommend that the entrance drive and handicapped parking area be paved. The existing method of water supply and wastewater disposal should be shown on the plan. The plan should clarify if the wall pack lights shown on the plan are existing or proposed. If they are proposed, they should be replaced by either residential lantern style or downlight style lighting.

Mr. Bulger asked if parking on gravel is acceptable. Mr. Russell asked if the spaces are 9 1/2' wide. Mr. Grasso said gravel parking spaces are acceptable but should be planned to

be 12' wide.

Mr. Alverigni, of the Historical Commission said they would prefer concrete instead of asphalt for the loading area.

Mr. d'Amico asked if the rear of the building is adequately lit. Mr. Van Guilder said the building should be lit on all sides.

The ECC had the following comments: The ECC has reviewed the project information and offers the following comments and recommendations. The Applicant should incorporate lighting that is directional and limited. The Applicant should place contour lines on plan to display existing topography.

The following standard statement should be added to the plot plan: The Applicant will control fugitive dust and debris during the construction/demolition phase of the project.

Discussion:

Church of Jesus Christ Latter Day Saints: Mr. O'Brien said the points made by Mr. Frank Griggs were very reasonable and the church should be held accountable. Eight additional spruces, 14' high, will be added.

Amerada Hess: Mr. Nicholson has asked to have the color of the dumpster changed, and said he will be bringing in samples.

Minutes Approval:

Mr. Bulger moved, seconded by Mr. Marzola to approve the minutes of April 10, 2001 as written. The motion was unanimously approved.

Ms. Czub moved, seconded by Mr. Bulger, to adjourn. The motion was unanimously approved. The meeting was adjourned at 9:30 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 #6

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 April 24, 2001, at 7:10 P.M. there were:

Present: K. O'Brien, B. Czub, S. Bulger, J. Marzola, J. Russell

Mr. O'Brien offered Resolution #6 and Mr. Bulger seconded, and

Whereas, an application has been made to this Board by Charles and Geraldine Spetla for a (3) lot subdivision, Route 146A, and

Whereas, pursuant to Section 276 of the Town Law a public hearing was advertised and was held on April 24, 2001 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 Charles and Geraldine Spetla - (3) lot subdivision, Route 146A, is hereby granted preliminary and final approval, conditioned on the comments of Mr. Kemper, the ECC, and conditioned on having no additional curb cuts for any future development.

RESOLUTION #6 passed 4/24/01

Ayes: Czub, Bulger, Marzola, Russell, O'Brien.

Noes: None

Kevin O'Brien
Chairman

Resolution #7

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 April 24, 2001, at 7:10 P.M. there were:

Present: K. O'Brien, B. Czub, S. Bulger, J. Marzola, J. Russell, and R. d'Amico who arrived at 7:25 PM

Mr. O'Brien offered Resolution #7 and Mr. Bulger seconded, and

Whereas, an application has been made to this Board by Charles Hepburn for a (2) lot subdivision, Bruno Road, and

Whereas, pursuant to Section 276 of the Town Law a public hearing was advertised and was held on April 24, 2001 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 Charles Hepburn - (2) lot subdivision, Bruno Road, is hereby granted preliminary and final approval conditioned on the comments of Mr. Kemper, the ECC, and Clough, Harbour, and conditioned on there being no further subdivision.

RESOLUTION #7 passed 4/24/01

Ayes: Czub, Bulger, Marzola, Russell, O'Brien.

Abstained: d'Amico

Noes: None

Kevin O'Brien
Chairman