

Clifton Park Planning Board Meeting Minutes

March 23, 2004

Those present at the March 23, 2004 Planning Board meeting were:

Planning Board: S. Bulger, Chairman, R. d'Amico, T. Karam, J. Larkin, J. Marzola, S. Pace, J. Russell

Absent: None

Those also present: J. Kemper, Director of Planning, M. Bianchino, Clough, Harbour, and Associates, M. O'Brien, Environmental Specialist, P. Pelagalli, Counsel

Mr. Bulger, Chairman, called the meeting to order at 7:10p.m.

Public Hearings:

No public hearings were scheduled for this evening's meeting.

Old Business:

[2002-061] Southwick Meadows (Lands of the Estate of Howard D. Hoffman, Sr.) – Proposed (115) lot cluster subdivision, Crescent Road and VanVranken Road – Final review and possible determination.

Mr. Lynn Sipperly, consultant for the applicant, presented this project plan for the Board's review, explaining that the revised plans reflect comments and recommendations from citizens, Board members, Clough, Harbour, and Associates, and Town officials. He listed the significant changes that have been made to the plans. The height of the berm has been increased to 12-15 feet and a significant number of plantings have been added. The cluster design allows for the establishment of four areas of open space that will be maintained by a homeowners' association and four areas that will be conveyed to the Town. He reported that there will be no development of the isolated 10 acre parcel that was also owned by Hoffman. An 8-foot wide multi-use pathway will be constructed from Brighton Drive west on Crescent Road and south along VanVranken Road: this totals 4,000-5,000 feet of pathway. The proposal calls for 7,150 linear feet of paved roadway comprising five new streets. Mr. Sipperly noted that the cluster design allows most of the lots to back to open space. He described the proposed sewer connection, emphasizing that existing trees will not be damaged during the installation and connection process. The pump station has been relocated further from VanVranken Road and landscaping will be added to screen that site. A street light will be installed at the intersections with existing roads. Mr. Sipperly explained that the applicant will comply with all comments and recommendations offered by the Town and its engineers.

Mr. Kemper explained that this project was last considered by the Board on September 9, 2003 at which time the applicant was granted preliminary approval. A negative declaration pursuant to SEQRA was also issued at that time. The building envelopes and house locations should be illustrated on the plans that are submitted for stamping. Descriptions for all drainage easements, rights-of-way, and open space should be submitted for review. A note depicting the limits of the hours of construction on the site should be placed on the plans. Wetland species plants should be placed in the stormwater management areas. The erosion control measures need to be clearly illustrated on the plans. The type of erosion control measures must be indicated on the plans. The stub streets need to be labeled as possible future roadways. This information should also be placed in the deeds for all properties bordering such streets. A signoff will be required from Sheryl Reed for postal addresses. Signoffs will also be required from the Saratoga County Sewer District and the Clifton Park Water Authority. A SCDPW work permit must be provided. The multi-use path to the east of Ashford Drive should be moved to the right-of-way so that it can be extended in the future. The multi-use pathway on the parcel along VanVranken should be extended out to Grissom Drive. A signoff must be received from SHPO. The size of the plantings along the berm should be increased to 2.5" caliper for deciduous and 7 foot height for evergreens. Signs should be placed on the roadways to depict the route to take to access the public open space/HOA parcel. Mr. Kemper reported that he was in receipt of a memo from Eric Hamilton, Chairman of the Trails Advisory Committee, which stated the following: "The proposed trails left to the Town on the Homeowners' Association land is less than acceptable. The Town needs trails to be part of the initial infrastructure including connection to the Forest Pointe/Foxwood areas and the Grissom Road Trail."

Mr. Bianchino reported that Clough, Harbour, and Associates reviewed the final subdivision plans for this project that were last revised on March 3, 2004. He requested that a revised stormwater management report be submitted for review. Several comments from the firm's September 5, 2003 comment letter remain to be addressed and additional comments have been provided regarding the revised plans. The plans do not indicate that a subsurface investigation program has been completed along the proposed roadways. This program should be completed to determine ground water levels and the presence of poor soil conditions. The construction details should include provisions to address these conditions if they exist. It was previously recommended that the New York State Office of Parks, Recreation and Historic Preservation review the project to determine if potential impacts were indicated. Copies of their determination should be sent to the Town and to Clough, Harbour, and Associates. The crest vertical curves proposed on Brighton Drive and Kensington Way do not provide adequate stopping sight distance. The curves as proposed provide approximately 140 feet of stopping sight distance. Based on a thirty mile per hour speed limit, two hundred feet of sight distance is required. Copies of the approval of the sewer system by Saratoga County Sewer District #1 should be sent to the Town and to the Town engineer. The multi-use pathway along the route of the force main should be ten feet wide if it will be used by the Saratoga County Sewer District personnel for maintenance of the line.

Mr. Bianchino offered the following additional comments. The elevations of the pump station components should be indicated on the detail. Details of the force main air release and access manholes should be provided and identified on the plan. The off site plan and profile of the force main should indicate the areas to be directional bored. A detail should be provided for the stream crossing. The size of the deciduous trees should be 2 ½" caliper minimum and the evergreen trees should be a seven foot minimum height. Additional deciduous trees should be added to the proposed berm along Crescent and VanVranken Roads. A revised stormwater management report and pollution prevention plan should be submitted for review.

Mr. O'Brien, Environmental Specialist, requested, on behalf of the ECC, that the following statements be added to the plot plan below a title reading ECC Standard Statements.

- 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.
- 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 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. Russell recognized the final plan as a substantial improvement over the initial application and Mr. Bulger offered thanks to the applicant and Mr. Sipperly for working with the Town to create an attractive development plan that protects natural resources and contributes a significant link to the town-wide pathway network. In response to Mr. Bulger's questions concerning the hours of construction, Mr. Kemper stated that contractors may work between 7:00a.m. to 6:00p.m. weekdays and from 9:00a.m. to 4:00p.m. on Saturdays; no work is permitted on Sundays. Mr. Sipperly speculated that the project would be developed over a 3-4 year period. He anticipates that Phase I would include construction of the court yard homes. Mr. d'Amico suggested that development on the parcels to the east may provide an opportunity for additional pathway development. He also expressed his appreciation to the applicant for providing increased screening along existing roadways. Mr. Karam's concerns regarding impacts to delineated wetlands were alleviated when Mr. Sipperly explained that deed restrictions would prevent encroachment and wetland disturbance.

Mr. d'Amico offered Resolution #9, seconded by Mr. Russell, to grant final subdivision approval to this application conditioned upon the comments offered by Mr. Kemper, the ECC, and by Clough, Harbour, and Associates.

New Business:

[2004-011] Amedore Homes (Formerly Beck), - Proposed (30) lot subdivision, 1262 Route 146-Conceptual subdivision review.

Mr. Gavin Vuillaume, consultant for the applicant, presented this application that calls for the subdivision of 25.84 acres of land in an R-1 zone on the south side of NYS Route 146 approximately $\frac{3}{4}$ mile west of Vischer Ferry Road and $\frac{1}{2}$ mile east of Miller Road. The project proposes the creation of thirty single family residential lots. Access to the subdivision will be from two curb cuts along Route 146. Approximately 2,200 linear feet of roadway will be required to serve the home sites. The project will be served by public water and sewer. Stormwater will be managed on site. Mr. Vuillaume estimates that the L-C zone area encompasses 5.18 acres of the development parcel.

Mr. Kemper explained that the proposed project lies within Vischer Ferry Road Corridor Study Area. As such, the project will be required to pay the CIP Fees and conform to the Findings Statement. The density requirement in the study area is 40,000 S.F. In order to calculate the correct density, all of the NYSDEC and ACOE wetlands must be delineated on the parcel. A signoff will be required from NYSDOT for the curb cut to NYS Route 146. The view from Route 146 should be taken into account with further design layouts for the site. The applicant should consider submitting a cluster layout for the subdivision. The specific location of the stream should be verified so that the L-C Zone associated with the stream can be correctly depicted on the plans. Multi-use paths must be included on the plans and, in addition, a connection to the Park Lane trail system should be depicted on the plans. This is a Type 1 action under SEQRA: involved agencies include NYSDEC, NYSDOH, SCPB, CPWA, SCSD and SHPO. A Full Environmental Assessment Form needs to be prepared. Several lots contain unacceptable amounts of wetlands or wetland buffers: these lots should be eliminated. Mr. Kemper received a memo from Eric Hamilton, Trails Advisory Committee Chairman, that stated the following: "The Trails Advisory Committee has reviewed the plans for the above mentioned subdivision and offers the following comments: a connection is needed from the cul-de-sac on the end of proposed public road A across the wetland area to connect into the development and the "stub trail" in Park Lane Estates; this area at the end of Public Road A would also be a good area for drainage infrastructure."

Mr. Bianchino, reported that Clough, Harbour, and Associates reviewed this conceptual subdivision plan and offered the following comments. The subject property is located within the Vischer Ferry Road Corridor GEIS Study Area. If development of the project is deemed to be in conformance with the Statement of Findings, a negative declaration pursuant to SEQR may be appropriate. The applicant should contribute to the mitigation fees established in the Vischer Ferry Corridor GEIS and Capital Improvement Plan. Estimates of the C.I.P. fees are as follows:

- Transportation 30 Trips x \$268/Trip = \$ 8,040
- Sanitary Sewer 30 EDU's x \$3,314/EDU = \$ 99,420
- Water Distribution 30 EDU's x \$1,728/EDU = \$ 51,840
- GEIS Preparation 30 EDU's x \$310/EDU = \$ 9,300

• CIP Preparation 30 EDU's x \$ 49/EDU = \$ 1,470
Total: = \$170,070

The proposed project appears to be a Type 1 action pursuant to SEQRA, and as such, coordinated review is required. Involved agencies are expected to include the following: Clifton Park Planning Board – Subdivision Plan Approval; Saratoga County Sewer District – Sewer Connection Permit; Clifton Park Water Authority – Water Connection Permit; NYSDEC – Wastewater Disposal System Approval; NYSDOH – Water Supply System Approval; Saratoga County Planning Board – Section 239 referral; NYSDOT – Highway Work Permit.

The Vischer Ferry Road Corridor contains an overlay zoning district that limits density to one lot per 40,000 square feet of area, excluding any NYSDEC and federal wetland areas. The maximum allowable density, therefore, can only be determined after the wetlands have been delineated and the delineations approved by the NYSDEC and Army Corps of Engineers. The proposed layout is a conventional subdivision layout in accordance with current subdivision design standards. Mr. Bianchino recommended that the applicant investigate the possibility of a cluster subdivision that includes the following creative design principals: preservation of significant corridors of open space and interconnected corridors between adjacent developments; minimal subdivision of wetlands; no lots developed along any collector roads; cluster layouts with reduced roadway widths and smaller lot sizes.

Mr. Bianchino offered several additional comments. In order to provide access management along the NYS Route 146 corridor which is undoubtedly the most important arterial collector road in the Town of Clifton Park, the engineering firm strongly discouraged two Town road access points on NYS Route 146. He recommended that the applicant obtain comments from NYSDOT. Any comments received should be forwarded to Clough, Harbour, and Associates for their review. According to Section 208-98 of the Town Zoning Code, no building shall extend nearer to the centerline of Route 146 than 100 feet in a residential district: the building setback lines along Route 146 should be revised accordingly. In accordance with the Statement of Findings, any aquifer recharge areas within the site should be identified and afforded proper protection. The Statement of Findings also states that projects within the corridor shall provide multi-use pathways to encourage non-motorized transportation throughout the corridor. These should be incorporated into the development plans. In accordance with the Statement of Findings, a Stage 1B Archeological Investigation should be conducted within areas proposed for development. The Statement of Findings indicates that view sheds should be retained by the preservation and/or establishment of vegetative buffers and clustering. The plan as proposed does not adequately minimize visual impacts of the project from NYS Route 146. The proposed water supply system should include a connection to the existing water main along Miller Road. A Full Environmental Assessment Form should be submitted for review. The locations of existing homes and driveways across from the proposed intersections should be shown on the plan to evaluate the impact of vehicle headlights entering and exiting the proposed development.

Mr. O'Brien, Environmental Specialist, reported that, after reviewing the project, the ECC offered the following comments. In the absence of NYSDEC Wetlands, the delineated 100 foot buffer may be reduced to 50 feet per the Clifton Park Town Code. The potential for federal wetlands exists on the parcel. The applicant should investigate the area and document any federal wetlands found during the investigation.

Mr. Vuillaume presented an alternative plan for the Board's consideration. Mr. Larkin observed that the amount of developable land had increased on the revised plan. Mr. Vuillaume explained that the L-C zone area had been decreased in accordance with the 50' required buffer from the regulated stream. He explained that, as the weather improves, more accurate wetland delineations will be possible. Mr. Russell suggested that the entrance be aligned with the Sterling Heights subdivision access; however, observation of the GIS aerial views indicated that the distance between the two developments is too great. Mr. Marzola recommended that the applicant consider designing a cluster plan since he believes that substantial greenspace along NYS Route 146 would be desirable. Mr. Larkin asked if it would be possible to eliminate the western most access when (and if) the adjacent parcel was developed. This would limit the number of curb cuts on this main arterial. Mr. d'Amico supported this recommendation, stating that he would support a single access from Route 146. He also encouraged the applicant to provide substantial landscaping along the state highway to minimize visual impacts. He further encouraged the applicant to consider reorienting the homes to prevent travelers from viewing the sides of houses and backyards. Board members discussed the viability of approving a single access onto Route 146, possible future connections to developable land to the west, and the possible locations for installation of multi-use pathway connections. Board members agreed that the items of concern would be more adequately addressed as the wetlands are more clearly defined and an alternative cluster plan is prepared.

[2004-012] Galick, Lewis and Eva – Proposed (53) lot subdivision – Miller Road – Conceptual subdivision review.

Mr. Gavin Vuillaume, consultant for the applicant, described this subdivision proposal that calls for the division of 55.76 acres of land in an R-1 zone into 53 single-family residential lots. The property is located on east side of Miller Road across from the entrance to the Settler's Hill subdivision. The proposed subdivision will have access from Miller Road on the west and connect to the existing Oaks subdivision on the east. The project will connect to both public sewer and water, and stormwater will be managed on site. Though a preliminary wetland evaluation indicates that there is approximately 4.64 acres of wetland on the site, Mr. Vuillaume stated that a more comprehensive delineation may result in the identification of additional wetlands and buffer areas.

Mr. Kemper explained that this project is located in Vischer Ferry Road Corridor Study Area. As such, the project will be required to pay applicable CIP Fees and conform to the Findings Statement. The density requirement in the study area is 40,000 S.F. In order to calculate the correct density, all of the NYSDEC and ACOE wetlands must be accurately delineated on the parcel. A multi-use pathway should be incorporated into the subdivision

proposal. This is a Type 1 action under SEQRA. Involved agencies include the following: NYSDEC; NYSDOH; SCPB; CPWA; SCSD; SHPO. A Full Environmental Assessment Form needs to be prepared. Mr. Kemper reported receipt of a memo from Eric Hamilton, Trails Advisory Committee Chairman, which asked the Board to consider requiring the installation of a trail connection to the stub trail in the Oaks that ends at the Lindsey Farm property boundary and other connections to the Clifton Park Center Trail that could be included in the initial infrastructure.

Mr. Bianchino reported that a review of the concept subdivision plan for this project resulted in the following comments. The subject property is located within the Vischer Ferry Road Corridor GEIS Study Area. If development of the project is deemed to be in conformance with the Statement of Findings, then a negative declaration pursuant to SEQR may be appropriate. The applicant should contribute to the mitigation fees established in the Vischer Ferry Road Corridor GEIS and Capital Improvement Plan. Estimates of the C.I.P. fees are as follows:

- Transportation 53 Trips x \$268/Trip =\$ 14,204
 - Sanitary Sewer 53 EDU's x \$3,314/EDU =\$175,642
 - Water Distribution 53 EDU's x \$1,728/EDU =\$ 91,584
 - GEIS Preparation 53 EDU's x \$310/EDU =\$ 16,430
 - CIP Preparation 53 EDU's x \$ 49/EDU =\$ 2,597
- Total: = \$300,457

Mr. Bianchino also observed that the proposed project appears to be a Type 1 action pursuant to SEQRA, and as such, coordinated review is required. Involved agencies are expected to include the following: Clifton Park Planning Board – Subdivision Plan Approval; Saratoga County Sewer District – Sewer Connection Permit; Clifton Park Water Authority – Water Connection Permit; NYSDEC – Wastewater Disposal System Approval; NYSDOH – Water Supply System Approval.

The proposed layout is a conventional subdivision layout in accordance with current subdivision design standards, however, it is recommended that the applicant investigate the possibility of a cluster subdivision that includes the following creative design principals: preservation of significant corridors of open space and interconnected corridors between adjacent developments; minimal subdivision of wetlands; no lots developed along any collector roads; cluster layouts with reduced roadway widths and smaller lot sizes.

Mr. Bianchino offered the following additional comments. The Vischer Ferry Road Corridor contains an overlay zoning district that limits density to one lot per 40,000 square feet of area, excluding any NYSDEC and federal wetland areas. The maximum allowable density, therefore, can only be determined after the wetlands have been delineated and the delineations have been approved by NYSDEC and the Army Corps of Engineers. Miller Road is identified in the Town of Clifton Park Trails Master Plan as a road recommended for pedestrian improvements. In order to accommodate these improvements which are required to address the cumulative impacts of development in

the area, the conveyance of an additional ten feet of right-of-way along the project's road frontage is recommended. The sight distance along Miller Road should be verified. In accordance with the Statement of Findings, any aquifer recharge areas within the site should be identified and afforded proper protection. The Statement of Findings states that projects within the corridor shall provide multi-use pathways to encourage non-motorized transportation throughout the corridor. These should be incorporated into the development plans. In accordance with the Statement of Findings, a Stage 1B Archeological Investigation should be conducted within areas proposed for development. The Statement of Findings indicates that view sheds should be retained by the preservation and/or establishment of vegetative buffers and clustering. The plan as proposed does not adequately minimize visual impacts of the project from Miller Road. Due to the presence of wetlands and buffer zones, lots #4, #5, #14, #15, #16, #17, #38, #41, #45 and #46 do not appear suitable for development. The proposed water supply system should include a connection to the existing water main along Miller Road. A Full Environmental Assessment Form should be submitted for review. The limits of the Land Conservation zoning district and building setback line from Miller Road should be shown on the plan. Future plan submittals should include the names of adjacent land owners.

Mr. O'Brien, Environmental Specialist, reported that the ECC offered the following comments on this application. The applicant must determine the status of the wetlands located on the property (Federal, Isolated, or DEC). He also noted that the ECC has concerns with several lots as drawn. Lots #4, 5, 40, and 41 as drawn have restrictions that will impact future homeowners. The applicant is encouraged to redraw lot lines to reduce potential intrusion to the L-C zone.

Board members offered several comments on the project plan. Mr. Bulger commented that though he recognizes that the project will change when the wetlands are clearly delineated, the applicant might consider increasing the lot sizes in the area adjacent to The Oaks subdivision since homes in that subdivision are generally larger, estate-type residences. Mr. Karam asked that natural vegetation along Miller Road be preserved to the greatest extent possible to minimize visual impacts along Miller Road. Mr. Russell advised the applicant to consider the existing driveways that access the proposed road connecting this subdivision with The Oaks. Board members encouraged the applicant to establish buffers between this subdivision and The Oaks and along Miller Road. They also requested the preparation of a traffic study.

[2004-013] Independent Wireless One – Proposed Co-location on CPWA water tower – Conceptual site plan review.

Mr. Mike Cusack, representative for Independent Wireless One, presented this application for the Board's review. While he acknowledged that approval from the Zoning Board of Appeals for an area variance was a "problem to be solved," he explained that the Sprint Wireless network required the placement of transmission equipment within the Knolltop subdivision and along Miller Road to enhance its coverage area. He noted that the technology employed by the Sprint company involved low power equipment that required close proximity of users to the transmitters. In support of his

application, he provided each Board member with a map entitled "Sprint PCS Targeted Coverage/Performance Improvement Areas in Clifton Park." He also submitted a topographical map that illustrated the benefits of locating equipment as proposed. He argued that co-locating equipment on existing towers or structures limited the number of additional towers and met the objective of providing cellular service to less populated areas. Describing the necessary components of the project, he reported that the plan required that installation of a 9'x12' concrete pad at the base of the tower, cabling to the antennas within the water tank, and the installation of the antennas themselves.

Mr. Cusack believes that Independent Wireless One can adequately address the concerns of the Knolltop residents. These concerns are identified as inadequate landscaping at the water tower site, site clean up following the installation of equipment, and the testing of generators at unacceptable times.

Mr. Kemper explained that this project does not meet the required setback from a residential structure for telecommunication towers. A variance will be necessary from the Zoning Board of Appeals prior to any Planning Board action. Mr. Kemper received a memo from Don Clemens which stated the following: "The application from Independent Wireless One that proposed co-location on CPWA water tower will require a variance from 208-95B(2)(c)1 from the required 500' separation from a dwelling. The proposal appears to be approximately 150' from existing dwellings. The exact variance should be determined and application filed for the area variance." The Saratoga County Planning Board reviewed the project on March 18, 2004 and approved the application. The applicant has submitted the required \$2,500.00 for establishment of an escrow account that will be used for engineering review of the application.

Mr. O'Brien, Environmental Specialist, reported that ECC offered the following comment regarding this application. If hazardous materials will be stored on-site, the applicant must submit a plan addressing handling and storage and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored.

Mr. Bulger, in accordance with the advice offered Mr. Pelagalli, noted that the Planning Board may not act on this application before the Zoning Board issues an approval for the area variance. Mr. d'Amico remarked that the applicant, by executing a lease agreement with the Clifton Park Water Authority, was subject to all Water Authority restrictions. He also commented that future corporate consolidations among cellular providers may limit the number of proposed new towers and co-location requests and that equipment installed now may be capable of being "enhanced" in the future. Mr. Russell commented that the gate at the Miller Road site near the multi-use pathway may create a dangerous situation for those using the path. He recommended that the antennas be painted to blend with the color of the water towers.

Minutes Approval:

Mr. Bulger moved, seconded by Ms. Pace, approval of the minutes of March 9, 2004 as written. Ayes: Larkin, Pace, d'Amico, Karam, Russell, Bulger. Noes: None. Abstained:

Marzola.

Discussion Items:

Mr. Kemper presented two discussion items to the Board for consideration. The first was an architectural rendering of the proposed retail building at 1728 Route 9. Though members found Mr. Bardakjian's presentation an improvement over former submissions, they requested that samples of proposed building materials and colors be provided. The second item concerned an application submitted for Zoning Board approval. The local representative of Nationwide Insurance intends to re-locate his office to available space above the Borders store on Southside Drive. He has requested approval for two identification signs. One would be located along Southside Drive; the other along NYS Route 146. Though Board members found the sign location on Southside Drive acceptable, they rejected the proposal to place a sign facing Route 146.

Mr. Bulger moved, seconded by Ms. Pace, adjournment of the meeting at 8:50p.m. The motion was unanimously carried. The next meeting of the Planning Board is scheduled for April 13, 2004.

Respectfully submitted, Janis L. Dean, 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, Lou Renzi, 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 #9
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 March 23, 2004, there were:

Present: S. Bulger, Chairman, R. d'Amico, J. Larkin, T. Karam, J. Marzola, J. Russell, S. Pace

Absent: None

Mr. d'Amico offered Resolution #9, and Mr. Russell seconded, and

Whereas, an application has been made to this Board by Elias Weis, for approval of a subdivision entitled Southwick Meadows consisting of (115) lots;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on August 12, 2003 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 on September 9, 2003, 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 subdivision plat entitled Southwick Meadows consisting of (115) lots is hereby granted final approval conditioned upon satisfaction of the comments offered by Mr. Kemper, the ECC, and Clough, Harbour, and Associates.

Resolution #9 passed 3/23/04

Ayes: Larkin, Pace, d'Amico, Karam, Russell, Bulger

Noes: None

Abstained: Marzola

Steven Bulger,
Chairman