

**Clifton Park Planning Board Meeting Minutes
October 24, 2006**

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Those present at the October 24, 2006 Planning Board meeting were:

Planning Board: S. Hughes, T. Karam, A. Kramer, J. Larkin, S. Pace, J. Russell

S. Bulger, Chairman, arrived at the meeting at 7:55p.m. during consideration of the Rolling Meadows application

Those absent were: None

Those also present were: K. Maynard, Director of Planning;

J. Grasso, Clough, Harbour and Associates;

M. O'Brien, Environmental Specialist;

P. Pelagalli, Counsel

J. Dean, Secretary

Mr. Karam, Vice-Chairman, called the meeting to order at 7:10p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Public Hearings

There were no public hearings scheduled for this meeting.

Old Business

[2006-034] **Parkside Covenant Church** – Proposed 9,500 SF church, 14 Jarose Place – Preliminary site plan review and possible determination.

Mr. Tom Andress, consultant for the applicant, presented this application that remains generally as presented at the September 13, 2006 meeting. The plan calls for two access points on Jarose Place. The building's entranceway has been redesigned to face the roadway. In response to Board comments, the number of parking spaces to be installed has been reduced to 104: the applicant proposes land-banking 29 spaces to the

southeastern portion of the site. Should the additional spaces be needed, the Building Department will review the plan and authorize the installation. A 25' no-cut buffer has been shown along the western property line. The building will be served by municipal water and sewer services and sprinklers will be installed in the building. Stormwater will be directed to the south of the site. Mr. Paul McCart, Pastor, provided colored façade renderings of the proposed church for the Board's consideration.

Ms. Maynard read the comments prepared by the Planning Department. This application remains generally as presented at the September 13, 2006 meeting at which time the Board found the larger church acceptable for the site. The Special Use Permit granted on May 29, 2002 was for a 12,000 SF church: this approval remains valid since the square footage of the church is less than that considered for the original permit. The site plan now shows 104 paved parking spaces rather than the 130 spaces shown on the initial plan. This appears reasonable since the 29 land-banked spaces will remain as greenspace until their use is warranted. The 25' no cut buffer is shown on the plan. The row of 12 evergreens that was to be planted at the clearing limit line on the original plan to screen headlights should be included on the first sheet as well as on the landscaping plan. The Saratoga County Planning Board approved this application at its September 21, 2006 meeting without comment. Colored façade renderings must be included with final plans submitted for stamping. Final sign-offs will be required from Clough, Harbour, and Associates, the Clifton Park Water Authority, and the Saratoga County Sewer District. 500' notifications were sent on October 3, 2006.

Mr. Steve Myers, Director of Building and Development, provided several comments regarding this application. He notes that erosion and sediment control measures appear inadequate and questions the reason for the clearing limit line on the west side of the site to be located beyond the 25' no cut buffer limit. The subsurface drainage at the parking lot edge may be insufficient to handle runoff. Discharge of subsurface drainage into designated wetland areas should not be allowed – especially since a storm sewer system exists along the road. The grading plan shows low areas graded into the lawn areas toward the southwestern corner of the site. The consultant was asked to discuss these issues with the Director of the Department of Building and Development.

Mr. Grasso reported that Clough, Harbour, and Associates reviewed the revised plan submitted for preliminary site plan consideration. The issued concerning possible expansion of the Special Use Permit has been resolved. The number of permanent parking spaces has been reduced from the 130 proposed on the concept plan to 104 on the current plan. The preliminary plan also includes 29 “banked” parking spaces. Based on the proposed size and use of the building, 71 parking spaces are required. It is

recommended that a note be placed on the plan stating that the construction of the banked spaces shall be completed at the direction of the Code Enforcement Officer. It is recommended that the light on the western edge of the banked parking be relocated to the island at the end of the parking to be constructed at this time. Concerns have been raised regarding the amount of clearing that will be required along the westerly side of the parcel. The plans indicate that the area between the proposed church and this property line will be used for lawn and recreation. The plans indicate that a 25 foot wide no-cut buffer will be maintained along this property line. The plans also show a large lawn/recreation area on the north side of the building. Based on the concerns noted along the westerly property line, the applicant should consider reducing the amount of clearing in this area with a corresponding decrease in the lawn area. In order to provide appreciable screening of a commercial use in a residential area, it is recommended that a minimum buffer of fifty feet be provided. Based on the proposed grading plan, it appears that storm water runoff along the west side of the property is directed on to the adjoining properties - not toward the proposed storm water management area. In addition, the plans must clarify where runoff from the building will be directed. The plan calls for two depressed areas around the building presumably to provide infiltration areas for runoff. The applicant should understand that temporary ponding of storm water may occur in these areas.

Mr. O'Brien, Environmental Specialist, reported that, after reviewing the project plan, the ECC found the project acceptable.

In response to Mr. Karam's question regarding the no-cut buffer to the west, Mr. Andress explained that the first phase of development will not require grading beyond the 50' buffer area. Future expansion of the church facility may require grading and clearing to the 25' buffer line. Mr. Karam commented that drainage and stormwater management on the site appear to be significant issues. Mr. Andress responded by stating that stormwater will be discharged to the wetlands to the south of the site. Temporary management areas will be established to help control run-off. Mr. Karam advised Mr. Andress to consult with Mr. Myers regarding possible solutions for existing and potential drainage problems. Mr. Andress addressed Ms. Pace's concern that additional stormwater flows produced by future expansion would not be adequately handled by the management plan now proposed by stating that future expansion of the church would likely require expansion of the stormwater basin. Mr. Larkin encouraged Board members to approve the project since the applicant has worked cooperatively with the Board to create a viable project. He encouraged the applicant to work with Mr. Myers and Clough, Harbour, and Associates to address minor "technical issues". Mr. Pelagalli advised the Board to consider whether or not construction of the building will result in additional run-off to adjoining properties. Mr. Grasso stated that the consultant should be able to adequately address stormwater issues. Since it appeared that issues regarding the buffer

had been addressed and that the consultant was willing to work to resolve drainage and stormwater management concerns, the Board found the project acceptable.

Mr. Hughes moved, seconded by Mr. Russell, 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 carried.

Mr. Kramer moved, seconded by Mr. Hughes, to grant preliminary and final site plan approval to this application conditioned upon satisfaction of the comments offered by the Planning Department, the Department of Building and Development, and Clough, Harbour, and Associates. The motion was unanimously carried.

[2002-002] **Rolling Meadows** - Proposed (44) lot subdivision, 675 MacElroy Road – Possible determination from preliminary public hearing held on September 13, 2006.

Mr. Larkin recused himself from any comment and or vote on this application. He left the meeting room.

Mr. Scott Lansing, consultant for the applicant, presented this application that was the subject of a public hearing on September 13, 2006. The plan has been revised in accordance with a number of the comments issued at that meeting. As advised, Mr. Lansing will schedule a meeting in the coming weeks to discuss the possible location and construction specifications for a multi-use pathway. The site statistics table has been revised and now includes the calculation of the constrained and unconstrained lands, the maximum allowable density calculation, the number of proposed amenity zoning lots, the amount of proposed open space, and the total number of lots. The locations of street signs have been added to the plans and proposed road names have been added to the plans. The proposed sanitary sewer pump system will be designed to allow abandonment of the existing 2" low pressure sewer main already in place. Design of the system is currently being finalized. Easements have been added wherever public utilities cross private property or where close proximity to private property requires additional area for maintenance. Mr. Lansing explained that road and lot grades have been revised to allow for a more level rear yards for all proposed lots. In some cases, a desirable walk-out basement design has been incorporated into the lot grades. The residence on Lot #13 has been relocated to provide for a more usable back yard area. Lot #35 has been shifted to

preserve the tree row and provide for a 30' drainage easement. Lots #30-34 have been reconfigured.

Mr. Lansing reported that in response to concerns regarding the location of Stormwater Management Area #2, the area has been moved approximately 50' to the west. The area will also have a landscaped berm installed to enhance the existing tree line and provide a screen for neighbors to the east. Several other technical issues have been addressed by the applicant. Though most issues have been resolved, Mr. Lansing identified the approval conditions yet to be satisfied as the receipt of jurisdictional letters from the NYSDEC and the ACOE, the location of the multi-use pathway, and the submission of test pit information.

Ms. Maynard reported that the Planning Board conducted a public hearing for this application at its September 13, 2006 meeting. At that meeting, it appeared that the main items of concern were the location of the area labeled as Stormwater Management Area No. 2: this area remains as initially presented. The Board also asked that each residence have a minimum 50' of yard area from proposed homes to the edge of delineated federal wetlands. It does not appear that this condition has been completely satisfied. The location of the multi-use pathway was also a concern. To date, the recommended meeting between Town officials, members of the Open Space, Trails, and Riverfront Committee, and the applicant has not taken place. The trail location has not yet been determined. Pursuant to §208-43.16 of the Town's Zoning Code, the Town Board conducted coordinated review pursuant to SEQRA, established itself as Lead Agency for this application, and issued a negative declaration on May 8, 2006. Based upon final wetland delineations, the base density for this project was reduced to 19 units: an additional 19 units were requested utilizing the open space incentive option. The applicant will be required to pay \$570,000.00 to the Western Clifton Park Open Space Incentive Zoning Fund which will be used by the Town to acquire lands and interests to lands in Western Clifton Park. Sign-offs from the Clifton Park Water Authority, the Saratoga County Sewer District, NYSDEC, and NYSDOH are required. The plan should indicate that this project will be incorporated into the Longkill I Park District.

Mr. Steve Myers provided comments from the Department of Building and Development. He asked that the delineation of the L-C zone for the ACOE wetlands west of Whirlwind Avenue on sheet SU-1 of the project plans be shown on the map. Though he noted that fencing details have been shown on sheet DT-5, the location of fencing was not included on the plans. He recommended that stormwater management areas be fenced and gated to provide for public safety. Several houses on both sides of Whirlwind Avenue are very close to the grading limit line resulting in very little if any rear yards before a fairly steep slope to the wetland. There is no L-C delineation on sheet

LMG-2. Directly vaned catch basin gates are recommended for all catch basins on slopes over 2 percent. Additional catch basins should be installed in some areas and catch basins should have solid covers. Straw bale weirs should not be allowed at any storm drain inlets. Mr. Myers recommended that only inlet filters as shown in Detail 9, sheet DT-1 be used. No sheeting or shoring should be left in place as shown in Detail 7, sheet DT-1. Mr. Myers asked that the following note be added to the plans:

A Stormwater Pollution Prevention Plan (SWPPP) in compliance with NYS Department of Environmental Conservation (DEC) State Pollutant Discharge Elimination System (SPDES) General Permit GP-02-01 will be required prior to any soil disturbance. Compliance with the permit will be required for the entire duration of the project including construction of all residences.

Maintenance of stormwater management areas is an issue that must be addressed.

Mr. Grasso explained that Clough, Harbour, and Associates reviewed the most recent plans for the above referenced project and offered the following comments. The name of the person or firm responsible for the freshwater wetland delineation should be identified on the plan. The wetland delineation map should be submitted to both the United States Army Corps of Engineers and NYS Department of Environmental Conservation for a jurisdictional determination. Only after both agencies have reviewed, field verified, and approved the wetland delineation can the exact limits of onsite wetlands and LC-Land Conservation zone limits be known. All correspondence from these agencies should be copied to the Town. The applicant has identified the name of the wetland consultant on the cover sheet. No correspondence has been received to confirm that a jurisdictional determination has been issued. Due to the project's proximity to the Town park land and recreational fields, it is recommended that a multi-use pathway be provided to these areas. The applicant has initiated discussions with the Town to discuss possible locations for the multi-use pathway. The pump station detail references 98 Smith Road. A site specific design of the pump station should be provided. The pump and alarm elevations should be provided on the detail. The applicant has indicated that the design of this system is on-going.

Clough, Harbour, and Associates offered the following comment on the Stormwater Management Report

- Test pits should be performed with the limits of the proposed stormwater management areas to determine the ground water elevation. The applicant has indicated that digging of the test pits will be accomplished in the coming weeks.

Mr. Grasso reported that Clough, Harbour, and Associates offered the following additional comments on the preliminary plans. The plans indicate the limits of the Land Conservation Zone boundary being fifty feet from the limits of the 100 foot NYSDEC

wetland adjacent area. It should be noted that the limit of the LC (Land Conservation) zoning district boundary coincides with the 100 foot NYSDEC wetland adjacent area. A minimum fifty foot building setback has been requested by the Planning Board from the 100 foot wetland adjacent area and the limits of federally jurisdictional but non-NYDEC regulated wetlands. This should be clarified on the plans to ensure appropriate house placement at the time of application for building permits. The final subdivision plan must reflect bearing and distances for all lot lines, easements, etc. The plans should clarify the preservation of the hedgerow behind the Stockbridge parcel as discussed during the last Planning Board meeting. The utility easements should be expanded to the rear lot lines and behind the lots as necessary to allow the Town to perform maintenance and drainage work if it becomes necessary in the future. Easement widths should be expanded to a minimum of thirty feet where feasible to allow adequate room for pipe replacement. The plans should clarify ownership of the proposed pump station and place the station and its appurtenances on a separate parcel. Additional trees should be placed on the east side of the station. Storm sewer calculations should be submitted which verify the adequacy of the existing storm sewer system to accept the flows from a ten year storm, with safe overland conveyance of flows from a 100-year storm event.

Addressing the comments offered by Mr. Myers, Mr. Grasso stated that would not recommend the use of vaned covers for stormwater structures because such covers create hazardous conditions for bicyclists. He would not recommend fencing of stormwater management areas. Mr. Grasso noted that maintenance of the stormwater management areas will become the Town's responsibility since conveyance of these areas to the Town is proposed.

Mr. O'Brien, Environmental Specialist, reported that the ECC reiterated its concern regarding proposed Lot #13 and the encroachment on the LC zone. In addition, Commission members requested that 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 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.

In response to Mr. Karam's question regarding the recommended relocation of the Stormwater Management area #2, Mr. Lansing explained that the area has been moved 50' to the west, that the existing tree row will be preserved, and that a landscaped berm will be installed to minimize visual impacts from existing residences. After the issue was discussed at length, it was agreed that Board members would visit the area once trees to

be retained had been marked by the applicant. Members could then determine if the site was acceptable or if additional screening to the east would be required. Mr. Hughes stated that he was pleased with the reconfiguration of a number of the lots. Board members then discussed possible locations for the multi-use pathway. Though both Mr. Bulger and Mr. Karam supported construction of a trail link, it was unclear what area would offer the most reasonable location for its installation. It was agreed that the applicant would seek input from the Trails Committee and the Town Engineer. In response to Ms. Pace's concern that the trail location may result in a re-design of the subdivision, Mr. Grasso noted that possible development areas would not involve the relocation of the residential lots. The issues yet to be addressed by the applicant were identified as the location and effective screening of stormwater management area #2 and the location of the multi-use pathway.

Mr. Bulger noted that the Town Board established itself as Lead Agency for this application and issued a negative declaration pursuant to SEQRA on May 8, 2006.

Mr. Karam offered Resolution #26, seconded by Ms. Pace, to grant preliminary and final approval to this application, waiving the final hearing, conditioned upon the satisfaction of the comments offered by the Planning Department, the Director of Building and Development, and Clough, Harbour, and Associates. Ayes: Kramer, Pace, Karam, Russell, Hughes, Bulger. Noes: None.

[2006-015] **Earl, Scott** – Proposed (12) lot subdivision, Ray Road – Referral from Town Board for recommendation regarding amenity zoning request pursuant to Section 208-43.16 of the Town of Clifton Park Zoning Code.

Mr. Scott Lansing, consultant for the applicant, presented this application for the Board's consideration, explaining that a revised project plan has been submitted for review. The applicant requests approval for an increase in the single-family dwelling density for this project. The 57.78 acre parcel to be subdivided lies on the north side of Ray Road approximately 600 feet west of Vischer Ferry Road. The adjacent site has been recently subdivided into four (4) single-family parcels that are currently under construction. The applicant now proposes the subdivision of the tract into thirteen (13) lots for the construction of single-family homes. 23.81 acres of the parcel are designated wetlands: 33.97 acres of land is described as unconstrained or developable land. The speaker explained that under CR (Conservation Residential) zoning regulations, the parcel may be divided into eleven (11) lots. The zoning regulations, however, also permit an increase in development potential in exchange for the purchase of development rights on a designated open space parcel. Utilizing this purchase option, the applicant proposes a twelve (12) lot subdivision which has been designed to promote open space and preservation of natural resources through the use of clustering. The total number of lots would be thirteen (13). The applicant will contribute \$60,000.00 to the open space acquisition fund. The minimum lot size is 30,000 SF; proposed frontage is 80' at the building line; the required front yard setback would be 25'; the required side yard setback would be 10'. The remainder of the parcel, 42.98 acres, will be designated as permanent open space. Mr. Lansing explained that, in response to Board concerns expressed at the

April 25, 2006 Board meeting, the applicant now proposes to extend municipal water to the development site.

Ms. Maynard presented the comments prepared by the Planning Department. This project was considered by the Planning Board at its April 25, 2006 meeting at which time a public workshop was held to discuss the applicant's request for (2) additional residential lots pursuant to §208-43.16 of the Zoning Code. The applicant has agreed to pay \$60,000 in amenity zoning fees. Since the plan now calls for the extension of public water to all home sites, the minimum 30,000 SF lot size meets code requirements. Project plans should include details for the water line extension along Vischer Ferry Road from its current terminus near Englemore Road to the project site. Jurisdictional determination letters must be provided by both the ACOE and NYSDEC. Although a trail segment along Ray Road has not been identified in the Trails Master Plan, the Board had requested that the applicant provide 10' of additional right-of-way along the property frontage for future potential trail development or road improvements. Steve Myers, Director of Building and Development, reported that water lines were being installed at the site without Planning Board approval. Since that time, Don Austin, Director of the Clifton Park Water Authority, approved the water lines being installed for the previously approved 4 lot subdivision at the southwestern corner of the site. All design and construction details of current and future water lines will be provided to Board with future submissions. The Authority will require that the line be sized appropriately to provide adequate capacity for existing and future nearby development. A visual depiction of the homes was requested by Board members at the previous meeting. This should still be provided.

Mr. Myers offered several comments regarding this application. The CR (Conservation Residential) zone requires a 30' front yard setback rather than the 25' setback shown on the plan. The lack of water and sewer services to the site requires a 40,000 SF minimum lot size – not the 30,000 SF shown on the plan. He expressed concern regarding the septic location within the L-C zone. It came to the attention of the Building Department several weeks ago that water lines were being installed without approval. Mr. Earl was informed that such an installation was not permitted without approval of the Planning Board and the Clifton Park Water Authority.

Mr. Grasso commended the applicant's consultant for preparing a very thorough and descriptive amenity zoning request. He reported that Clough, Harbour, and Associates reviewed the revised project proposal and offered the following comments. The allowable density calculation of 11 lots and request for two additional lots through the amenity zoning provision appears accurately calculated. The application includes 42.97 acres of open space to be dedicated to the Town. Out of a 57.64 acre site, this represents almost 75% of the project site. As such, it meets the minimum 50% open space as required in the zoning regulations. The new CR (Conservation Residential) zoning requires 25% of the unconstrained lands to be included in the proposed open space. Of the 42.97 acres to be dedicated to the Town, it appears 23.81 acres are NYSDEC wetlands. The remaining 19.16 acres appear unconstrained. These 19.16 acres represent 44.6 percent of the total being dedicated. Because the extent of jurisdictional

wetlands heavily impact the allowable density of a project site, jurisdictional wetland determinations are required. The plans note by whom the wetlands were staked, but do not indicate that these limits were confirmed by NYSDEC. Correspondence to the NYSDEC and ACOE requesting jurisdictional determinations should be copied to the Town. The plan should conceptually identify proposed storm water management areas. A note on the plan appears to indicate that the applicant intends to provide a watermain extension from Vischer Ferry Road to provide water service to the 13 lots in the proposed development and the 3 lots in the previously approved subdivision. It should be noted that the nearest point to connect to the municipal water is located approximately 2,000 feet north of the Ray Road - Vischer Ferry Road intersection in front of the Coburg Village development. Based on the fact municipal water will be provided, the minimum size of the new lots will be 30,000 square feet, with an 80 foot lot width at the building setback line.

Mr. O'Brien, Environmental Specialist reported that the ECC offered the following comments on this application. 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.
- 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 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. Bulger observed that the applicant's commitment to extending the municipal water supply from its existing terminus near the intersection of Vischer Ferry and Englemore Roads was "a tremendous benefit" that will serve properties along both Vischer Ferry and Ray Roads. In response to Mr. Larkin's question regarding the size of the proposed water line, Mr. Bulger explained that the applicant must coordinate with the Clifton Park Water Authority to be certain that all installation meet required specifications. Mr. Larkin also expressed concern about the location of the septic systems within the L-C (Land Conservation) zone. Mr. Grasso pointed out that with

connection to the municipal water supply, the required distances between wells and septic systems would make it easier to relocate the septic areas. Board members found the project design generally acceptable and the amenity zoning request reasonable.

Mr. Karam moved, seconded by Mr. Kramer, to recommend that the following recommendation be forwarded to the Town Board:

Since it appears that the applicant has met the letter and the intent of the zoning law, this Board recommends that the Town Board approve the subdivision plat as presented with a maximum density of (13) lots, though this density is an increase of (2) lots above the required number. The applicant will contribute \$60,000.00 to the Town's dedicated open space fund account. A majority of the Board is satisfied that the project as designed will be visually appealing and will significantly benefit the Town's open space initiative. The Planning Board also recommends that approval of the amenity zoning request be conditioned upon affirmation of the wetlands as currently delineated. Should wetland delineations require a reduction in the number of permitted residential parcels, the Planning Board will respect the decision rendered by the Town Board.

The motion was unanimously carried.

New Business

[2006-039] **Mohawk River Country Club** – Proposed 6,286 SF addition to existing facility, Riverview Road – Conceptual site plan review.

Mr. Joe Capovani, consultant for the applicant, presented this application for the Board's review, explaining that Ingalls Associates was working with Herba Consulting Company to design and construct the proposed addition at the Mohawk River Country Club. The proposal call for the construction of a 6,286 SF banquet facility to an existing restaurant use associated with the golf club. The expansion is necessary to accommodate large gatherings. An additional 64 new parking spaces are proposed. The club is served by on-site wells and an individual wastewater treatment facility on the opposite side of Riverview Road. The addition has been designed to reflect the existing building character and building materials will be the same as those used to construct the existing structure. Mr. Capovani described site drainage patterns and described pre- and post-development stormwater management plans. The applicant is willing to increase landscaping in accordance with the Board's recommendations.

Ms. Maynard reported that this property is located within the CR (Conservation Residential) zone and can be described as a pre-existing non-conforming use. According to town code 208-97B "no nonconforming use may be enlarged, extended, reconstructed, substituted or structurally altered." A use variance from the Zoning Board of Appeals will be required. She explained that the new zoning regulations adopted for the western

part of town set the general goal of preserving agriculture and open space, sustaining the rural character of this part of town. The mixed use hamlet zone is envisioned as appropriate for focused business development to serve surrounding neighborhoods. Ms. Maynard explained that existing stormwater and drainage issues at the location currently impact adjacent properties. These issues must be resolved prior to issuance of a building permit. Ms. Maynard recommended that the applicant consider the installation of curbless landscaped parking lot islands to “break up” parking and serve as smaller scale stormwater catchment areas.

In response to Ms. Maynard’s stated concerns regarding inadequate site drainage, Mr. Capovani explained that although the problems have not been totally remediated, the proposed stormwater management plan will “dramatically reduce flows” to adjoining properties. He also explained that an adjoining neighbor had installed piping; this has contributed to the reduction in the drainage problems.

Mr. Grasso reported that the proposed project is appears to be an “Unlisted” action pursuant to SEQRA, and, as such, coordinated review is optional. Involved agencies are expected to include the following: Clifton Park Planning Board – Site Plan Approval; Saratoga County Planning Board-Section 239 Referral; NYS Dept. of Health – Waste water permit. Mr. Grasso explained that review of the conceptual plan resulted in the following comments. The applicant is proposing the addition of a 6,256 square foot banquet hall facility to existing facilities. The application states this space is needed to accommodate larger banquets and outings. In accordance with the Town Code, this addition would require an additional 83 parking spaces to support the increased demand. The “Banquet Facility Parking Spaces” table on Sheet 2 of the plans indicates that 64 new parking spaces are being added. A detail on this same drawing indicates the location of a “future small parking lot expansion-20 new parking spaces.” Presumably, this lot is provided to satisfy the required number of spaces. The small lot is located approximately 500 feet from the main building and therefore not considered proximate to the facility. The applicant should provide parking use data for the existing building to confirm the total number of parking spaces required and discuss the proximity of parking. The existing facility operates an individual wastewater treatment facility on the opposite side of River View Road. The applicant will need to provide documentation from the NYS Department of Health confirming that the existing facility can accommodate the anticipated increased load or that the necessary upgrades are being provided. Islands should be incorporated into the parking lot to accommodate landscaping and site lighting.

Mr. O’Brien reported that the ECC offered the following comments on this application. The proposed project is in the vicinity of a significant drainage corridor that has a past history of flooding the properties to the south. It is recommended that the applicant take this situation into consideration when handling additional stormwater as to not exacerbate an already existing problem. 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. Recognizing the history of the site, the applicant should submit a Stormwater Management Plan for review by the Town

Engineer and the ECC. The applicant should clean-up the debris as identified on the map as “debris piles”.

Mr. Capovani stated that much of the debris referred to by Mr. O’Brien has been cleared from the site.

Mr. Bulger described the use variance review by the Zoning Board of Appeals as a significant hurdle to be overcome and he advised the applicant to discuss the application with Mr. Myers and Mr. Lou Renzi, Zoning Board Counsel.

Minutes Approval:

Mr. Bulger moved, seconded by Mr. Hughes, approval of the minutes of October 11, 2006 as written. The motion was unanimously carried.

Discussion Items

YMCA – Proposed Revision to Existing Library – Wall Street

Mr. Barry Relyea, Vice President for Property Management and Development for the Capital District YMCA, submitted a letter and accompanying façade rendering to the Board requesting approval of exterior changes to the existing Clifton Park-Halfmoon Library facility located on Wall Street. At the October 11, 2006 meeting, Board members found the renderings unacceptable in terms of both design and color. Board members also expressed concern about traffic flow through the site and the location of the proposed playground area.

At this evening’s meeting Mr. Relyea presented a site plan that included the proposed playground area at the southwestern side of the building. Mr. Relyea explained that the building will provide day care services for 250 children. At this time no changes are proposed to the traffic patterns or parking areas. Board members found the site plan acceptable.

Mr. Dan Woodside, Architect, presented revised drawings of the architectural changes to the facility, explaining that the proposed design changes are planned to reflect the “Adirondack theme” of the building. He described the origination of his design idea, noting that the large wooden pillars are planned to create the feeling of a forest with large, canopied trees. Board members discussed the proposed entranceway design at length. They all agreed that the green trim color would be acceptable. Though most of the members viewed the plan as “too massive” and not in keeping with the character of the area, Mr. Larkin stated that he appreciated the artistic flair and found the design acceptable. Specifically, he noted that nothing like it exists in town, and since the design

is an original by the architect, would also provide a unique and positive representation within the town that could be showcased. Members offered suggestions for changes to the design.

Mr. Bulger explained that although the Board has no authority to regulate architectural design, they appreciate the opportunity to comment on the proposed plans. An informal vote resulted in a majority of the Board rejecting the proposed design and recommending that the architect consider a smaller gable and a “less dramatic” design. Mr. Relyea expressed his appreciation for the Board’s comment: new plans will be submitted for the November 14, 2006 meeting.

A portion of the minutes of the September 13, 2006 meeting as amended by Mr. Larkin were distributed to Board members. Mr. Larkin moved to approve the amended minutes. There was no second to the motion and no vote was taken. The minutes of September 13, 2006 will stand as approved at the October 11, 2006 meeting.

Mr. Kramer moved, seconded by Mr. Bulger, adjournment of the meeting at 9:35p.m. The motion was unanimously carried. The next Planning Board meeting will be held as scheduled November 14, 2006.

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.

NOTICE OF DECISION

Resolution #26

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 October 24, 2006, there were:

Present: S. Bulger, Chairman, S. Hughes, T. Karam, A. Kramer, S. Pace,
J. Russell

Absent: J. Larkin

Mr. Kramer offered Resolution #26, and Mr. Bulger seconded, and

Whereas, an application has been made to this Board by Garry R. Heflin for approval of a subdivision plat entitled Rolling Meadows consisting of (38) lots, and

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on September 13, 2006;

Whereas, the Town Board established itself as Lead Agency for this application, a Type I action, and a negative declaration was issued pursuant to SEQRA on May 8, 2006;

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 hearing for this application is waived and that the subdivision plat entitled Rolling Meadows consisting of (38) lots is granted preliminary subdivision approval conditioned upon satisfaction of the comments offered provided by the Planning Department, the Department of Building and Development, and Clough, Harbour, and Associates.

Resolution #26 passed 10/24/06

Ayes: Kramer, Pace, Karam, Russell, Hughes, Bulger

Noes: None

Steven J. Bulger,

Chairman

