

**Clifton Park Planning Board Meeting Minutes
December 12, 2006**

Those present at the December 12, 2006 Planning Board meeting were:

Planning Board: S. Bulger, Chairman, S. Hughes, A. Kramer, J. Larkin, J. Russell

J. Larkin arrived at the meeting at 8:10p.m. during the discussion of the Hollandale PDD

Those absent were: T. Karam, S. Pace

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. Bulger, Chairman, called the meeting to order at 7:30p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Public Hearings

No public hearings were scheduled for this meeting.

Old Business

Eagle Crest Golf Club, Inc. – Conservation Easement Application – Referral from Town Board.

Mr. William Paulsen, applicant, was present at the meeting. He explained that this referral was reviewed at the November 28, 2006 meeting at which time Board members requested additional information concerning the amount of wetlands on the site and the limits of development as established by the existing Eagle Crest Plantation PDD. He thanked Ms. Maynard, Mr. O'Brien, and Ms. Viggiani for walking the property to determine the extent of wetlands.

Ms. Maynard explained that this request from the Town Board for a recommendation regarding approval of a conservation easement application is a "first" for the Planning Board. She noted that it was the consensus of the Board at the previous

meeting that members should consider the potential future use of the property and the benefit of maintaining the parcel as open space. As requested by the Board, a site visit was completed by the speaker, Mike O'Brien, and Jen Viggiani. Ms. Maynard reported that although the visit confirmed that a significant diagonal portion of the site appears to contain wetlands, a formal wetland delineation would be required to determine the exact boundaries of these lands.

Ms. Jen Viggiani, Open Space Coordinator, prepared the following comments after visiting the site. The parcel supports a Class C stream and tributary to the Long Kill and adjacent habitat. She noted that the Cooley Kill subsequently drains into the Dwaas Kill. The wetland habitat on the subject parcel appears to connect two large wetland areas (NYS DEC R-37 and R-27) located off site, thus playing a role in larger context wetland systems in the area. The parcel is located within Western Clifton Park GEIS and Land Conservation Plan study area which she described as "an area of town where overall the goal is to support conservation initiatives." As noted, the site includes wetlands, though no federal wetland delineation has been completed. The site has NYSDEC wetlands and appears to include the eastern part of a very large wetland system R-37, has hydric soils (National Wetland Inventory mapping), and potential federal wetlands: these have not yet been delineated. Based on the brief site visit on December 6, 2006, the site appears to have some emergent wetlands, scrub-shrub wetlands, and some forested wetlands. The forested wetlands may be the most valuable due to the length of time required to establish forested wetland systems.

Ms. Maynard explained that the original PDD legislation allowed for the development of 11 single-family lots. It appears that to date 7 residences have been constructed. The original PDD plan illustrates 3 lots on the upland portion of the site, though it is uncertain at this time if such lots could be reasonably developed. The 50.2 acre parcel is divided into two parts by the railroad tracks: the southern portion of the parcel lies outside the boundaries of the Eagle Crest Plantation PDD.

Ms. Maynard stated that Walter Smead, Town Assessor, completed calculations for this proposed project. The assessed value of the Eagle Crest parcel 264.-2-58.4 is \$167,500. A 15-year term for open space would result in an 80% reduction in the assessed value of this parcel for assessment purposes. This calculates out to be a reduction of \$134,000, leaving an assessed value of \$33,500 for tax purposes. Estimated taxes for the parcel per year would total between \$1,000 and \$2,000. Mr. Smead stated that it would be too complicated to single out the constrained versus unconstrained portions of the site to determine a partial assessment.

Though Clough, Harbour, and Associates had prepared no formal comment letter regarding this application, Mr. Bulger reported that in a phone conversation. Mr. Grasso supported a positive recommendation because the application "met the intent of the easement law."

Mr. O'Brien, Environmental Specialist, stated that, after visiting the site, it was his opinion that "there is a strong possibility that some land could be developed"

providing economic gain for the applicant. He recommended that the applicant prepare a wetland delineation map that would fully represent the actual developable land on the parcel. He concluded that if it is determined that the property has development potential, the Planning Board should “look favorably on the application.” Mr. O’Brien also recommended consideration of a land donation to the Town or Town acquisition of the parcel, particularly if there is a beneficial link to adjoining open space parcels.

Mr. Bulger repeated his comments of November 28, 2006, stating that although this is the first request for comment on a conservation easement application, the Planning Board is likely to entertain other such requests due to rising taxes and development pressures. Mr. Pelagalli noted that the Board’s recommendation is non-binding: the Town Board renders a decision on the application. Mr. Hughes, Mr. Russell, and Mr. Kramer all spoke in support of the application.

Mr. Bulger moved, seconded by Mr. Hughes, to recommend that the Town Board approve the applicant’s request for acceptance of the conservation easement. The motion was unanimously carried.

21st Century Park Senior Townhouses PUD, 1315 Route 146 – Referral from Town Board.

Mr. Tom Andress, consultant for the applicant, presented this PUD proposal, providing a brief history of the project that remains generally as presented at the September 13, 2006 meeting. The proposal calls for the construction of 50 townhouse units and an additional access to the site along the western boundary to address concerns expressed by emergency services’ representatives. The applicant is considering building the new roadway to Town specifications. Mr. Andress explained that he had walked the adjoining property to determine if a connection to Tanner Road would be feasible. It appears that this is not a viable alternative due to the extensive wetlands on that property.

Ms. Maynard reported that the Planning Board reviewed this application at its September 13, 2006 meeting at which time the Board identified on-going issues as traffic safety, the adequacy of the proposed \$250,000 contribution to cover the cost of all required road improvements, the ability of one main access and one emergency access to adequately handle traffic for the site, NYSDOT comments and recommendations, and the compatibility of other uses that may be proposed for the site. In response to the Board’s request for recommendations from the Emergency Services Advisory Board (ESAB) regarding accessibility for emergency vehicles, Ms. Reed provided the following comment:

My original concerns of “Private Roadways” and adequate access for emergency services, emergency access roadways including design, signage and gates, maintenance issue on private roads and 911 addresses need to be addressed on paper so they can be reviewed and recommendations suggested.

It is not apparent how the proposed plan ties in with existing commercial use on the site. An appropriate connection among the proposed plan and existing commercial uses should be considered. Amenities to serve the proposed plan as well as existing commercial uses such as a loop trail on the site may provide a reasonable link. During the September meeting, Mr. Pelagalli advised the Board to consider whether or not the proposed project is consistent with the Town's Comprehensive Plan, the Western GEIS study, and existing land uses in the area.

Mr. Romano stated that Clough, Harbour, and Associates' concerns listed in the September 12, 2006 comment letter remain to be addressed.

Mr. O'Brien, Environmental Specialist, stated that the ECC's previous comments must be satisfied.

Mr. Bulger explained that since this project was submitted to the Town Board a number of months ago and because that Board would like to act on the Planned Development District request, he would support a "qualified" recommendation for its approval. He expects that any outstanding issues can be adequately addressed during the site plan review process. Mr. Hughes, Mr. Russell, and Mr. Kramer agreed with Mr. Bulger's position, noting that there is a critical need for senior housing.

Mr. Kramer moved, seconded by Mr. Hughes, to issue a "qualified recommendation" to the Town Board in support of approval for the Planned Development District application with the understanding that the applicant will be required to resolve site plan issues during the Planning Board review process. The motion was unanimously carried.

New Business

[2006-031] **Hollandale PUD, Phase III** – Proposed (24) multi-family residential units in (3) buildings - Referral from the Town Board.

Mr. Gavin Vuillaume, consultant for the applicant, presented this application that calls for an amendment to the existing Hollandale PDD, presented an aerial photo of the site and provided a brief history of the Hollandale apartment complex. Mr. Hollander, owner and applicant, has constructed nearly 400 apartment units on a 67 acre property along the south side of Clifton Park Center Road. Mr. Vuillaume explained that the site to be developed lies on the easterly side of Hollandale Lane in an R-1 zone and is bordered on the east by single-family residential homes on King's Court. The proposal calls for development of the seven acre site: $\frac{3}{4}$ acres of wetland have been delineated on the parcel. The developer plans to construct three apartment buildings containing eight units each and four (4) six-bay garages. Three parking spaces per unit have been provided. The developer plans to preserve the "upland wooded area" and wetland buffer. The project will be served by municipal water and sewer services and stormwater will be managed on site. Mr. Vuillaume explained that the applicant would address

comments prepared by Clough, Harbour, and Associates and provide a revised long Environmental Assessment Form (EAF) for review.

Ms. Maynard reported that this application was referred to the Planning Board by the Town Board on November 6, 2006. The applicant has requested an amendment to an existing PDD that was approved in the early 1970's. The parcel is located east of Hollandale Lane within an R-1 zone and is served by municipal water and sewer services. Current zoning would permit the development of single-family residences on 20,000 SF lots. Development of 11-14 such homes on the parcel would appear reasonable. Although the parcel was never part of the Hollandale PUD, it was included as part of the project on zoning maps for several years and the owner was assessed on that basis. He seeks expansion of the existing apartment complex, explaining that such expansion was always planned for the complex. Ms. Maynard recommended that the plan provide usable public open space on site similar to such land provided in the existing apartment development. Traffic impacts should be considered. Pedestrian amenities should be incorporated into the project design since the project area is located near the Clifton Park Center mall. Connection to existing Hollandale Apartment complex should also be considered. Since senior housing has been identified as a need for the community, the applicant is encouraged to consider restricting a number of the project units for senior occupancy. The Board may wish to encourage the applicant to provide parking to the rear of the buildings. Colored façade renderings will be required with future submissions: it is assumed that exterior building materials will be similar to those used for the existing apartment buildings. Maintenance of treed buffer that separates this parcel from the existing King's Court subdivision should be required.

Ms. Maynard reported that Mr. Myers, Director of Building and Development, offered the following comments regarding this proposal. He noted that wetland delineation must be completed and sign-off obtained from the appropriate agency. Wetland delineations would determine the location of the proposed buildings on the site. He noted that current zoning area shows R-1, not PDD.

Mr. Grasso explained that Clough, Harbour, and Associates reviewed the Hollandale PUD proposal and offered the following comments. The proposed project appears to be a "Type I" action pursuant to SEQRA, and as such, coordinated review is required. The involved agencies are expected to be the following: Clifton Park Planning Board - site plan approval; Clifton Park Town Board - PDD amendment approval; Clifton Park Water Authority - Water Connection Permit; Saratoga County Sewer District #1 - Sewer Connection Permit; NYSDEC - SPDES Permit . A copy of the Original PDD legislation and SEQR documentation should be provided to determine conformance of the application with the original PDD approval. It is recommended that the applicant investigate the potential for the project to include a senior housing component. The close proximity of the project site to retail stores, restaurants, and the YMCA is ideal for locating senior housing. The plan proposes 3.0 parking spaces per unit while the code requires 1.3 spaces per unit. Justification for the additional parking should be provided. The wetlands should be flagged and verified by ACOE. The following comments reference the following comments on the Full Environmental Assessment Form dated July 2006:

- The "No" response to question #A.11 regarding threatened and endangered species should be verified in the "According to" box below.
- Question #A.16 should reference the existing on-site wetlands.

Mr. O'Brien, Environmental Specialist, reported that, after reviewing the project, the ECC offered the following comments. The applicant must maintain a vegetative buffer along the property to the east to buffer existing residences from the proposed project. Due to the potential for federal wetlands on this parcel, the applicant will determine the location and extent of disturbance of such wetlands before a building permit is issued.

Mr. Russell asked if the applicant would consider restricting some of the proposed apartment units to senior occupancy. He encouraged preservation of vegetative buffer. Mr. Bulger addressed the issue of R-1 zoning versus PDD legislation. He noted that the distinction was not to be determined by the Planning Board. The issue at hand was to render a recommendation regarding the PDD referral. Mr. Kramer supported a single access to the site from Hollandale Lane and preservation of the 70' buffer to the residences along King's Court. Mr. Hughes also supported maintenance of the buffer area and possible restriction of a number of the units for use by seniors. Mr. Vuillaume stated that the applicant is committed to the preservation of vegetation on the site and has agreed to add additional landscaping if the Board deems it necessary. Mr. Kramer recommended the "landbanking" of some of the proposed parking spaces.

Mr. Larkin arrived at the meeting at 8:10p.m.

Mr. Richard Moore, resident of King's Court, presented photos of the area with the proposed apartment units superimposed in an attempt to illustrate the visual impact of the proposed development upon adjoining properties. Mr. Russell noted that if the site was to be developed in accordance with R-1 zoning, approximately 11-14 residential units could be constructed: the buffer would likely be reduced to 25'.

Mr. Bulger moved, seconded by Mr. Russell, to issue a recommendation to the Town Board in support of approval for this amendment to the Hollandale Apartment Planned Development District application with the understanding that the applicant will be required to resolve site plan issues during the Planning Board review process. The motion was unanimously carried.

[2006-047] **P.E.G. Apartments** (Ashdown Woods Subdivision) – Proposed amendment to existing PUD, Ashdown Road – Referral from Town Board.

Mr. Lynn Sipperly, consultant for the applicant, presented this application for the Board's review. Mr. George Beaudoin, applicant, was also in attendance at the meeting. This proposal calls for amending an existing Planned Development District from a multi-family apartment complex to a twenty-three single-family residential development. Mr. Sipperly described the parcel slated for development as a 53.31 acre site located on the southeastern side of Ashdown Road. PDD legislation adopted in 1971 allowed for the construction of more than 370 apartments on 25.3 acres of the site. The remaining 28 acres incorporated in this application are located within the C-R (Conservation Residential) zone. The homes will be served by public water and individual septic systems. Access to the site is provided by one proposed Town roadway: five additional lots will be accessed by a private drive from the cul-de-sac. The speaker addressed comments issued by Clough, Harbour, and Associates, explaining that although the applicant has an easement across lands of P.E.G. apartments, the proposed roadway is owned by the applicant, making it a better choice for road development. Limits of the wetlands were obtained from record drawings: the applicant is aware that formal wetland delineation will be required. Mr. Sipperly explained that the existing leach field for the apartments is located on the parcel to be developed: access to the area has been provided

for maintenance. The project proposal calls for the dedication of a substantial amount of open space to the Town. In light of the type of development that has occurred along Ashdown Road, the proposed single-family development seems more appropriate than the multi-unit apartment buildings.

Ms. Maynard explained that this application requests an amendment to an existing Planned Development District that was adopted by the Town Board in 1972. The legislation provides a provision that states that it “shall be automatically revoked and void and the previous regulations shall obtain if, within six months of the date of the amending lay, commencement of the construction of the development has not begun or, if after construction has begun, unless substantial progress continues without interruption thereafter.” Counsel should determine if this legislation is still valid and can be amended or if it is indeed null and void. Mr. Pelagalli explained that he has considered this issue by and consulted with Jim Trainor, Town Attorney. It was agreed that substantial work has been completed and that case law indicates that the revocation clause would not be enforceable. Ms. Maynard explained that the 29.66 acre parcel to the east of the site included as part of this proposed project was never a part of the PDD. The underlining zoning is C-R (Conservation Residential) that requires 40,000 SF per lot without central water or sewer. Since the lots will be served by central water and individual septic systems, the lot sizes should be increased to at least 30,000 SF. Within this zone, the base density of a parcel is determined by dividing the unconstrained land acreage by maximum development density. A parcel may be developed at a density not to exceed .33 units per acres of unconstrained land, provided 50% of the area of the development site is designated as permanent open space. Calculations indicate that development of twelve (12) units would be permitted on the 53.31 acres. Though NYSDEC wetlands have been identified on the site, it does not appear that ACOE wetlands have been delineated. ACOE delineation is required and may have a substantial impact on the number of units that may be developed. The number of lots on a cul-de-sac is limited to 18. The ESAB should review the proposed design and provide comment on the proposed 1510+ linear “private drive” that is proposed to serve the five lots to the east. The private drive crosses approximately 325 feet of DEC wetland that extends along a DEC regulated stream which traverses the site from north to south. While front yard (30’) and rear yard (25’) setbacks would conform to zoning standards, the side yard (5’) setback is less than the CR zoning requirement of (10’). The intersection of Blue Barns and Ashdown Road is known for its limited sight distance. At present, the proposed access is only 156’ from the intersection. It is recommended that access be located at a further distance from the intersection. Though there is currently an easement to the north of the proposed access, Mr. Sipperly explained that the proposed access is the most feasible one for project. A SWPPP will be required to determine if the proposed detention basin parcel will be adequate to provide on-site storm management. Ms. Maynard requested that the status of the existing sewage leach field be clarified. Mr. Sipperly explained that the leach field serves the adjacent PEG apartments complex. An existing easement for this utility is provided along northwest parcel boundary. Jay Russell expressed concern at potential septic issues within area, noting a high frequency of septic service trucks working at this location.

Mr. Myers, Director of Building and Development, provided the following comments regarding this application. He noted that the number of the PDD is #10 – not #11 as indicated on the application. He pointed out that the parcel shown on the map to the east of the PDD boundary is not part of the PDD though it appears to have building lots included with this proposal. The Town Code does not permit more than 18 lots on a cul-de-sac. Should the lots require the installation of septic systems, the minimum required lot size would be 40,000 SF. He stated that according to §217-59, the PDD may be revoked since work was not undertaken within six months of the date of the law.

Mr. Grasso reported that Clough, Harbour, and Associates reviewed the application for this and offered the following comments. The proposed project appears to be a “Type I” action pursuant to SEQRA, and as such, coordinated review is required. The involved agencies are expected to be the following: Clifton Park Planning Board - site plan approval; Clifton Park Town Board – PDD amendment approval; Clifton Park Water Authority - Water Connection Permit; NYSDEC – SPDES Permit, Septic System; Saratoga County Highway Department – Curb Cut Permit. A copy of the Original PDD legislation and SEQR documentation should be provided to determine conformance of the application with the original PDD approval. A complete application per the zoning regulations should be provided for review. A Full Environmental Assessment Form should be completed and submitted for review. It appears the applicant is attempting to extend the PDD to the east into the newly created Conservation Residential district. PDD’s are not permitted in the Conservation Residential District. The lands not currently part of the existing PDD should meet the requirements of the Conservation Residential District. The plan should be revised to reference the current zoning district. The location of the proposed roadway is too close to the signaled intersection of Ashdown Road and Blue Barns Road and should be shifted to the 60’ wide ingress and egress easement to the north.

The proposed cul-de-sac does not comply with the subdivision regulations as it serves more than 18 lots. The NYSDEC wetlands depicted on the plans should be field verified. Clough, Harbour, and Associates are concerned with the impacts associated with the construction of the private drive through the NYSDEC wetlands for the development of three residential lots. It does not appear as though the potential impacts are justified. Details of the existing sewer system for the apartment complex should be provided and the adequacy of the existing system should be verified. The existing leach field should not be located on a separate parcel from the apartments it serves. The adequacy of the existing water system to accommodate the proposed development should be verified. The lots along the northern side of the proposed road become narrow beyond the right-of-way line. It would appear that a reduction in lots is warranted to provide more substantial and useable rear yards for these lots. The cul-de-sac length of 663’ listed in the application form and Short EAF is incorrect. The length of the cul-de-sac depicted on the plans is approximately 1200’.

Mr. O’Brien, Environmental Specialist, offered comments prepared by the ECC. The ECC recommends the elimination of Lots #11, 12, and 13 to reduce the impacts to the wetlands on the parcel. The applicant should provide adequate screening to reduce the impacts of the project on surrounding properties. The ECC recommends that the applicant review the conditions of the sewerage system for the existing apartments to ensure that there will be no adverse impacts on the new proposed subdivision.

Mr. Bulger explained that the Planning Board was charged with determining if the reduction in the project’s density was reasonable. He explained that the final project plan would likely be revised from the plan currently proposed due to the constraints of C-R zoning, designated wetlands on the property, and site access issues. Mr. Larkin commented on the unacceptability of the access, noting that the proximity of the proposed new road to the existing intersection of Blue Barns Road and Ashdown Road posed a safety hazard. He recommended that the applicant consider using the easement between the existing apartments for site access. He also noted that he would not support more than 18 lots on a cul-de-sac or lots in excess of the number permitted within the C-R zone. Mr. Russell noted that the existing apartments are now under different ownership and that an easement to serve the new subdivision would not be as desirable as a Town road. Mr. Larkin responded by stating his preference for a private drive that would serve either a single lot or a very limited number of lots. Though Mr. Sipperly stated that the applicant would conduct a traffic engineering study to determine whether or not the proposed roadway would negatively impact traffic, Mr. Larkin stated that he

would not support the proposed roadway access. Mr. Kramer noted that the Board's discussion should focus upon the appropriateness of the single-family residential concept set forth as opposed to the excessive number of apartments approved in the existing Planned Development District legislation. Mr. Pelagalli also explained that the Board was not considering the number of units to be developed, but rather the concept of developing single-family residences as opposed to many apartment units. Though Mr. Russell, Mr. Kramer, and Mr. Hughes recognized that significant site plan issues including traffic safety and feasibility of individual septic system installation would need to be addressed during subdivision review, they supported the concept plan that substantially reduced the density of development.

Mr. Kramer moved, seconded by Mr. Russell, to issue a recommendation to the Town Board in support of approval for this amendment - on a "conceptual" level - to the P.E.G. Apartment Planned Development District application with the understanding that the applicant will be required to resolve site plan issues during the Planning Board review process. The motion was unanimously carried.

[2006-045] **Clifton Park – Halfmoon Library** – Proposed (2) lot subdivision, 465 Moe Road – Conceptual review.

Mr. Gavin Vuillaume, consultant for the applicant, explained that the applicant proposes to subdivide a 10.62 acre parcel of land located on the east side of Moe Road north of its intersection with Clifton Park Center Road into lots of .57 acres and 10 acres, respectively. The larger parcel contains the new library facility. The lot containing the existing residence meets the 20,000 SF minimum bulk requirement and all setbacks have been met. The existing home has been connected to municipal water and sewer services. A strip along Moe Road will be conveyed to the Town to provide additional right-of-way. Per comments prepared by Clough, Harbour, and Associates, the applicant will provide an easement to the Town for maintenance of the drainage corridor along the property's southern boundary.

Ms. Maynard explained that this subdivision is proposed in order to subdivide the existing single family residence from the remaining lands of the PDD. This subdivision reflects the narrative of the approved Clifton Park Halfmoon Library §217-367A of the PDD which describes "a pre-existing single family residential home with a private driveway and attached garage on Lot No. 2." The use of the home must remain as a single family home or go through a PDD amendment process by the Town Board. She stated that the right-of-way boundary along Moe Road must be retained as established through the PDD legislation.

Mr. Myers, recommended that the separated lot be removed from the PDD. He also observed that most of the parcel is covered by a NYSDEC wetland and its associated buffer area: it appears that the existing residence is located in the L-C zone. As a result, any additions or rebuilding of the structure will most likely not be permitted.

Mr. Grasso reported that Clough, Harbour, and Associates offered the following comments after reviewing the application. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. The only

involved agency is expected to be the Clifton Park Planning Board with Subdivision approval. It is recommended that a 50' wide permanent drainage easement centered along the Stoney Creek be provided to the Town to perform emergency drainage work. It should be verified that the PDD setback requirements are met for proposed Lot #2.

Mr. O'Brien, Environmental Specialist, reported that the ECC found this proposal acceptable.

The Planning Board found the proposal generally acceptable.

[2006-044] **Triller, David** – Proposed (2) lot subdivision, 636 Clifton Park Center Road – Conceptual review.

Mr. Dave Flanders, consultant for the applicant, presented this subdivision application that calls for the subdivision of 2.9 acres of land in an R-1 zone on the south side of Clifton Park Center Road east of its intersection with Vischer Ferry Road into lots of 1 acre and 1.87 acres, respectively. The smaller lot contains a single-family residence. The lots will be served by individual wells and septic systems. The required setbacks for the keyhole lot will be respected. Percolation tests have been conducted on the parcel: it appears that the installation of a conventional septic system is possible. Mr. Flanders explained, in response to Clough, Harbour, and Associates' comment regarding extension of the water supply, that connection to the existing water system would be cost-prohibitive.

Ms. Maynard offered comments prepared by the Planning Department, noting that keyhole lots per §208-86 of the Town law "may be permitted by the Planning Board only in R-1...only in rare instances when required due to unusual conditions of the area." She recommended that the wooded portion of site be retained to extent possible. Sight distance should be evaluated. The possibility of a common driveway to be shared by existing and proposed residences should also be considered. The Board may also want to consider requesting that a landscaped buffer be planted along the property boundary.

Mr. Myers, Director of Building and Development commented that the lot fronting on Moe road would require a variance from the 50' setback requirement. The applicant will submit an application for such approval to the Zoning Board of Appeals.

Mr. Grasso read the comments prepared by Clough, Harbour, and Associates. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. The only involved agency is expected to be the Clifton Park Planning Board with subdivision approval. It is recommended that the applicant contact the Clifton Park Water Authority to discuss the feasibility of extending the public water system to the project site. The adequacy of the sight distance at the proposed driveway location should be verified. The location of the existing well and septic system should be shown on the plan.

Mr. Larkin encouraged the applicant to pursue connection to the Clifton Park Water Authority system because of water-supply problems experienced by some homeowners along Clifton Park Center Road. He recommended that the applicant consult with adjoining property owners to determine whether or not they would be prepared to contribute to the extension of the water supply.

Board members found the plan generally acceptable. Mr. Flanders will submit an application for the required setback variance to the Zoning Board of Appeals.

Discussion Items:

Verizonwireless

This application was withdrawn from this evening's agenda at the request of the applicant.

Minutes Approval

Mr. Bulger moved, seconded by Mr. Larkin, approval of the minutes of November 14, 2006 as written. The motion was unanimously carried.

Mr. Bulger moved, seconded by Mr. Kramer, adjournment of the meeting at 9:30p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held as scheduled on January 9, 2007.

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.